MIAMIBEACH

BOARD OF ADJUSTMENT AGENDA 1700 CONVENTION CENTER DRIVE 3RD FL.

Friday, June 3, 2016, 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

APPROVAL OF MINUTES

1. After Action Report - May 9,2016

REQUESTS FOR CONTINUANCES/WITHDRAWALS

MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER

 ZBA 0416-0007 f/k/a 3564 -224 Espanola Way Guap, LLC.

NEW APPLICATIONS

- 3. ZBA 0416-0002 f/k/a 3809 -6420 Pine Tree Drive Circle Jaret Turkell & Jennifer Wolper
- 4. ZBA 0416-0001 f/k/a 3810 -6650 Allison Road Todd Glaser
- 5. ZBA 0416-0004 f/k/a 3811 -6940 Collins Avenue Masa International, LLC. d/b/a Iron Sushi

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).



FILE NO.

APPLICANT:

MEETING DATE: 6/3/2016

PRIOR ORDER NUMBER:

ATTACHMENTS:

Description

May 9, 2016 After Action Report

Type Memo

MIAMIBEACH

BOARD OF ADJUSTMENT MINUTES 1700 CONVENTION CENTER DRIVE 3RD FL.

Monday, May 9, 2016, 9:00 AM | City Commission Chambers

- I. ATTENDANCE
- **II. APPROVAL OF MINUTES**
- III. CITY ATTORNEY UPDATES
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AGENDA ITEMS

Board:: Six (6) of Seven (7) members present Barton Goldberg, Noah Fox, Richard Segal, Heidi Tandy, James Orlowsky, Daniel Nagler. Mr. Richard Baron was absent.

APPROVAL OF MINUTES

1. After Action Report -March 4, 2016

<u>Motion</u>

Motion to Approve Moved By: Heidi Tandy Supported By: James Orlowsky

Ayes: Fox, Goldberg, Nagler, Orlowsky, Segal, Tandy

Absent: Baron

MOTION Passed

REQUESTS FOR CONTINUANCES/WITHDRAWALS

2. BOA 3806 - 3766 Prairie Avenue

Raquel Libman

<u>Motion</u>

Motion to Withdrawn Moved By: Supported By:

MOTION Withdrawn

NEW APPLICATIONS

3. BOA 3805 -4173 N. Bay Road Seth Heller & Elisheva Levin

<u>Motion</u>

Motion to Approve Moved By: Noah Fox Supported By: Richard Segal

Ayes: Fox, Goldberg, Nagler, Orlowsky, Segal, Tandy

Absent: Baron

MOTION Passed

4. BOA 3807 -920 W 43rd Court Stephen Brough

<u>Motion</u>

Motion to Approve Moved By: Noah Fox Supported By: Heidi Tandy

Ayes: Fox, Goldberg, Nagler, Orlowsky, Segal, Tandy

Absent: Baron

MOTION Passed

5. BOA 3808 -5633 N. Bay Road Esther and Daniel Rubin

<u>Motion</u>

Continued to the July 8, 2016 Board of Adjustment meeting. Motion to Continue Moved By: Richard Segal Supported By: Heidi Tandy

Ayes: Fox, Goldberg, Nagler, Orlowsky, Segal, Tandy

MOTION Passed

ADJOURNMENT

Applications listed herein have been filed with the Planning Department for review by the Design Review Board, pursuant Section 118-252, and 118-71 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 Design Review Board 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.

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MIAMIBEACH LAND USE BOARDS

PROPERTY: 224 Espanola Way

FILE NO. ZBA 0416-0007 f/k/a 3564

APPLICANT: Guap, LLC.

MEETING DATE: 6/3/2016

LEGAL DESCRIPTION:

ESPANOLA VILLAS W 12.5 FT, LOT 3, AND LOTS 4 & 5, BLOCK 2, PB7-145; MIAMI-DADE COUNTY, FLORIDA

IN RE:

Modification to Order 3564

PRIOR ORDER NUMBER:

ATTACHMENTS:

	Description	Туре
Ľ	APPLICATION DOCUMENTS	Memo
D	EXISTING CONDITION PLANS	Memo
D	PROPOSED PROJECT	Memo
D	BOARD ORDER	Memo
D	STAFF REPORT	Memo

	File No: <u>3564</u>
•	MCR No:
	Amount: Zoning Classification
	(For Staff Use Only)

MAMBEACH PLANNING DEPARTMENT City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

M BOARD OF ADJUSTMENT () DESIGN REVIEW BOARD

() FLOOD PLAIN MANAGEMENT BOARD

() HISTORIC PRESERVATION BOARD

() PLANNING BOARD

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. () A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
- b. () AN APPEAL FROM AN ADMINISTRATIVE DECISION
- c. () DESIGN REVIEW APPROVAL
- d. () A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- e. () A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- f. () A CONDITIONAL USE PERMIT
- g. () A LOT SPLIT APPROVAL
- h. () AN HISTORIC DISTRICT/SITE DESIGNATION
- 1. () AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- () AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- k. () TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
- 1. WOTHER: Mode Frention to Erder 3964.

3. NAME & ADDRESS OF PROPERTY: 224 Forano	la l'av		
LEGAL DESCRIPTION: ESpanila Villas PB	7-145, 4: 12.5 FE	<u>UT3 a</u>	and
LUB 445 PLK 2 B			
4. NAME OF APPLICANT GUAP, LLC			
Note: If applicant is a corporation, partnership, limited partners completed as part of this application.	hip or trustee, a separate Disclosure of Intere	st Form (Pages 6-	7) must be
224 ESTERDIG Way	Dian Prach	FL-	231 25
ADDRESS OF APPLICANT	CITY	STATE	ZIP
BUSINESS PHONE # (305) 5 10 - $(c(c))$	CELL PHONE #		
E-mail address: AI CANY REGARANCE Grant.	cin'	a fa fa fa a fa fa fa fa fa fa fa fa fa	**************************************

If the owner of the property is not (Page 4) must be filled out and partnership, limited partnership	i signed by the proper	tv owner. In ac	idition. if the nr	onoriv owno	rie a cou	momban
ADDRESS OF PROPERTY OWNER		1 Ped Jort		k · V	e comple Color	(180.
ADDRESS OF PROPERTY OWNER		CITY	<u></u>	STATE	ZIP	``````````````````````````````````````
BUSINESS PHONE #	······································	CELL PHONE #				
E-mail address:						
NAME OF ARCHITECT, LANDSCAPE AI	RCHITECT, ENGINEER, (CONTRACTOR O	R OTHER PERSO	N RESPONSI	3LE FOR	PROJECT DI
NAME (please circle one of the above)) ADDF	RESS	u		STATE	ZIP
BUSINESS PHONE #						
E-mail address:						
IAME OF AUTHORIZED REPRESENTA				TPERSON		*** ***********************************
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BUSINESS PHONE #	<u></u>	CELL PHONE #	306-78	8-179	5	
E-mail address: <u>949.08.00115</u>	ar CE Moran	L. CAN				
D. NAME ADDR	.*					
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		JELL PHONE #_				
BUSINESS PHONE #						

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9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (/) NO ()	1	
10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED?	[]YES MNO	
11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (If applicable):	*******	SQ, FT.
12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (Including required parking and all usable floor space	e) / / 24	SQ. FT.
13. TOTAL FEE: (to be completed by staff) \$		

/

PLEASE NOTE THE FOLLOWING:

- Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."
- Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any persón or enlity.
- In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:
 - 1. Be in writing.
 - 2. 3. Indicate to whom the consideration has been provided or committed.

 - Generally describe the nature of the consideration. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. 4

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans. ۵

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiale your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE	0F
COUNT	YOF

I, _________, being first duly swom, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME	SIGNATURE
Sworn to and subscribed before me this day of, 2	20 The foregoing instrument was acknowledged before me by ication 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 AF	
STATE OF (Circle one)	
COUNTY OF LIGMI- Dade	
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knowledge and belief; that the corporation is the owner/tenant of the property desi understand this application must be completed and accurate before a hearing can b the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARIN removing this notice after the date of hearing.	cribed herein and is the subject matter of the proposed hearing. We re advertised. I also hereby authorize the City of Miami Beach to enter
Gardward Gardward	
PRINT NAME	SIGNATURE
Sworn to and subscribed before me this <u>6</u> day of <u>Uovenumer</u> , 20 <u>Calculation</u> of <u>Guap 1</u> as identification and/or is personally known to me and who did/did not take an oath	16. The foregoing instrument was acknowledged before me by 10 , on behalf of such entity, who has produced 1.
NOTARY SEAL OR STAMP:	Dr. Ali.
Diana B. Rio	NOTARY PUBLIC
My Commission Expires: Oct. 03, 2017	PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER STATE OF NOW COUNTY OF $\mathcal N$ I, <u>JEAAL</u>, <u>MEMMAN</u>, being first duly swom, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing. **PRINT N** SIGNATURE oath. LEONARD L. CAMACHO Notary Public, State of New York NOTARY PUBLIC NOTARY SEAL OR STAMP Qualified in New York County Commission Expires 02-01-2019 **PRINT NAME** reall reach My Commission Expires: ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP (Circle one) STATE OF New COUNTY OF NEW CARG Shelpelan ____being duly sworn, depose and say that I am the ____ _____being duly sworn, depose and say that I am the <u>WQN</u> of <u>termanola</u> Way and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing. SIGNATURE Sworn to and subscribed before me this / SF day of December , 20 / 1. The foregoing instrument was acknowledged before me by of on behalf of such antity, who has produced as identification and/or is personally known to me and who did/did not take an oath. LEONARD L. CAMACHO Notary Public, State of New York NOTARY SEAL OR STAMP: No. 01CA6083938 Qualified In New York County NOTARY PUBLIC Commission Expires 02-07-2019 **PRINT NAME** My Commission Expires:

POWER OF ATTORNEY AFFIDAVIT

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STATE OF			
COUNTY OF <u>Urami-lade</u>			
I, $\underline{CITUE}_{interval}$, being duly sworn and deposed say that real property and that I am aware of the nature and effect of the request for \underline{IIR} request is hereby made by me OR I am hereby authorizing \underline{OR} is \underline{OR} before the \underline{IRR} and \underline{CIRR} before the \underline{IRR} bef	at I am the owner or represe	entative of the owne elative to the subje	er of the described ct property, which
before the $12 a val (12 A a 1) Before the property as required by law and I take to posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a NOTICE of PUBLIC HEARING on the property as required by law and I take to posting a negative a negati$	of Miami Beach to enter the s the responsibility of removir	subject property for t ag this notice after t	he sole purpose of he date of hearing.
Gioranni Gaagliardi PRINT NAME (and Title, if applicable)	(- (- , /		· · · · · · · · · · · · · · · · · · ·
PRINT NAME (and Title, if applicable)		,	SIGNATURE
Sworn to and subscribed before me this <u>5</u> day of <u>known berr</u> , 20 <u>15</u> <u>chrone means</u> of <u>chrone</u> of <u>chrone</u> of <u>chrone</u> identification and/or is personally known to me and who did/did not take an oath.	L. The foregoing instrument	nt was acknowledg roduced	ed before me by as
identification and/or is personally known to me and who did/did not take an oath.	(^{- 16 0}		
NOTARY SEAL OR STAMP	1 des n	Ł.	
Diana B. Rio Commission # PF 059657 Expires: Oct. 03, 2017	<u>Lizana</u> Diama	1 0.19 6	NOTARY PUBLIC
WWW.AARONNOTARY.com			PRINT NAME
My Commission Expires:			

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	**************************************

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

CORPORATION NAME	
NAME AND ADDRESS	% of stock
	nera del Mandrido Indea de Solo
CORPORATION NAME	
NAME AND ADDRESS	% OF STOCK

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TRUST NAME	
NAME AND ADDRESS	% OF STOCK
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3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

GUAP LLC

PARTNERSHIP or LIMITED PARTNERSHIP NAME	
NAME AND ADDRESS	% OF STOCK
Umberto Saccone	25%
Paolo Di Martino	25%
Giovanni Gagliardi	25%
Aniello Sorrentino	
	~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~

NOTE: Notarized signature required on page 8

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TRUST NAME	
NAME AND ADDRESS	% OF STOCK
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3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

ESPATIONA PARTNERS, U.C. PARTNERSHIP OF LIMITED PARTNERSHIP NAME	
* PARTNERSHIP or LIMITED PARTNERSHIP NAME	
NAME AND ADDRESS	
1407 BROADWAY Suite 503 NEW YORK, NY 10018	
NEW YORK, NY 10018	
Isaac Shehebar	
12/6/20/5	
- 10/2012	

% OF STOCK

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	S PHONE #
a. <u> </u>	Vetrane - Cilmidus Pd. Cast	E CA
b.		
C		

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

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

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

STATE OF Florich COUNTY OF Manu-Dade

I, <u>Care and Care and Argentice</u>, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

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

NOTARY SEAL OR STAMP



Diana B. Rio PRINT NAME

My Commission Expires:

F.IPLAM\$ALL\FORMS\DEVELOPMENT REVIEW BOARD APPLICATION JUL 2013 DOCX



zoning peer reviews + consulting | zoning analysis + reports | land use boards submissions | certified mailing labels diana@rdrmiami.com | 305.498.1614

November 6, 2015

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

Re: Property Owners List within 375 feet of:

SUBJECT: 224 Espanola Way, aka 1441 Washington Avenue, Miami Beach, FL 33139 FOLIO NUMBER: 02-3234-013-0040 LEGAL DESCRIPTION: ESPANOLA VILLAS PB 7-145 W12.5FT LOT 3 & LOTS 4 & 5 BLK 2 B

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

Sincerely,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: 161, including 10 international

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

Type of Payment check: 7069 -Credit Card: Cashiers' Check/Money-Order: Cash: /NOBIH BAY /VI'UNGE / FL 33141 Amount: \$1,117.60 -Date: Name: 60 TREASURE DR ĸ. Address: 1455 42 011.9000. 36 -mount Allocated to Account: # 1/17.60 Account Number: Amount Allocated to Account: Account Number: ESPANOLA WAY 224 Property Address: BOA FILE (MOD. FILING \$86 Payment For: # 3564 161 LABELS X\$1.60 = \$257.60 Prepared By: Permit/Process Number: NOTE: MISSING \$100" RECORDING FEE - WILL BE PROVIDED LATER. GUAP, LLC 7069 1455 N TREASURE DR PH J NORTH BAY VILLAGE, FL 33141-4140 7-11-9-32/720

		<u>DATE //./</u>	4-2013 Julie
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CHASE JPMorgan Chase Bank, N.A. www.Chase.com			£
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BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA CFN 2012R0307746 OR Bk 28093 Pas 1081 - 1084; (4pas) RECORDED 05/01/2012 11:10:27 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

IN RE: The application of AMAMI, LLC d/b/a AMAMI 224 ESPANOLA WAY ESPANOLA VILLAS W 12.5 FT, LOT 3, AND LOTS 4 & 5, BLOCK 2, PLAT BOOK 7, PG 145; MIAMI-DADE COUNTY, FLORIDA

MEETING DATE: APRIL 9, 2012 FILE NO. 3564

ORDER

The applicant, Amami, LLC d/b/a Amami, filed an application with the Planning Department for a variance in order to sell beer and wine at a restaurant, as follows:

1. A variance to waive 60 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 and wine for consumption on the premises with a distance of 240 feet to the school.

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made.

THE BOARD FINDS that the property in question is located in the CD-2 Zoning District.

THE BOARD FURTHER FINDS, based upon evidence, testimony, information and documentation presented to the Board, and portions of the staff report and recommendations, as applicable, which are incorporated herein by this reference, that with regard to the requested variance when conditioned as provided for in this Order:

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;

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Board of Adjustment Order: Meeting of April 9, 2012 File No. 3564: Amami, LLC 224 Espanola Way, Miami Beach Page 2 of 4

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.

IT IS THEREFORE ORDERED, by the Board, that the variance be APPROVED as requested and set forth above; with the following conditions to which the applicant has agreed:

- 1. The applicant shall close the pending violation regarding the sidewalk café permit prior to the City approving a liquor license.
- 2. During school hours, beer and wine shall only be served with meals. Otherwise, the sale of beer and 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.
- 3. 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.
- 4. Music shall be limited to only ambient background music and no entertainment license shall be approved.
- 5. The establishment shall not be converted to a stand-alone bar, or dance hall.
- 6. The applicant shall satisfy any City Liens prior to the issuance of a revised Certificate of Use and Occupational License for beer and wine.
- 7. The Board of Adjustment shall retain jurisdiction of this file. The applicant must present a progress report to the Board two months after obtaining the appropriate beer and wine license; the Board shall then determine the necessity and timing of subsequent reports.
- 8. This approval is granted to Amami, LLC only. Any changes in ownership or operator shall require new owner or operator to return to the Board of Adjustment and seek a modification to the final Order transferring approval to the new owner or operator.

Board of Adjustment Order: Meeting of April 9, 2012 File No. 3564: Amami, LLC 224 Espanola Way, Miami Beach Page 3 of 4

- 9. 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 specially 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.
- 10. If there is any change in the use or operation of the establishment, including but not limited to the establishment attempting to become a stand-alone bar, or a dance hall and/or 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), the variance shall be subject to Section 118-356, City Code, for revocation or modification of the variance.
- 11. The applicant shall comply with all conditions imposed (if applicable) by the Public Works Department.
- 12. All improvements in the public right-of-way associated with the subject project shall be subject to the final review and approval of the Planning Department Director, Public Works Director, and the Parks and Recreation Department Director, and shall require an agreement, subject to the review and approval of the City Attorney, providing for the assumption of maintenance and liability obligations by the Applicant, and its successors and assigns, executed and recorded before the issuance of a building permit
- 13. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
- 14. 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.
- 15. 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.
- 16. 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.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "Amami Additional Seating", as prepared by Telesco Associates, dated February 7, 2012, modified in accordance with the conditions set forth in this Order and staff review and approval.

The applicant shall have a full building permit for the work contemplated herein issued by

BΚ 28093 PG NR. 1084LAST PAGE

Board of Adjustment Order: Meeting of April 9, 2012 File No. 3564: Amami, LLC 224 Espanola Way, Miami Beach Page 4 of 4

the Building Department on or before October 9, 2013 (within eighteen months of the date of this hearing) as per the above conditions. If the full building permit is not obtained within the specified time limits, the applicant shall apply to the Board for an extension of time prior to expiration of such period; otherwise, this Order will expire, and become null and void, unless the issuance of such permit is stayed by an appeal of this Order to a court of competent jurisdiction.

This Order does not constitute a building permit, but upon presentation of a recorded copy of this Order to the Planning Department, a permit shall be processed and approved (subject to compliance with the conditions hereof) in accordance with and pursuant to the ordinances of the City of Miami Beach.

> Board of Adjustment of The City of Miami Beach, Florida

By:

Richard G. Lorber, AICP, LEED AP Acting Planning Director City of Miami Beach 1700 Convention Center Drive Miami Beach, Florida 33139

STATE OF FLORIDA COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this $\frac{2444}{2012}$ day of $\frac{APRIC}{2012}$, 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.



MY COMMISSION # DD 928148 EXPLAS: Desember 2, 2013 Bonded Thru Budget Notary Services

[NOTARIAL SEAL] My Commission Expires: Notary: lenesA Print Name: Notary Public, State of Florida

Approved As To Form: Legal Department (Julie 4-13-12)

04/24/12 1, Filed with the Clerk of the Board of Adjustment on

F:VPLANI\$zba\FINALORD\3564 - Order - 224 Espanola Way - 4-12.doc

ALEXIA DE SUAREZ DAULAN 101 RUE DU BAC PARIS 75007 FRANCE

GLEB IGOKLIN PETROZAVODSKAYA 13-176 ST PETERSBURG RUSSIA

NATHALIE D AULAN 350 MILL RD STE 409 TORONTO ONTARIO M9C 5R7 CANADA

> STEFAN SPATH PO BOX 35 NEGRIL JAMAICA

ALAN D WILLIAMS 143 MERROW RD TOLLAND, CT 06084

HADDON HALL HOTEL OWNER LLC 140 E 45TH ST STE 3400 NEW YORK, NY 10017-9310

> BETSY ROSS OWNER LLC 1841 BROADWAY #800

1841 BROADWAY #800 NEW YORK, NY 10023

Z 318 INC 58 EAST 77 ST #5F NEW YORK, NY 10075

SOUTH BEACH LLC 1125 PARK AVE NEW YORK, NY 10128

BOULAN 309 LLC 9 TRAPPING WAY PLEASANTVILLE, NY 10570 ATHANASIOS LLC 68 HOGARTH AVE TORONTO ONTARIO M4K1K3 CANADA

HENRI DE SUAREZ DAULAN 4110 RUE WELLINGTON #302 VERDUN QC H4G IV7 CANADA

NUTS S A R L 2 AVENUE CHARLES DE GAULLE #L1653 LUXEMBURGH

> DAVID R GUSMINI 6 CORINTHIAN WAY GEORGETOWN, MA 01833

ABJL SOUTH BEACH LLC 15 WARREN ST #424 JERSEY CITY, NJ 07302

ESPANOLA PARTNERS LLC c/o ISAAC KLEIN 1407 BROADWAY STE 503 NEW YORK, NY 10018

SOUTH BEACH RESORT DEV LLC 58 EAST 79 ST 5FL NEW YORK, NY 10075

Z 327- INC 58 EAST 79 STREET STE 5F NEW YORK, NY 10075

BOULAN 306 LLC 7 TANGLEWOOD RD PLEASANTVILLE, NY 10530

RNT REAL EST HOLDING LLC 7 TRAPPING WAY PLEASANTVILLE, NY 10570 ERIC THOREUX &W FABIENNE 3 CITE VANEAU PARIS 75007 FRANCE

MARCO ANTONIO G ALVAREZ PEZ ESPADA #105 PUERTO VALLARTA JALISCO MEXICO

> PATRICK SMOLDERS DA COSTASTRAAT 10H 1053 ZB AMSTERDAM NETHERLANDS

CVS 10346 FL LLC ONE CVS DR #10346 STORE WOONSOCKET, RI 02895

SHEILA F MARTELLO 21 A NORTH WARD AVE RUMSON, NJ 07760

PHILLIP F LADUCA 534 9 AVE #1R NEW YORK, NY 10018

Z 226 LLC 58 EAST 79 ST 5 FLOOR NEW YORK, NY 10075

Z-205 LLC 58 E 79 STREET 5 FLOOR NEW YORK, NY 10075

HUBERT CHARLES PINCON 18 HARRISON DR LARCHMONT, NY 10538

TEWANI 1437 COLLINS LLC 7 TANGLEWOOD RD PLEASANTVILLE, NY 10570

GEORGE W GALGANO 399 KNOLLWOOD RD WHITE PLAINS, NY 10603

JEFFRY HABER 2184 E 34 ST BROOKLYN, NY 11234

ZAT REGENT LLC 35 SEACOAST TERR #21B BROOKLYN, NY 11235

STEVEN P GACOVINO & JEFFREY DUBIN **16 CLUBHOUSE CT** EAST SETAUKET, NY 11733

860 BEACH ST LINDENHURST, NY 11757

JOSEPH CAPARO JR **36 E GERMANTOWN PIKE** NORRISTOWN, PA 19401

ROBERT S CORN &W EILEEN FILLER 8741 CENTER RD SPRINGFIELD, VA 22152

NELSON HACHEM &W SANDRA LEE 62 NORTHGATE DR MARTINSVILLE, WV 26155

SUSAN RAINONE TRS 12750 OAK FALLS DR

BARRY PROPERTIES LLC 2504 ELLIJAY DR ATLANTA, GA 30319

COLLINS AVE PLAZA LLC ZONI GROUP PALM COAST, FL 32135

AMBER PERRIN PO BOX 191554 MIAMI BCH, FL 33119

ZUNITS LLC 1111 NW 21 TER MIAMI, FL 33127

BARRY S FISHMAN

912 CAPTIVA BOULEVARD

HOLLYWOOD, FL 33019

BENNETT 204 LLC 325 S BISCAYNE BLVD #1617 MIAMI, FL 33131

NEVER ENOUGH SOBE INC 150 SE 2 AVE STE 1010 MIAMI, FL 33131

ALTERNATIVE INVESTISSEMENT LLC

1800 SW 1 AVE STE 306

MIAMI, FL 33129

GENADI ZATUZHNI 35 SEACOAST TER APT 21

BROOKLYN, NY 11235

SHLOMO POLLACK &W FAYE Z 225 NARRAGANSETT LAWRENCE, NY 11559

PIERRE KONCURAT 820 GRISTMILL LANE WEST CHESTER, PA 19380

S F JADE PROPERTIES LLC 1021 GENERALS HWY CROWNSVILLE, MD 21032

ALPHARETTA, GA 30004

GLORIA HANDELS LLC 700 E DANIA BEACH BLVD 202 **DANIA, FL 33004**

> ZORI HAYON TRS PO BOX 19-1678 MIAMI BEACH, FL 33119

> > **IGNACIO BOBES** 2130 SW 7 AVE MIAMI, FL 33129

OCEAN BEACH PROPERTIES INC 48 E FLAGLER ST PH-104 MIAMI BEACH, FL 33131

126 DEAN ST BROOKLYN, NY 11201

CHARLES EISNAUGLE

2261 PALMER AVE APT 3F ROCHELLE, NY 10801

GENADI ZATUZHNI

35 SEACOAST TERR #21B

ALEX MUSCARELLA

FRANZ ONTAL &W JENNYFFER URRUTIA

STEPHAN HANSES

1312 BELMONT ST

WASHINGTON, DC 20009

BROOKLYN, NY 11235

104-40 QUEENS BLVD #7S FOREST HILLS, NY 11375

ALEXANDER ROMANOV

MAJC2 LLC 100 N BISCAYNE BLVD #500 MIAMI, FL 33132

SCHOOL BOARD OF MIAMI-DADE COUNTY 1450 NE 2 AVE MIAMI, FL 33132-1308

FLAGLER PROPERTY ENTERP INC

1505 SW 12 ST

MIAMI, FL 33135-5319

MIAMI, FL 33137-3853

SIMONA JAVARONE 2601 S BAYSHORE DR #725 MIAMI, FL 33133

VENTURA WAY ONE LLC 5631 BISCAYNE BLVD MIAMI, FL 33137

1425 COLLINS AVE LLC 1423 COLLINS AVE MIAMI BEACH, FL 33139

ALEXANDER FERAFONOV 1437 COLLINS AVE #301 MIAMI BEACH, FL 33139

BABAK MOVAHEDI 1000 WEST AVE #T53 MIAMI BEACH, FL 33139

CLASH LLC 927 LINCOLN RD #200 MIAMI BEACH, FL 33139

J3 COLLINS AVE LLC 1506 COLLINS AVE MIAMI BEACH, FL 33139

LEMAR MIAMI LLC 1800 MERIDIAN AVE #6 MIAMI BEACH, FL 33139

MEISL USA LLC 1329 ALTON RD MIAMI BEACH, FL 33139 MSB INVESTMENT & HOLDING LLC

301 ARTHUR GODFREY RD MIAMI BEACH, FL 33139

C WILSON LLC 555 NE 15 ST #200 MIAMI, FL 33132-1455

BRP HUDSON LLC 5600 NE 5 AVE MIAMI, FL 33137

1417 WASHINGTON LLC 1435 WASHINGTON AVE MIAMI BEACH, FL 33139

1512 WASHINGTON AVE LLC 1512 WASHINGTON AVE #202 MIAMI BEACH, FL 33139

B&C INVESTCO LLC 927 LINCOLN RD #200 MIAMI BEACH, FL 33139

CECILIA WILLIAMS LE 420 15 ST UNIT 309 MIAMI, FL 33139

IBISCUS LLC 1410 20 ST UNIT #203 MIAMI BEACH, FL 33139

LARS MAGNUS LANJE 420 15 ST 111 MIAMI BEACH, FL 33139

MARSHALL T SIMPSON 1437 COLLINS AVE PH 21 MIAMI, FL 33139

NICOLAS DE LUSSAC 420 15 STREET #208 MIAMI BEACH, FL 33139

MIAMI BEACH, FL 33139

KONSTANTIN SHAPILOV 1418 COLLINS AVE #304

1261 20 ST MIAMI BCH, FL 33139

1500 WASHINGTON LLC

ARNIM RAMSEY 1458 OCEAN DR #310 MIAMI BEACH, FL 33139

CARLOS SEPULVEDA 1418 COLLINS AVE #603 MIAMI BEACH, FL 33139

GLORIA TEME DE BORDA 1512 WASHINGTON AVE #104

MIAMI BEACH, FL 33139

MANUEL R TAPIA LOPEZ &W 1512 WASHINGTON AVE #205 MIAMI BEACH, FL 33139

JOSEPH MAENZA 3550 BISCAYNE BLVD #310

PAUL WALLACE 1437 COLLINS AVE #206 MIAMI BEACH, FL 33139

VLADIMIR DE SUAREZ 420 15 ST #308 MIAMI BEACH, FL 33139

WILLIAMS & ROBERTSON INC 1236 DREXEL AVE #2 MIAMI BEACH, FL 33139

WASHINGTON GARDENS INC 1228 ALTON RD MIAMI BEACH, FL 33139-3810

MIAMI REAL ESTATE INVESTMENT CORP 1415 COLLINS AVE MIAMI BEACH, FL 33139-4103

PRESIDENT HOTEL INC 1418 OCEAN DR MIAMI BEACH, FL 33139-4108

NARA CASTILLO 1418 COLLINS AVE #203 MIAMI BEACH, FL 33139-4143

FELIX C SOTOLONGO 1418 COLLINS AVE UNIT 501 MIAMI BEACH, FL 33139-4145

ESPANOLA WAY ASSOCIATES LTD 230 5TH ST MIAMI BEACH, FL 33139-6602

> NURIA HERREROS 420 15 ST #302 MIAMI, FL 33139-7905

NATIONAL TELEPHONE & ALARM CO 1463 DREXEL AVE MIAMI BEACH, FL 33139-8108

SOUTH BEACH RESORT DEV LLC 1437 COLLINS AVE MIAMI, FL 33139

WASHINGTON GARDENS MB LLC 1228 ALTON RD MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH FLA 1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819

RACHEL JUDITH & NOAH S WISS JTRS 1350 MICHIGAN AVE MIAMI BEACH, FL 33139-3823

> HORIZONTE CORP 1424 COLLINS AVE MIAMI BEACH, FL 33139-4104

1439 WASHINGTON LLC 1435 WASHINGTON AVE MIAMI BEACH, FL 33139-4109

SIMONE VIOLA 1418 COLLINS AVE #302 MIAMI BEACH, FL 33139-4144

ITALO PETRONELLI 1418 COLLINS AVE UNIT 502 MIAMI BEACH, FL 33139-4145

RAJINDER JUDGE 90 ALTON RD #2012 MIAMI BEACH, FL 33139-6707

CLAY HOTEL PARTNERSHIP LTD

406 ESPANOLA WAY MIAMI BEACH, FL 33139-8123

THE ODYSSEY OF SOUTH BEACH LLC 1420 COLLINS AVE MIAMI BEACH, FL 33139

> WHITE SQUARE USA LLC 927 LINCOLN RD #200 MIAMI BEACH, FL 33139

WILLIA S MCKINNEY 690 LINCOLN RDSUITE 300 MIAMI BEACH, FL 33139-2501

RANDY BALTAZAR 1309 EUCLID AVE #5 MIAMI BEACH, FL 33139-3979

NASSAU INVESTMENTS CORP 1414 COLLINS AVE MIAMI BCH, FL 33139-4104

JAMES F MATTHEW &W MARY H 1401 WASHINGTON AVE MIAMI BEACH, FL 33139-4109

WESLEY G SO 1418 COLLINS AVE UNIT #401 MIAMI BEACH, FL 33139-4144

1418 COLLINS AVE UNIT 601 MIAMI BEACH, FL 33139-4146

SOUTHPOINTE DRIVE MGMT LLC 100 SO POINTE DR #1101 MIAMI BEACH, FL 33139-7367

CALVIN H MITTMAN

1421 WASHINGTON LLC 301 WEST 41 ST STE 406 MIAMI BEACH, FL 33140

IMMOSTEP LLC 301 ARTHUR GODFREY ROAD #500 MIAMI BEACH, FL 33140

ADITA HOLDINGS LLC 763 ARTHUR GODFREY RD #A MIAMI BEACH, FL 33140-3448

SUNNY APPLE INVESTMENTS LLC 326 71 ST MIAMI BEACH, FL 33141

> MEGGHY LLC 9245 SW 157 ST PALMETTO BAY, FL 33157

ACASTAR MIAMI LLC 2450 NE MIAMI GARDENS DR 2 FL MIAMI, FL 33180

JAMES FRY 3920 WEST GARDENIA AVE WESTON, FL 33331

MIAMI REAL ESTATE HOLDINGS LLC 7900 GLADES RD STE#530 BOCA RATON, FL 33434

420 CWELT 2007 LLC 7491 N FEDERAL HWY #C5 282 BOCA RATON, FL 33487

SCANAM INVESTORS INC 10641 PINECONE LANE FORT PIERCE, FL 34945

JMW FLORIDA PROPERTIES LLC 2710 SETTLES RD OWENSBORO, KY 42303

1434 COLLINS LLC PO BOX 402188 MIAMI BEACH, FL 33140

IMMOSTEP LLC 301 ARTHUR GODFREY RD STE 402 MIAMI BEACH, FL 33140

SANDRA ABOUELWAFA & HELEN BOWEN 535 WEST 31 ST MIAMI BEACH, FL 33140-3951

RICHARD SHINDLER 715 - 82 ST MIAMI BEACH, FL 33141-1308

DIXY BEACH LLC 16485 COLLINS AVE #935 SUNNY ISLES BCH, FL 33160

MICHAEL ABRAMOWITZ &W 7317 CORKWOOD TERR TAMARAC, FL 33321

SUNSCAPE GROUP LLC 500 E BROWARD BLVD STE 1620 FL LAUDERDALE, FL 33394

LISA CARNEVALE 16066 ROSECROFT TERRACE DELRAY BEACH, FL 33446

> DAVID FOGIELGARN 11 ROSERY LANE BELLEAIR, FL 33756

> > OCEANS FOURTEEN OF S BCH LLC 23509 CENTER RIDGE RD WESTLAKE, OH 44145

COPPELIA OLIVI USA LLC 301 ARTHUR GODFREY RD MIAMI BEACH, FL 33140

R Q INVESTMENT GROUP LLC 5900 COLLINS AVE #2006 MIAMI BEACH, FL 33140

BLACK CONDOR LLC 6515 COLLINS AVE STE 1202 MIAMI BEACH, FL 33141

EMMANUEL FREMIN 8911 COLLINS AVE #1004 SURSIDE, FL 33154-3547

MARSTEV CORP 535 OCEAN BLVD GOLDEN BEACH, FL 33160-2215

> **RICK SHERMAN** 903 SE 93 TER PLANTATION, FL 33324

140 N FEDERAL HWY 2 FL BOCA RATON, FL 33432

> 498 MARINER DR JUPITER, FL 33477

452 BLUE GARDEN LN OSPREY, FL 34229

1413 WASHSTAR LLC

KIM M TIANO TRS

JENNIFER BLUS

JOHN M GAMBLE 4001 N MERIDIAN ST INDIANAPOLIS, IN 46208

PROF 2013 S3 REO I LLC 440 S LASALLE STREET STE 2000 CHICAGO, IL 60605

HSBC BANK USA NA TRS 3815 SOUTH WEST TEMPLE SALT LAKE CITY UT, UT 84115

CHICAGO, IL 60611

WALGREEN CO

104 WILMOT RD MS #1420

DEERFIELD, IL 60015

8960 Cynthia St Apt 301 West Hollywood, CA 90069-4445 STYLEX SOUTH BEACH LLC 226 N VINE ST HINSDALE, IL 60521

> ANGELO LASKARIS 1907 N MENDELL CHICAGO, IL 60622

JONATHAN KRATTER & STUART HELLER 2850 OCEAN PARK BLVD STE 300 SANTA MONICA, CA 90405

JOSEPH L SANDERS TRS 200 PACIFIC COAST HGWY #406 HUNTINGTON BEACH, CA 92648

JADED WIRED BENT LLC 2370 MARKET ST #390 SAN FRANCISCO, CA 94114

PAUL T KOTSIOPOULOS 233 E ERIE ST #1000

DAVID JAMES STROUSE

March 29, 2016

Members of the Board of Adjustment Mr. Thomas Mooney, Planning Director City of Miami Beach 1700 Convention Center Drive Miami Beach, FL 33139

Re: Modification of Condition 8 of Order File No. 3564 dated April 9, 2012

Dear Mr. Mooney and Members of the Board of Adjustment:

The Applicant is requesting the modification of a previously approved Order. Specifically, Condition 8 of Order File No. 3564 dated April 9, 2012.

Condition 8 states that:

This approval is granted to Amami, LLC only. Any changes in ownership or operator shall require new owner or operator to return to the Board of Adjustment and seek a modification to the final Order transferring approval to the new owner or operator.

The revised Condition 8 shall read:

This approval is granted to Guap, LLC only. Any changes in ownership or operator shall require new owner or operator to return to the Board of Adjustment and seek a modification to the final Order transferring approval to the new owner or operator.

Giovanni Gagliardi, managing member of Guap, LLC, is known as "the legend", due to his love of pizza making and to his well-known participation in pizza making competitions throughout Europe and most recently, in Las Vegas. As the new operator in the space, Guap, LLC will continue to operate the Property in a first-class manner and will remain considerate to any neighborhood concerns. The proposed hours of operation are every day 11:00 AM to 11:00 PM.

There are no open violations associated with the space as of the date this letter was drafted.

Based on the foregoing, the submitted supporting material, which includes an application, current photographs of the venue, and the history of how "The Leggend" came to be, the applicant respectfully requests that the Board review and give favorable consideration to this request.

Sincerely,

du

Steven Polisar 407 Lincoln Road Suite 2A Miami Beach, FL

. .			1	1	1-
Name	Address	City	State	Zip	Country
ALEXIA DE SUAREZ DAULAN	101 RUE DU BAC	PARIS 75007		-	FRANCE
	68 HOGARTH AVE	TORONTO ONTARIO M4K1K3			CANADA
ERIC THOREUX &W FABIENNE	3 CITE VANEAU	PARIS 75007	-		FRANCE RUSSIA
GLEB IGOKLIN HENRI DE SUAREZ DAULAN	PETROZAVODSKAYA 13-176 4110 RUE WELLINGTON #302	ST PETERSBURG VERDUN QC H4G IV7	-		CANADA
MARCO ANTONIO G ALVAREZ	PEZ ESPADA #105 PUERTO VALLARTA	JALISCO			MEXICO
NATHALIE D AULAN	350 MILL RD STE 409	TORONTO ONTARIO M9C 5R7			CANADA
NUTS S A R L	2 AVENUE CHARLES DE GAULLE #L1653	TORONTO ONTARIO MISC SICI			LUXEMBURGH
PATRICK SMOLDERS	DA COSTASTRAAT 10H	1053 ZB AMSTERDAM			NETHERLANDS
STEFAN SPATH	PO BOX 35	NEGRIL			JAMAICA
DAVID R GUSMINI	6 CORINTHIAN WAY	GEORGETOWN	MA	01833	USA
CVS 10346 FL LLC	ONE CVS DR #10346 STORE	WOONSOCKET	RI	02895	USA
ALAN D WILLIAMS	143 MERROW RD	TOLLAND	CT	06084	USA
ABJL SOUTH BEACH LLC	15 WARREN ST #424	JERSEY CITY	NJ	07302	USA
SHEILA F MARTELLO	21 A NORTH WARD AVE	RUMSON	NJ	07760	USA
HADDON HALL HOTEL OWNER LLC	140 E 45TH ST STE 3400	NEW YORK	NY	10017-9310	USA
ESPANOLA PARTNERS LLC c/o ISAAC KLEIN	1407 BROADWAY STE 503	NEW YORK	NY	10018	USA
PHILLIP F LADUCA	534 9 AVE #1R	NEW YORK	NY	10018	USA
BETSY ROSS OWNER LLC	1841 BROADWAY #800	NEW YORK	NY	10023	USA
SOUTH BEACH RESORT DEV LLC	58 EAST 79 ST 5FL	NEW YORK	NY	10075	USA
Z 226 LLC	58 EAST 79 ST 5 FLOOR	NEW YORK	NY	10075	USA
Z 318 INC	58 EAST 77 ST #5F	NEW YORK	NY	10075	USA
Z 327- INC	58 EAST 79 STREET STE 5F	NEW YORK	NY	10075	USA
Z-205 LLC	58 E 79 STREET 5 FLOOR	NEW YORK	NY	10075	USA
SOUTH BEACH LLC	1125 PARK AVE	NEW YORK	NY	10128	USA
BOULAN 306 LLC	7 TANGLEWOOD RD	PLEASANTVILLE	NY	10530	USA
HUBERT CHARLES PINCON	18 HARRISON DR	LARCHMONT	NY	10538	USA
BOULAN 309 LLC	9 TRAPPING WAY	PLEASANTVILLE	NY	10570	USA
RNT REAL EST HOLDING LLC	7 TRAPPING WAY	PLEASANTVILLE	NY	10570	USA
TEWANI 1437 COLLINS LLC	7 TANGLEWOOD RD	PLEASANTVILLE	NY	10570	USA
GEORGE W GALGANO	399 KNOLLWOOD RD	WHITE PLAINS	NY	10603	USA
ALEX MUSCARELLA	2261 PALMER AVE APT 3F	ROCHELLE	NY	10801	USA
CHARLES EISNAUGLE	126 DEAN ST	BROOKLYN	NY	11201	USA
JEFFRY HABER	2184 E 34 ST	BROOKLYN	NY	11234	USA
	35 SEACOAST TERR #21B	BROOKLYN	NY	11235	USA
GENADI ZATUZHNI	35 SEACOAST TER APT 21	BROOKLYN	NY	11235	USA
	35 SEACOAST TERR #21B	BROOKLYN	NY	11235	USA
	104-40 QUEENS BLVD #7S	FOREST HILLS	NY NY	11375	USA USA
	225 NARRAGANSETT		NY	11559	USA
STEVEN P GACOVINO & JEFFREY DUBIN FRANZ ONTAL &W JENNYFFER URRUTIA	16 CLUBHOUSE CT		NY	11733 11757	USA
PIERRE KONCURAT	860 BEACH ST 820 GRISTMILL LANE	LINDENHURST WEST CHESTER	PA	19380	USA
JOSEPH CAPARO JR	36 E GERMANTOWN PIKE	NORRISTOWN	PA	19401	USA
STEPHAN HANSES	1312 BELMONT ST	WASHINGTON	DC	20009	USA
S F JADE PROPERTIES LLC	1021 GENERALS HWY	CROWNSVILLE	MD	21032	USA
ROBERT S CORN &W EILEEN FILLER	8741 CENTER RD	SPRINGFIELD	VA	22152	USA
NELSON HACHEM &W SANDRA LEE	62 NORTHGATE DR	MARTINSVILLE	ŴV	26155	USA
SUSAN RAINONE TRS	12750 OAK FALLS DR	ALPHARETTA	GA	30004	USA
BARRY PROPERTIES LLC	2504 ELLIJAY DR	ATLANTA	GA	30319	USA
COLLINS AVE PLAZA LLC	ZONI GROUP	PALM COAST	FL	32135	USA
GLORIA HANDELS LLC	700 E DANIA BEACH BLVD 202	DANIA	FL	33004	USA
BARRY S FISHMAN	912 CAPTIVA BOULEVARD	HOLLYWOOD	FL	33019	USA
AMBER PERRIN	PO BOX 191554	MIAMI BCH	FL	33119	USA
ZORI HAYON TRS	PO BOX 19-1678	MIAMI BEACH	FL	33119	USA
ZUNITS LLC	1111 NW 21 TER	MIAMI	FL	33127	USA
ALTERNATIVE INVESTISSEMENT LLC	1800 SW 1 AVE STE 306	MIAMI	FL	33129	USA
IGNACIO BOBES	2130 SW 7 AVE	MIAMI	FL	33129	USA
BENNETT 204 LLC	325 S BISCAYNE BLVD #1617	MIAMI	FL	33131	USA
NEVER ENOUGH SOBE INC	150 SE 2 AVE STE 1010	MIAMI	FL	33131	USA
OCEAN BEACH PROPERTIES INC	48 E FLAGLER ST PH-104	MIAMI BEACH	FL	33131	USA
MAJC2 LLC	100 N BISCAYNE BLVD #500	MIAMI	FL	33132	USA
SCHOOL BOARD OF MIAMI-DADE COUNTY	1450 NE 2 AVE	MIAMI	FL	33132-1308	USA
C WILSON LLC	555 NE 15 ST #200	MIAMI	FL	33132-1455	USA
SIMONA JAVARONE	2601 S BAYSHORE DR #725	MIAMI	FL	33133	USA
FLAGLER PROPERTY ENTERP INC	1505 SW 12 ST	MIAMI	FL	33135-5319	USA
BRP HUDSON LLC	5600 NE 5 AVE	MIAMI	FL	33137	USA
VENTURA WAY ONE LLC	5631 BISCAYNE BLVD	MIAMI	FL	33137	USA
JOSEPH MAENZA	3550 BISCAYNE BLVD #310	MIAMI	FL	33137-3853	USA
1417 WASHINGTON LLC	1435 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
1425 COLLINS AVE LLC	1423 COLLINS AVE	MIAMI BEACH	FL	33139	USA
1500 WASHINGTON LLC	1261 20 ST	MIAMI BCH	FL	33139	USA
1512 WASHINGTON AVE LLC		MIAMI BEACH	FL	33139	USA
ALEXANDER FERAFONOV	1512 WASHINGTON AVE #202				USA
	1437 COLLINS AVE #301	MIAMI BEACH	FL	33139	
ARNIM RAMSEY	1437 COLLINS AVE #301 1458 OCEAN DR #310	MIAMI BEACH	FL	33139	USA
ARNIM RAMSEY B&C INVESTCO LLC	1437 COLLINS AVE #301 1458 OCEAN DR #310 927 LINCOLN RD #200	MIAMI BEACH MIAMI BEACH	FL FL	33139 33139	USA USA
ARNIM RAMSEY B&C INVESTCO LLC BABAK MOVAHEDI	1437 COLLINS AVE #301 1458 OCEAN DR #310 927 LINCOLN RD #200 1000 WEST AVE #T53	MIAMI BEACH MIAMI BEACH MIAMI BEACH	FL FL FL	33139 33139 33139	USA USA USA
ARNIM RAMSEY B&C INVESTCO LLC	1437 COLLINS AVE #301 1458 OCEAN DR #310 927 LINCOLN RD #200	MIAMI BEACH MIAMI BEACH	FL FL	33139 33139	USA USA

CLASH LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
GLORIA TEME DE BORDA	1512 WASHINGTON AVE #104	MIAMI BEACH	FL	33139	USA
IBISCUS LLC	1410 20 ST UNIT #203	MIAMI BEACH	FL	33139	USA
J3 COLLINS AVE LLC	1506 COLLINS AVE	MIAMI BEACH	FL	33139	USA
KONSTANTIN SHAPILOV	1418 COLLINS AVE #304	MIAMI BEACH	FL	33139	USA
LARS MAGNUS LANJE	420 15 ST 111	MIAMI BEACH	FL	33139	USA
	1800 MERIDIAN AVE #6		FL	33139	USA
MANUEL R TAPIA LOPEZ &W	1512 WASHINGTON AVE #205		FL	33139	USA
MARSHALL T SIMPSON	1437 COLLINS AVE PH 21		FL	33139	USA
MEISL USA LLC MSB INVESTMENT & HOLDING LLC			FL FL	33139	USA USA
NICOLAS DE LUSSAC	301 ARTHUR GODFREY RD 420 15 STREET #208	MIAMI BEACH MIAMI BEACH	FL	33139 33139	USA
PAUL WALLACE	1437 COLLINS AVE #206		FL	33139	USA
SOUTH BEACH RESORT DEV LLC	1437 COLLINS AVE #200		FL	33139	USA
THE ODYSSEY OF SOUTH BEACH LLC	1420 COLLINS AVE	MIAMI BEACH	FL	33139	USA
VLADIMIR DE SUAREZ	420 15 ST #308	MIAMI BEACH	FL	33139	USA
WASHINGTON GARDENS MB LLC	1228 ALTON RD	MIAMI BEACH	FL	33139	USA
WHITE SQUARE USA LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
WILLIAMS & ROBERTSON INC	1236 DREXEL AVE #2	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH FLA	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
WILLIA S MCKINNEY	690 LINCOLN RDSUITE 300	MIAMI BEACH	FL	33139-2501	USA
WASHINGTON GARDENS INC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
RACHEL JUDITH & NOAH S WISS JTRS	1350 MICHIGAN AVE	MIAMI BEACH	FL	33139-3823	USA
RANDY BALTAZAR	1309 EUCLID AVE #5	MIAMI BEACH	FL	33139-3979	USA
MIAMI REAL ESTATE INVESTMENT CORP	1415 COLLINS AVE	MIAMI BEACH	FL	33139-4103	USA
HORIZONTE CORP	1424 COLLINS AVE	MIAMI BEACH	FL	33139-4104	USA
NASSAU INVESTMENTS CORP	1414 COLLINS AVE	MIAMI BCH	FL	33139-4104	USA
PRESIDENT HOTEL INC	1418 OCEAN DR	MIAMI BEACH	FL	33139-4108	USA
1439 WASHINGTON LLC	1435 WASHINGTON AVE	MIAMI BEACH	FL	33139-4109	USA
JAMES F MATTHEW &W MARY H	1401 WASHINGTON AVE	MIAMI BEACH	FL	33139-4109	USA
NARA CASTILLO	1418 COLLINS AVE #203	MIAMI BEACH	FL	33139-4143	USA
SIMONE VIOLA	1418 COLLINS AVE #302	MIAMI BEACH	FL	33139-4144	USA
WESLEY G SO	1418 COLLINS AVE UNIT #401	MIAMI BEACH	FL	33139-4144	USA
FELIX C SOTOLONGO	1418 COLLINS AVE UNIT 501	MIAMI BEACH	FL	33139-4145	USA
ITALO PETRONELLI	1418 COLLINS AVE UNIT 502	MIAMI BEACH	FL	33139-4145	USA
CALVIN H MITTMAN	1418 COLLINS AVE UNIT 601	MIAMI BEACH	FL	33139-4146	USA
ESPANOLA WAY ASSOCIATES LTD	230 5TH ST	MIAMI BEACH	FL	33139-6602	USA
RAJINDER JUDGE	90 ALTON RD #2012	MIAMI BEACH	FL	33139-6707	USA
SOUTHPOINTE DRIVE MGMT LLC	100 SO POINTE DR #1101	MIAMI BEACH	FL	33139-7367	USA
NURIA HERREROS	420 15 ST #302	MIAMI	FL	33139-7905	USA
NATIONAL TELEPHONE & ALARM CO	1463 DREXEL AVE	MIAMI BEACH	FL	33139-8108	USA
	406 ESPANOLA WAY		FL	33139-8123	USA USA
1421 WASHINGTON LLC	301 WEST 41 ST STE 406		FL	33140	USA
1434 COLLINS LLC COPPELIA OLIVI USA LLC	PO BOX 402188 301 ARTHUR GODFREY RD		FL FL	33140 33140	USA
IMMOSTEP LLC	301 ARTHUR GODFREY ROAD #500	MIAMI BEACH MIAMI BEACH	FL	33140	USA
IMMOSTEP LLC	301 ARTHUR GODFREY RD STE 402	MIAMI BEACH	FL	33140	USA
R Q INVESTMENT GROUP LLC	5900 COLLINS AVE #2006	MIAMI BEACH	FL	33140	USA
ADITA HOLDINGS LLC	763 ARTHUR GODFREY RD #A	MIAMI BEACH	FL	33140-3448	USA
SANDRA ABOUELWAFA & HELEN BOWEN	535 WEST 31 ST	MIAMI BEACH	FL	33140-3951	USA
BLACK CONDOR LLC	6515 COLLINS AVE STE 1202	MIAMI BEACH	FL	33141	USA
SUNNY APPLE INVESTMENTS LLC	326 71 ST	MIAMI BEACH	FL	33141	USA
RICHARD SHINDLER	715 - 82 ST	MIAMI BEACH	FL	33141-1308	USA
EMMANUEL FREMIN	8911 COLLINS AVE #1004	SURSIDE	FL	33154-3547	USA
MEGGHY LLC	9245 SW 157 ST	PALMETTO BAY	FL	33157	USA
DIXY BEACH LLC	16485 COLLINS AVE #935	SUNNY ISLES BCH	FL	33160	USA
MARSTEV CORP	535 OCEAN BLVD	GOLDEN BEACH	FL	33160-2215	USA
ACASTAR MIAMI LLC	2450 NE MIAMI GARDENS DR 2 FL	MIAMI	FL	33180	USA
MICHAEL ABRAMOWITZ &W	7317 CORKWOOD TERR	TAMARAC	FL	33321	USA
RICK SHERMAN	903 SE 93 TER	PLANTATION	FL	33324	USA
JAMES FRY	3920 WEST GARDENIA AVE	WESTON	FL	33331	USA
SUNSCAPE GROUP LLC	500 E BROWARD BLVD STE 1620	FL LAUDERDALE	FL	33394	USA
1413 WASHSTAR LLC	140 N FEDERAL HWY 2 FL	BOCA RATON	FL	33432	USA
MIAMI REAL ESTATE HOLDINGS LLC	7900 GLADES RD STE#530	BOCA RATON	FL	33434	USA
LISA CARNEVALE	16066 ROSECROFT TERRACE	DELRAY BEACH	FL	33446	USA
KIM M TIANO TRS	498 MARINER DR	JUPITER	FL	33477	USA
420 CWELT 2007 LLC	7491 N FEDERAL HWY #C5 282	BOCA RATON	FL	33487	USA
DAVID FOGIELGARN	11 ROSERY LANE	BELLEAIR	FL	33756	USA
JENNIFER BLUS	452 BLUE GARDEN LN	OSPREY	FL	34229	USA
SCANAM INVESTORS INC	10641 PINECONE LANE	FORT PIERCE	FL	34945	USA
JMW FLORIDA PROPERTIES LLC	2710 SETTLES RD	OWENSBORO	KY	42303	USA
OCEANS FOURTEEN OF S BCH LLC	23509 CENTER RIDGE RD	WESTLAKE	OH	44145	USA
	4001 N MERIDIAN ST		IN	46208	USA
WALGREEN CO	104 WILMOT RD MS #1420		IL U	60015	USA
STYLEX SOUTH BEACH LLC	226 N VINE ST	HINSDALE	IL.	60521	USA
PROF 2013 S3 REO I LLC	440 S LASALLE STREET STE 2000	CHICAGO	IL U	60605	USA USA
PAUL T KOTSIOPOULOS	233 E ERIE ST #1000	CHICAGO	IL II	60611	
ANGELO LASKARIS	1907 N MENDELL		IL UT	60622	USA USA
HSBC BANK USA NA TRS	3815 SOUTH WEST TEMPLE	SALT LAKE CITY UT	יטן	84115	007

DAVID JAMES STROUSE	8960 Cynthia St Apt 301	West Hollywood	CA	90069-4445	USA
JONATHAN KRATTER & STUART HELLER	2850 OCEAN PARK BLVD STE 300	SANTA MONICA	CA	90405	USA
JOSEPH L SANDERS TRS	200 PACIFIC COAST HGWY #406	HUNTINGTON BEACH	CA	92648	USA
JADED WIRED BENT LLC	2370 MARKET ST #390	SAN FRANCISCO	CA	94114	USA

375' RADIUS MAP



SUBJECT: 224 Espanola Way, aka 1441 Washington Avenue, Miami Beach, FL 33139 FOLIO NUMBER: 02-3234-013-0040 LEGAL DESCRIPTION: ESPANOLA VILLAS PB 7-145 W12.5FT LOT 3 & LOTS 4 & 5 BLK 2 B

Type of Payment
Cash: Credit Card: Cashiers' Check/Money Order: Check: \mathcal{VOOC}
Date: $4/5/16$ Amount: $4/06^{00}$
Name: GUAP, LLC NORTH BAY VILLAGE
Address: 1455 N. TREASURE DR. PH-J FL 33141 - 4140
Account Number: $011.9000.369.442$ Amount Allocated to Account: $$100^{00}$
Account Number: Amount Allocated to Account:
Property Address: 224 ESPANOLA WAY
Payment For: #3564 \$100 " FECOPPING FEE
Permit/Process Number: N/A Prepared By: ANTOINETTE

GUAP, LLC	1862 DATE - 12/16/2019 20\$ 100,00 DOLLARS A NOT
1455 N TREASURE DR PH J	1862
NORTH SAY VILLAGE, FL 33141-4140	DATE - 7 / 16 70 - 3-32/720
	DATE - 1/1/1/0/01/9
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NORTH BAY VILLAGE, F. 33141-4140 PAYTOTHE CITY & MIANI BRA OULD HIM DR & D CHASE O PMorgan Chase Bank, N.A. WWW.Chase com MEMC	
<u>Čenis (1917) – Lingur Inger and Angels</u>	

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305.673.7550 U Address: 224 Espanola au

Date: --File:

VARIANCE APPLICATION CHECK LIST

A pre-application meeting must be scheduled with staff to review all submittals. Pre-application meetings are scheduler one firsts come first serve basis and must occur no later than five (5) business days PRIOR to the first submittal deadlines incomplete or submittals found to be insufficient will not be placed on a Board agenda.

	M FIRST SUBMITTAL CHECKLIST ALLIPLANS MUST BELEGIBLE AND DIMENSIONED.	Regelter	. දැනැල්ලෝ
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	One original and one copy of the completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts		├── ──┤
4	One original and one copy letter of intent with details explaining how the request relates to each variance criteria on Section 118-353 (d) of the City Code. Letter shall be dated and signed.	x	
5	DERM-recommendation/approval	<u>[</u>	
б	Application Fees	×	
7	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	<u>x</u>	
8	School Concurrency Application, for projects with a net increase in residential units (no SEH)		
9	Provide three [3], 11"X17" collated sets, one (1) of which to be dated, signed & sealed, to include the following: 2	x	
10	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	x	
11	All Applicable Zoning Information	X	
12	Location Plan, Min 4"x 6" colored aerial with streets and project site identified	X	
13	Survey (original signed & sealed) dated less than 5 months old at the time of application (dot area shall be		
	provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate	X	<u> </u>
14	Full legal Description of the property if not included in survey (For lengthy legal descriptions, attached as a separate document if necessary)	×	
15	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
16	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
17	Site Plan (fully dimensioned with setbacks, existing and proposed) Indicate location of the area included in the application if applicable.	X	
<u>18</u>	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
19	Current, dated color photographs, min 4"X6" of interior space (no Google images)	X	
	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)	×	
	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture and shelves if applicable.	X	
22	Demolition Plans (Floor Plans & Elevations with dimensions)	<u> </u>	
23	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
24i	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable). Building height to be measured from flood elevation.		

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25	Proposed Section Drawings		
<u>25</u> 26	Landscape Plan - street and onsite - identifying existing, proposed lanscape-material, lighting, irrigation,	1	
20	raised curbs, tree survey and tree disposition plan		1
26	Hardscape Plan, i.e. paving materials, pattern, etc.	· · · · · · · · · · · · · · · · · · ·	
27	Required yards open space calculations and shaded diagrams		
ITEN	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Require	d Provideo
28-	Copy of original Building Permit Card, & Microfilm, if available	ŀ	
29	Copy of previously approved building permits. (Provide Building Permit Number.)	<u></u>	
30	Copy of previous Recorded Final Orders	X	
31	Floor Plan shall indicate area where alcoholic beverages will be displayed.		
32	Color Renderings (elevations and three dimensional perspective drawings).		17
33	Detailed sign(s) with dimensions and elevation drawings showing exact location.		
34	Elevation drawings showing area of building façade for sign calculation (Building ID signs)	/	<u>_</u>
35	Daytime and Nightime renderings for illuminated signs	/	
36	Proposed lighting plan, including photometric calculations		<u> </u>
37	Plans shall show total projection from seawall inclusive of of dock, mooring piles, boat lift and boat dimensions and location.		
38	Business hours of Operations & Reștaurant menu if applicable		
39	Provide a complete operational plan for the building, including delivery and trash pickup times, sizes of delivery trucks (length & width), scheduling of various tenants and deliveries, garbage truck (length & width) information, store hours, number of employees. Provide manuvering plan for loading within the existing/proposed conditions if applicable.		
40	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		
11	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.		
\$2	Vacant or 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 Department		
13	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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?		
4	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
5	Line of Sight studies		
6	Structural Analysis of existing building including methodology for shoring and bracing		1
	Exploded Axopometric Diagram (showing second floor in relationship to first floor)		
	Neighborbood Context Study		
9	Traffic Study (Hard copy) with 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
0	Sound Study report (Hard copy) with 1 CD	<u> </u>	

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52	Site Plan (Identify streets and alleys)	<u> </u>	
а	Identify: setbacks Height Drive aisle widths Streets and sidewalks widths	+ >	4
b	# parking spaces & dimensions Loading spaces locations & dimensions		<u>.</u>
c	# of bicycle parking spaces		
d	Interior and loading area location & dimensions	<u> </u>	<u>_</u>
e	Street level trash room location and dimensions	1	
f	Delivery routeSanitation operationValet drop-off & pick-upValet route in and out	- <u>+</u>	· /
g	Valet route to and fromauto-turn analysis for delivery and sanitation vehicles	- <u>-</u>	
53	Floor Plan (dimensioned)	<u> </u>	!
a	Total floor area	<u></u>	
a	Identify # seats indoors outdoors seating in public right of way Total		<u>i</u>
Ь	Occupancy load indoors and outdoors per venue Total when applicable	+	
	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
54	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)	<u> </u>	
55	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
56	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
57	CU - Structures over 50,000 SQ.FT Section 118-192(b) (1)-(11)	1	
8	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	<u>+</u>	
	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	\leq	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A		
	Other information/documentation required for first submittal (to be identified during pre application meeting).		<u> </u>

ITEM FINAL SUBMITTAL CHECK LIST:

One (1) signed and sealed 11"X17" unbound collated set of all the required documents as revised and/or 59 🖈 supplemented to address Staff comments: Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11:X17" as a PDF compatible with Adobe 8 0 o higher at 300 DPI resolution 60 14 collated copies of all the above documents

One (1) CO/DVD with electronic copy of entire final application package. Every document to be recorded as a separate file(Photographs, Application, survey, exhibits plans)

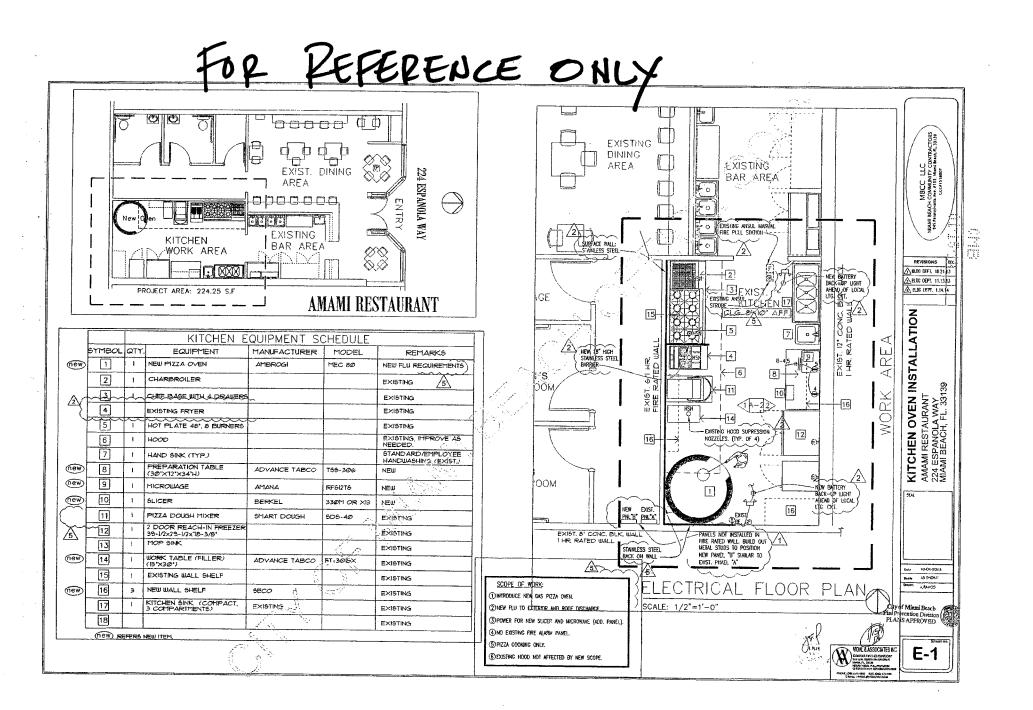
NOTES:

Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD

APPLICANT'S OR DESIGNEE'S SIGNATURE

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224 Espanola Way

All photos taken on 3/28/2016



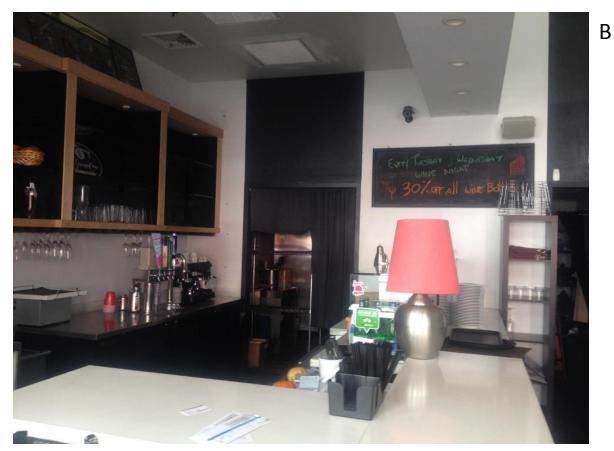
View of the building





A1





View of bar area



View as patrons enter from the street

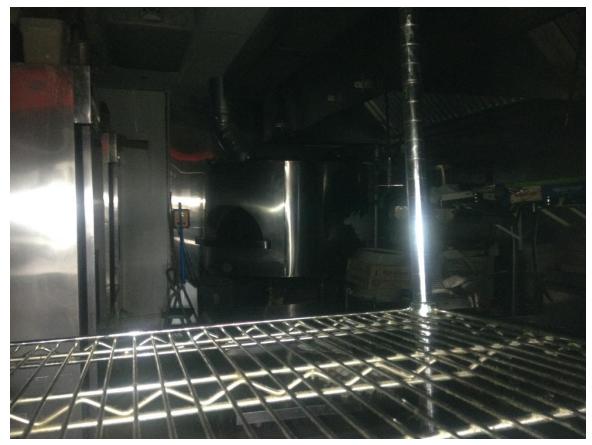
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View of the interior west wall area

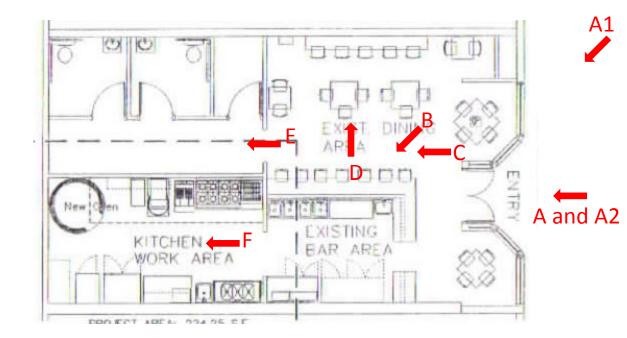


View of hallway leading to the small office, storage and restroom area



F

Kitchen area





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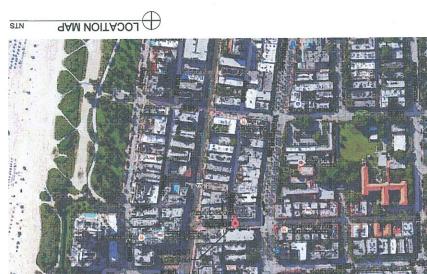
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MIAMI BEACH, FL 33139

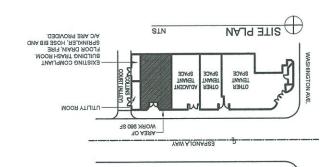
LA LEGGENDA

YAW AJONA923 455



AIRANT AND PIZZERIA





HOARE IMAIM, YAW AJONA925 224 ESPAGOA TNANET 1441 WASHINGTON AVE MIAM BEACH, FL 33139-4109 LEGAL ADDRESS:

ESPANOLA VILLAS PB 7-145 W12.5FT LOT 3 & LOTS 4 & 5 BLK 2 B LOT SIZE 81.000 X 133 OR 141792942 & 43 0769 1 OR 141792942 & 43 0769 1 LEGAL DESCRIPTION:

ATAD DNINOS

05-3234-013-0040 FOLIO NUMBER:

LOCAL CODE: CITY OF MIAMI BEACH ZONING ORDINANCE

BUILDING ZONING CLASSIFICATION: CD-2 COMMERCIAL MEDIUM DENSITY

ATAG DNINAA

AGRICULTURE AND CONSUMER SERV.

TERMITE PROTECTION NOTE:

ALL WALLS TO BE FIRE BLOCKED @ 8-0" O.C. VERTICALLY.

YRORESODA RO NIAM ROT TURMERIUG REQUIREMENT FOR MAIN OR ACCESSORY

CCAL HISTORIC DISTRICT, OR (iii) INDIVIDUALLY DESIGNATED HISTORIC BUILDING. USCRIPTED WITH BUILDINGS THAT EXISTED PRIOR TO OCTOBER 1, 1993, WHICH ARE (1, 0) LOCATED WITHIN THE ARCHITECTURAL DISTRICT, (1) A CONTRIBUTING BUILDING WITHIN A LOCATED WITHIN THE ARCHITECTURAL DISTRICT, (1) A CONTRIBUTING BUILDING WITHIN A LOCATED WITHIN THE ARCHITECTURAL DISTRICT, (1) A CONTRIBUTING BUILDING WITHIN A LOCATED WITHIN THE ARCHITECTURAL DISTRICT, (1) A CONTRIBUTING BUILDING WITHIN A LOCATED WITHIN THE ARCHITECTURAL DISTRICT, (1) A CONTRIBUTING BUILDING WITHIN A LOCATED WITHIN THE ARCHITECTURAL DISTRICT, (1) A CONTRIBUTING BUILDING WITHIN A LOCATED WITHIN A LOCATE AS PER CHAPTER 30 MIAMI BEACH CITY ORDINANCE, OFF-STREET PARKING SECTION 130-31

CFF STREET PARKING REQUIREMENTS:

BUILDING LOCATED WIHTIN ESPANOLA WAY HISTORIC DISTRICT

IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPT OF

SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL PROTECTION AGAINST TERMITES AS PER F.B.C. 1816.1.7 A CERTIFICATE OF COMPLIANCE

INTERIOR OF TENANT AREA SHALL HAVE PRECONSTRUCTION THEATMENT

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TYPE IL-B

KITCHEN AND EMPLOYEE AREAS - 6 DINING AREA - 30

NCTUDING COMMERCIAL KITCHEN)

SESTAURANT - LESS THAN 50 OCC GROUP "M" MERCANTILE

PLUMBING

FIRE PROTECTION

MECHANICAL

E-1 POWER PLAN, CEILING PLAN AND ROOF PLAN E-2 ELECTRICAL PANELS AND SPECIFICATIONS ELECTRICAL

DITARTENEY ERIT	0.8-A
TAV3J3 ROIRSTNI	
RESTROOMS DET	0.2-A
TAVAJA ROIRATNI	0.1-4
FINISH PLAN	0.E-A
EQUIPMENT PLAN	0.S-A
FLOOR AND CEILI	0.1-A
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(uot bart of this set; provided under separate permit) DEMOLITION

GENERAL NOTES. 1.0-A ARCHITECTURAL GENERAL A-0.0 TITLE SHEET, SITE PLAN, LOCATION MAP, PROJECT DATA

LIST OF DRAWINGS

COMMON PATH OF TRAVEL: ASSEMBLY (LESS THAN 50) ASSEMBLY ASSEMBLY

TRAVEL DISTANCE: YJBMERZY

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IATOT TNARUATSER S-A YJ8MESSA PLUMBING FIXTURES PROVIDED:

V ASSEMBLY USE) NO CERPAR DAOL TNARUDDO) OCCUPANT LOAD:

OCCUPANCY CLASSIFICATION:

:0AAZAH CONSTRUCTION TYPE:

 THE AMERICANS WITH DISABILITY ACT NEPA 101 LIFE SAFETY CODE, 2012 EDITION

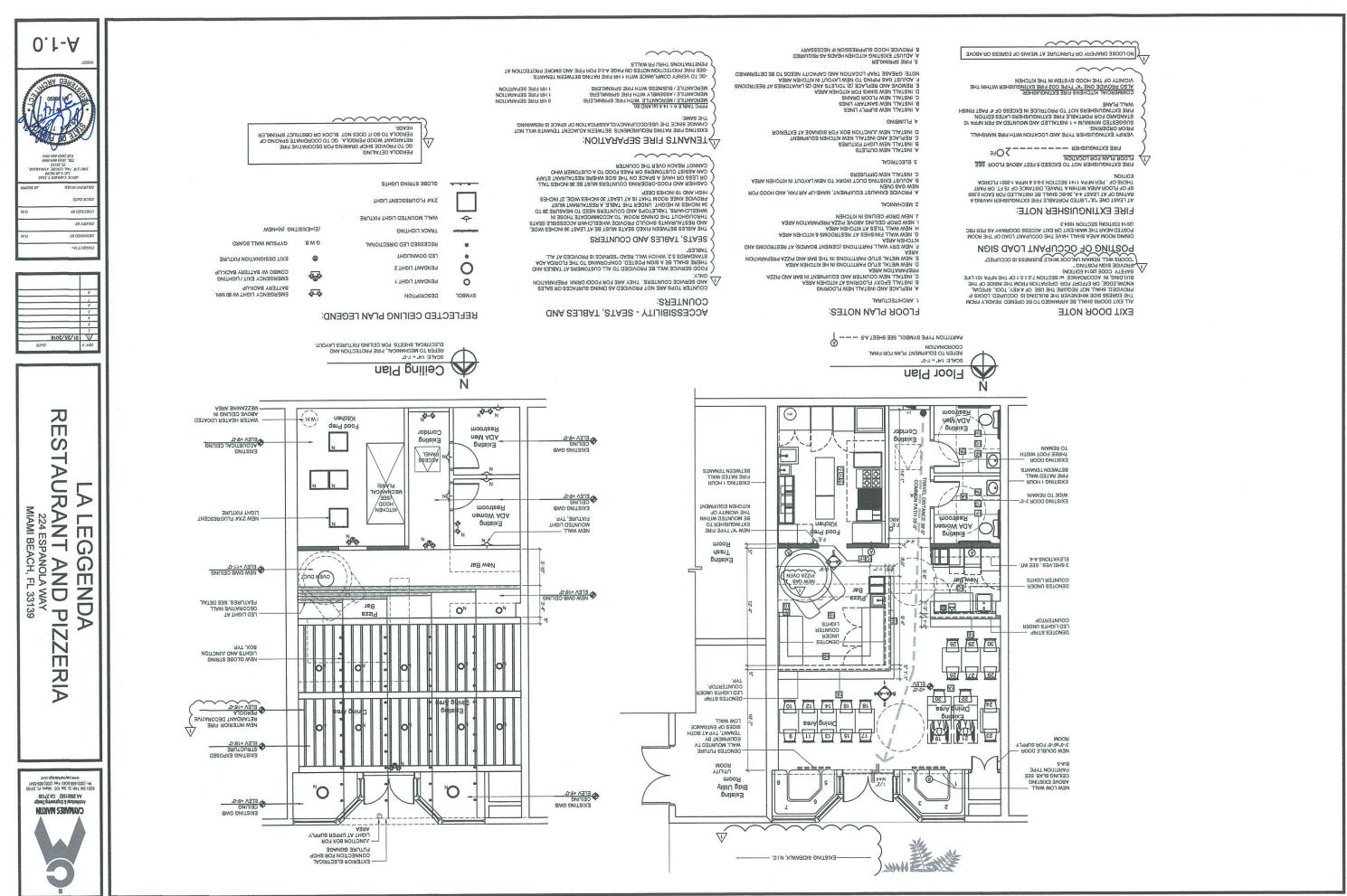
NOTIOE STOS, 2012 EDITION FLORIDA FIRE PREVENTION FIFTH EDITION BASED ON:

FLORIDA BUILDING CODE 5TH EDITION 2014 APPLICABLE CODES:

TENANT IMPROVEMENT PROJECT DATA

-NO CHANGE OF USE - THE PROPOSED PROJECT RENOVATION AREA: 980 SF EXISTING BUILDING. NA NI TNARUATEAN DNITEIXA NA 30 NOITAVONAR ROIRATNI NA NI 21HT

SCOPE OF WORK:



FINAL SUBMITTAL 4/20/16

MODIFICATION OF BOA FILE 3564

BOARD OF ADJUSTMENT CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 224 Espanola Way - 1441 Washington Avenue.

- **FILE NO.** ZBA0416-0007 f/k/a 3564
- **IN RE:** The application for modifications for a previously approved variance for the reduction from the minimum required 300 foot distance separation between a business that sells alcoholic beverages and an existing educational facility.

LEGAL

DESCRIPTION: West 12.5 feet of Lot 3 and Lots 4 and 5, Block 2B of "Espanola Villas", According to the Plat Thereof, as recorded in Plat Book 7 at Page 145 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: June 3, 2016.

MODIFIED ORDER

The applicant, Guap, LLC, filed an application with the Planning Department for modifications to a previously approved variance granted on April 9, 2012 associated with the sale/service of alcohol within the minimum required distance separation from an educational facility, The applicant requests to modify Condition 8 of the April 9, 2012 Final Order No. 3564, which granted the approval of the variance to the previous applicant and operator to permit the transfer of approval to Guap, LLC., as follows:

8. This approval is granted to Amami, LLC. <u>Guap, LLC</u>. only. Any changes in ownership or operator shall require new owner or operator to return to the Board of Adjustment and seek a modification to the final Order transferring approval to the new owner or operator.

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. Strike-through denotes deletion of previous language and <u>underlining</u> denotes new language:
 - The applicant shall close the pending violation regarding the sidewalk café permit prior to the City approving a liquor license.
 - 2. During school hours, beer and wine shall only be served with meals. Otherwise, the sale of beer and 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.
 - 3. 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.
 - 4. Music shall be limited to only ambient background music and no entertainment license shall be approved.
 - 5. The establishment shall not be converted to a stand-alone bar, or dance hall <u>and</u> <u>the full food menu shall be available at all times that the establishment is open</u>.
 - 6. The applicant shall satisfy any City Liens prior to the issuance of a revised Certificate of Use and Occupational License for beer and wine.
 - 7. The Board of Adjustment shall retain jurisdiction of this file. The applicant must present a progress report to the Board two months after obtaining the appropriate beer and wine license; the Board shall then determine the necessity and timing of subsequent reports.

- 8. This approval is granted to Amami, LLC. <u>Guap, LLC</u>. only. Any changes in ownership or operator shall require new owner or operator to return to the Board of Adjustment and seek a modification to the final Order transferring approval to the new owner or operator.
- 9. 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 specially 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.
- 10. <u>The Operator shall be responsible for maintaining the areas adjacent to the facility,</u> such as the sidewalk on Espanola Way and Collins Court in excellent condition, keeping these areas in a clean condition, free of all refuse, at all times.
- 11. If there is any change in the use or operation of the establishment, including but not limited to the establishment attempting to become a stand-alone bar, or a dance hall and/or 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), the variance shall be subject to Section 118-356, City Code, for revocation or modification of the variance.
- 12. 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.
- 13. <u>A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami</u> <u>Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time,</u> <u>shall be deemed a violation of this Order and subject to the remedies as described</u> <u>in the Code of the City of Miami Beach, Florida.</u>
- 14. The applicant shall comply with all conditions imposed (if applicable) by the Public Works Department.
- 15. All improvements in the public right-of-way associated with the subject project shall be subject to the final review and approval of the Planning Department Director, Public Works Director, and the Parks and Recreation Department Director, and shall require an agreement, subject to the review and approval of the City Attorney, providing for the assumption of maintenance and liability obligations by the Applicant, and its successors and assigns, executed and recorded before the issuance of a building permit
- 16. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
- 17. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the

criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

- 18. 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.
- 19. <u>Satisfaction of all conditions is required for the Planning Department to give its</u> <u>approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or</u> <u>Partial Certificate of Occupancy may also be conditionally granted Planning</u> <u>Departmental approval.</u>
- 20. <u>A copy of all pages of the recorded Final Order shall be scanned into the plans</u> submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- 21. This <u>modified</u> 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(s) Approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B (Condition Nos. 1-21, inclusive) hereof, to which the applicant has agreed.

Dated this ______ day of ______, 2016.

BOARD OF ADJUSTMENT CITY OF MIAMI BEACH, FLORIDA

BY:

Michael Belush, AICP Planning and Zoning Manager For the Chair

STATE OF FLORIDA) COUNTY OF MIAMI-DADE) The foregoing instrument was acknowledged before me this _____ day of ______, ____, by Michael Belush, Planning and Zoning Manager 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: Print Name: Notary Public, State of Florida My Commission Expires: Commission Number:
Approved As To Form: City Attorney's Office ()
Filed with the Clerk of the Board of Adjustm	nent on ()

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PLANNING DEPARTMENT

BOARD OF ADJUSTMENT STAFF REPORT

FROM: Thomas R. Mooney, AICP Planning Director

DATE: June 03, 2016 Meeting

RE: File No. ZBA0416-0007 f/k/a 3564 224 Espanola Way - 1441 Washington Avenue – Commercial Building

The applicant, Guap, LLC., is requesting to change the name of the owner/operator for a previously approved variance for the reduction from the minimum required 300 foot distance separation between a business that sells alcoholic beverages and an existing educational facility.

HISTORY:

The application was originally approved by the Board of Adjustment on April 9, 2012.

LEGAL DESCRIPTION:

West 12.5 feet of Lot 3 and Lots 4 and 5, Block 2B of "Espanola Villas", According to the Plat Thereof, as recorded in Plat Book 7 at Page 145 of the Public Records of Miami-Dade County, Florida.

SITE DATA:

Zoning -CD-2 (Commercial, Medium Intensity)Future Land Use Designation-
Lot Size -CD-2 (Commercial, Medium Intensity)Lot Size -10,773 S.F.Existing FAR -~15,930 S.F.*Existing Use -Commercial / Retail / RestaurantProposed Use -Same

*As per Miami Dade Properties Information.

THE PROJECT:

The applicant has submitted documents and plans entitled "La Leggenda Restaurant and Pizzeria" as prepared by Carmen T. Diaz, P.A, signed and sealed March 14, 2016.

REQUEST:

The applicant requests to modify Condition No. 8 of the April 9, 2012 Final Order No. 3564, which granted the approval of the variance to the previous applicant and operator to permit the transfer of approval to Guap, LLC. as follows:

8. This approval is granted to Amami, LLC. <u>Guap, LLC</u>. only. Any changes in ownership or operator shall require new owner or operator to return to the Board of Adjustment and seek a modification to the final Order transferring approval to the new owner or operator.

STAFF ANALYSIS:

The site contains a three-story commercial building constructed in 1938. The applicant occupies the space located at the northeast side of the building at the ground level. In 2012 the Board of Adjustment granted the original variance for a restaurant serving beer and wine within the minimum required distance separation from an educational facility; in this case 240 feet from the Feinberg-Fisher Elementary School located at 1420 Washington Avenue. A specific condition of approval for this variance states that if any change of operator or ownership by more than 50% occurs, a modification to the conditions shall be required to transfer the approved variance to the new operator who shall be introduced to the Board to express understanding of the conditions imposed for the operation of the establishment.

The restaurant space, that is the subject of this application is currently being renovated under an active building permit (B1601479). Staff would note that the seating area adjacent to the storefront, as per submitted plans, shall be modified to be tables and chairs, with no fixed furniture, as indicated in the zoning approval of the building permit. Approval of the business license for the space will be conditioned upon this requirement. In summary, staff is supportive of the application and recommends that the modifications be APPROVED.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends **<u>approval</u>** of the requested modification, subject to the following conditions. Strike through denotes deletion of previous language and <u>underlining</u> denotes new language:

- 1. The applicant shall close the pending violation regarding the sidewalk café permit prior to the City approving a liquor license.
- 2. During school hours, beer and wine shall only be served with meals. Otherwise, the sale of beer and 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.
- 3. 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.
- 4. Music shall be limited to only ambient background music and no entertainment license shall be approved.
- 5. The establishment shall not be converted to a stand-alone bar, or dance hall <u>and the</u> <u>full food menu shall be available at all times that the establishment is open</u>.
- 6. The applicant shall satisfy any City Liens prior to the issuance of a revised Certificate of Use and Occupational License for beer and wine.

- 7. The Board of Adjustment shall retain jurisdiction of this file. The applicant must present a progress report to the Board two months after obtaining the appropriate beer and wine license; the Board shall then determine the necessity and timing of subsequent reports.
- 8. This approval is granted to Amami, LLC. <u>Guap, LLC</u>. only. Any changes in ownership or operator shall require new owner or operator to return to the Board of Adjustment and seek a modification to the final Order transferring approval to the new owner or operator.
- 9. 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 specially 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.
- 10. <u>The Operator shall be responsible for maintaining the areas adjacent to the facility,</u> such as the sidewalk on Espanola Way and Collins Court in excellent condition, keeping these areas in a clean condition, free of all refuse, at all times.
- 11. If there is any change in the use or operation of the establishment, including but not limited to the establishment attempting to become a stand-alone bar, or a dance hall and/or 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), the variance shall be subject to Section 118-356, City Code, for revocation or modification of the variance.
- 12. 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.
- 13. <u>A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach,</u> <u>Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be</u> <u>deemed a violation of this Order and subject to the remedies as described in the</u> <u>Code of the City of Miami Beach, Florida.</u>
- 14. The applicant shall comply with all conditions imposed (if applicable) by the Public Works Department.
- 15. All improvements in the public right-of-way associated with the subject project shall be subject to the final review and approval of the Planning Department Director, Public Works Director, and the Parks and Recreation Department Director, and shall require an agreement, subject to the review and approval of the City Attorney, providing for the assumption of maintenance and liability obligations by the Applicant, and its successors and assigns, executed and recorded before the issuance of a building permit

- 16. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
- 17. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- 18. 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.
- 19. <u>Satisfaction of all conditions is required for the Planning Department to give its</u> <u>approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or</u> <u>Partial Certificate of Occupancy may also be conditionally granted Planning</u> <u>Departmental approval.</u>
- 20. <u>A copy of all pages of the recorded Final Order shall be scanned into the plans</u> submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- 21. This <u>modified</u> 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.

TRM:MAB:IV F:\PLAN\\$zba\RECOMM\ZBA0416-0007-3564 June 3 2016 - 224 Espanola Way-1441 Washington Avenue - change of operator.docx

MIAMIBEACH LAND USE BOARDS

PROPERTY: 6420 Pine Tree Drive Circle

FILE NO. ZBA 0416-0002 f/k/a 3809

APPLICANT: Jaret Turkell & Jennifer Wolper

MEETING DATE: 6/3/2016

LEGAL DESCRIPTION:

BEACH VIEW ADDITION PB 34-62 LOT 2 BLK 3 LOT SIZE 100.000 X 110 OR 18367-4439 1198 1

IN RE:

Variance from a Provision of the Land Development Regulations

PRIOR ORDER NUMBER:

ATTACHMENTS:

	Description	Туре
۵	APPLICATION DOCUMENTS	Memo
D	EXISTING CONDITION PLANS	Memo
D	PROPOSED PROJECT	Memo
D	RESPONSE LETTER	Memo
D	BOARD ORDER	Memo
D	STAFF REPORT	Memo

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV 305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

BOARD OF ADJUSTMENT

VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS

APPEAL OF AN ADMINISTRATIVE DECISION

DESIGN REVIEW BOARD

- DESIGN REVIEW APPROVAL
- □ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

□ HISTORIC PRESERVATION BOARD

- □ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- □ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- □ HISTORIC DISTRICT / SITE DESIGNATION
- □ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

D PLANNING BOARD

CONDITIONAL USE PERMIT

LOT SPLIT APPROVAL

- □ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- □ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

□ FLOOD PLAIN MANAGEMENT BOARD

E FLOOD PLAIN WAIVER

OTHER _____

Pinetree Drive Circle 33139 SUBJECT PROPERTY ADDRESS: 6420

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3211-013-0090

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. PARTY RESPONSIBLE FOR PROJECT DESIGN:		

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SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT: Home. The Applition will ADD AppRo renvicst FOR AAD_ D 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE 🗆 NO INO 3002 EXISTIN 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 5,62 SQ. FT. 5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE. ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF. TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE). PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW: APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAM BEACH". PUBLIC RECORDS NOTICE - ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST. IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI

BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO.

- IN ACCORDANCE WITH SEC.118-31. DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY:	WOWNER OF THE SUBJECT PROPERTY
SIGNATURE:	T TURKell
\Box	

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF COUNTY OF ZET TURFEI) I, Maria E. fatten, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing. SIGNATURE MARIA E. BATISTA NOTARY SEAL OR STAMP MY COMMISSION # FF 192934 EXPIRES: February 4, 2019 Bonded Thru Budget Notary Services My Commission Expires: PRINT NAME ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY (Circle one) STATE OF COUNTY OF , being duly sworn, depose and certify as follows: (1) I am the ١. (print title)of (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing. SIGNATURE Sworn to and subscribed before me this ______ day of ______, 20____. The foregoing instrument was acknowledged before me by ______ of ______, on behalf of such entity, 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 FILE NO.___

POWER OF ATTORNEY AFFIDAVIT

STATE OF COUNTY OF

I,______, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application.(2) I hereby authorize_______to be my representative before the______Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

PRINT NAME (and Title, if applicable)

SIGNATURE

PRINT NAME

Sworn to and subscribed before me thisday of	, 20 The foregoing instr	ument wa	s ackno	wledged before	e me
byo	:	who	has	produced	as
identification and/or is personally known to me and who did/did not take a	ı oath.			·	
NOTARY SEAL OR STAMP			·.·		
				NOTARY PUB	LIC

My Commission Expires

disclosure of interest.

CONTRACT FOR PURCHASE

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

FILE NO.

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSH
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO._____

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION <u>DISCLOSURE OF INTEREST</u>

2. TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST
······································	
<u></u>	
NOTE: Notarized signature re	equired on page 9

FILE NO.____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a. b.			
р. с.			

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

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

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

APPLICANT AFFIDAVIT

STATE OF

COUNTY OF

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

SIGNATURE

Sworn to and subscribed before me this $\frac{H}{H}$ day of $\frac{H}{H}$, $\frac{20}{6}$. 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

FILE NO._

Jaret Turkell Tel: 561 573 6140 jturkell@hfflp.com

April 5, 2016

City of Miami Beach 1700 Convention Center Drive, Miami Beach FL 33139 Attn: Board of Adjustment

Re: Letter of Intent in Connection with Request for Variance Due to Hardship for Residence located at 6420 Pinetree Drive Circle, Miami Beach FL

Dear City of Miami Beach Planning Department and Board of Adjustment,

My wife and I own the property located at 6420 Pinetree Drive Circle (the "Property"). Please accept this letter as our formal request to seek and substantiate the grant of a variance in connection with a 2 bedroom/2bathroom addition to the Property. This variance request is minor and as further detailed below meets all of the criteria set forth to support a finding in favor of the variance.

I. Background

My wife and I purchased our Home in October of 2012 and have been Miami Beach residents ever since. When we purchased our home in 2012, we were a newly married couple with no children. At the time, we thought our 3BR/3BA home was the perfect size for our small but potentially growing family. We did not anticipate our family would grow at the speed it did! Within 6 months of moving into our home, we found out we were pregnant with TWINS and on December 27, 2013 we welcomed Jacob and Lilah Turkell to our home! We spent 2014 raising our twins and enjoying our home and life in Miami Beach. In March of 2015, we unexpectedly found out we were having another baby. In December 2015, we welcomed Jules Turkell to our family.

As of today, we have 3 children under the age of 3 and our lives are extremely hectic. In anticipation of baby # 3, we began working with an architect to help us look at options to expand our house to fit our rapidly expanding family. We devised a full set of construction drawings and submitted to the City of Miami Beach for their review and approval. Unfortunately, we were recently denied by zoning due to a minor setback encumbrance which is due to our property's irregular lot size. The purpose of this request is to seek a variance which will allow us to move forward with our home expansion and remain in our Home.

II. Description of Issue

Our Home is situated on an 11,000 SF corner lot. The north east corner of our home has a large diameter curved property line at the corner of Pinetree Drive Circle. The curved property line, with a radius of 25 feet, connects the Principal Front, with a setback of 20 feet, and the Principal Secondary Front, with a setback of 15 feet. The large diameter radius and staggered <u>setbacks generate an</u> awkward geometry that results in a difficult condition to resolve architecturally.

<u>The only location on the property that allows for an addition of the required size is the northeast corner</u> <u>— where the curved property line and resulting setbacks adversely affect the addition.</u> We are requesting two variances, one for each setback, to allow for approximately 4.85 square feet of encroachment. The requested variances will allow the geometry of the addition to create a corner condition that is consistent with the existing residence and follows standard construction detailing.

III. Support of Favorable Findings

The City of Miami Beach establishes 7 guidelines which are used to determine whether a variance should be deemed acceptable. We are confident that the proposed variance falls within these guidelines, notably:

- A. "THAT special conditions and circumstances exist which are peculiar to the land..." Our home is situated on an irregularly shaped corner lot which has a large diameter curved property line. Application of the set-back requirements create an odd geometric (rounded triangular) set back condition.
- B. "THAT the special conditions and circumstances do not result from the action of the applicant;" We did not create the irregular lot size and had no idea it would create a setback issue that would impact a future addition to our home.
- C. "THAT the granting of the variance requested will not confer on the applicant any special privilege..." Allowing the variance will not confer a special privilege. On the contrary, this variance will allow us to enjoy the same usage of our Property as other Property owners within our zoning district. This variance will allow us to add 2BR/2BA to our small 3BR/3BA Home. We are only asking that the setback rules be relaxed so that we are not "penalized" due to our irregular lot size.
- D. "THAT literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district..." As detailed in this request, literal application of the setback requirements create an oddly shaped geometric (rounded triangular) setback condition which is very difficult to address

from an architectural / development perspective. We are asking that the city provide this variance so that we are not penalized due to our irregularly shaped lot. This variance will allow us to enjoy the same fair setback requirements which are enjoyed by other property owners within our zoning district.

- E. "THAT the granting of the variance is the minimum variance that will make possible reasonable use of the land, building or structure" We definitely meet this criteria and are asking for a very minor variance allowing for relief from only a small 4.85 square feet of encroachment.
- F. "THAT granting the variance will be in harmony with the general intent and purpose of these land development regulations... and will not be injurious to the area..." We are seeking to expand our small home into a slightly larger home to accommodate our growing family. Our addition will be harmonious with the area and will add to the aesthetic appeal of the neighborhood. There is no facet of our addition that is injurious to the area or otherwise detrimental to public welfare. Other than the minor variance, this development conforms to with every other aspect of the applicable zoning designation.
- **G. "THAT granting of this request is consistent with the comprehensive plan"** The purpose of our renovation/addition is to allow our family to grow. We live in a single family residential zoning district and our goal in this variance is consistent with the zoning designation and comprehensive plan.

IV. CONCLUSION

In conclusion, we respectfully request that you approve this request for the variance. We are a rapidly growing family and love our home and our life here in Miami Beach. We hope to remain Miami Beach residents for a long time and your approval of this variance will allow us to do so.

Respectfully Submitted on April 5, 2016:

Jaret Turkell Property Owner of 6420 Pinetree Drive Circle

Jaret Turkell Jennifer Wolper 6420 Pinetree Drive Circle Miami Beach, FL 33141

April 11, 2016

Dear Neighbor,

Greetings from your neighbors on Pinetree Drive Circle! Jen and I own the house at 6420 Pinetree Drive Circle and we wanted to reach out to let you know that we are planning a small addition to our home. We have been working with an architect and were able to come up with a fantastic plan that will allow us to add 2 bedrooms and bathrooms to our home. We submitted our plans to the city and were notified that we must seek and receive a variance from the Miami Beach Board of Adjustment in order to proceed with our addition as planned. The reason for the variance is because our lot is irregularly shaped and when we apply the setbacks per the zoning code it results in an awkward geometry which is a difficult condition to resolve architecturally. Our encroachment is less than 5 square feet!

6420 PINETREE DRIVE CIRCLE - SUMMARY OF ADDITI	PINETREE DRIVE CIRCLE – SUMMARY OF ADDITION			
Item	Existing	Proposed		
Bedrooms/Bathrooms	3/3	5/5 plus a pool bath		
Proposed Addition (SF)	NA	629 SF		
Total Interior SF (assumes 400 SF garage)	2,602 SF	3,229 SF		

Why we need this addition and where we are in the process...

When we purchased our home in October 2012, we were a newly married couple, with no children. At the time, we thought our 3BR/3BA home was the perfect size for our small, but potentially growing family. We did not anticipate our family would grow at the speed it did! Within 6 months of moving into our home, we found out we were pregnant with TWINS and on December 27, 2013 we welcomed Jacob and Lilah Turkell to our Home! We spent 2014 raising our twins and enjoying our Home, and life in Miami Beach. In March of 2015, we found out we were expecting another child. In December 2015, we welcomed Jules Turkell to our family! As of today, we have three children under the age of 3, and our lives are wonderfully hectic. Unfortunately we can do longer fit in our small 3BR/3BA house but we love the neighborhood and don't want to leave!

In anticipation of baby # 3, we began working with an architect to help us look at options to expand our house, to fit our rapidly expanding family. We spent the last 15 months devising a full set of construction drawings, and recently submitted to the City of Miami Beach for their review and approval. Unfortunately, we were denied by zoning, due to a minor setback encumbrance, which is due to an irregular shaped lot at our Home. We have attached a copy of our plans and a diagram showing this minor encroachment - the total area of the encroachment is less than 5 square feet.

We feel confident the city will grant our variance request however we would love to be able to demonstrate your support of our project for consideration by the City of Miami Beach, at a hearing on June 3, 2016.

Please help us stay in our home! We greatly appreciate your support.

Very truly yours,

Jaret Turkell and Jennifer Wolper

Janet Turkell

The undersigned support Jaret Turkell and Jennifer Wolper's request for a variance in connection with the proposed addition to their home.

6420 PINETREE DRIVE CIRCLE	- NEIGHBORS IN SUPPORT	OF ISSUANCE OF VARIANCE	
Signature	Printed Name	Address	Date
1. John Burgota	John Burger	6465 MINE Tree	
Hat Ma	BALBALL PLANEY	N 6417 PINEN	2TE DR CIA
3. Certaca	Shdiec Travalle	6431 Piretree	> W. Circk
4. Joy Malahal/	Joy Mala Roff	6415 Pine Tree	Dr.
5. Pop Div	Philip Minmeldi	6500 N.BOY NO	-
6. Madel Bu	MadelineBra	Idon 6475 Fine	tree me
7. May layer	Lish W RAism	IAN 6351 Pinulice	DR
8. MM	Jerray enc	6961 Pir Troo	Dr.
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14.			
15.			

Type of Payment	
Cash: Credit Card: Cashiers' Check/Money Order: Check:	
Date: Amount: \$55000	
Name: JARET TURKELL MB F	1
Address: 6420 PINE TREE DEVE CIRCLE 3314	
Account Number: 011. 9000. 369. 442 Amount Allocated to Account: \$55000	•
Account Number: Amount Allocated to Account:	
Property Address: 6420 PINE TREE DR. GIROLE	
Payment For: H3809 2 VARIANCES \$21000	
Permit/Process Number: N/A Prepared By: ANTOINETTE	
\$ 25 LABELS X \$ 100 = \$ 2500	
\$100° FEEDRAING FEE	



City of Miami Beach-Florida Finance Department

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1 City Hall 1609613-1 04/05/2016 BR1 T121 Tue Apr05,2016 11:55AM Trans#27-27 Name: ZONING BOARD OF ADJUSTMENT PLANN 27 \$550.00 AR_RT - City Bills Real Time * Customer #: 026919 Invoice#: 00076603 1 ITEM(S): TOTAL: \$550.00 Credit Car PAID \$550.00

Have a nice day!

#00076603

CITY HALL CASHIER OFFI 1700 CONVENTION CNTR DR MIAMI BEACH, FL 33139

04/05/2016

11:55:08

CREDIT CARD MC SALE

CARD #	XXXXXXXXXXXXXX3857
Chip Card:	MasterCard
Chip Card AID:	A0000000041010
ATC:	001 D
TC:	B354C0D56A8976ED
INVOICE	0011
SEQ #:	0010
Batch #:	001768
Approval Code:	93488P
Entry Method:	Chip Read
Mode:	Issuer
SALE AMOUNT	\$550.00

SALE AMOUNT

1609613-1 0027 04/05/2016 001 121 City Bills Real Time 026919 \$550.00



PLANNING DEPARTMENT ZONING BOARD OF ADJUSTMENT

INVOICE	00076603

DATE	04/05/2016
ACCOUNT	026919
AMT DUE	550.00
DUE DATE	5/5/2016
FUND	General Fund

DESCRIPTION		AMOUNT
ZBA PLANNING BOA SUBMITTAL PROCESSED BY ANONTOINETTE STOHL.		550.00
PAYMENT FOR APPLICATION, MAILING LABELS AND 2 VARIANCES TO BE PAID VIA CREDIT CARD TURKELL AMOUNT OF INVOICE 550	BY JARET N.	
Phanning Dept.		
ACCOUNT 026919	TOTAL DUE:	550.00



CITY OF MIAMI BEACH 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FL (305) 673 7590 INVOICE

00076603

DATE	04/05/2016	
ACCOUNT	026919	
AMT DUE	550.00	
DUE DATE	5/5/2016	
FUND NUMBER	General Fund	

PLANNING DEPARTMENT ZONING BOARD OF ADJUSTMENT

Amount Paid:



April 4, 2016

City of Miami Beach 1700 Convention Center Drive Miami Beach, FL 33139

Re: 6420 PINE TREE DRIVE CIR,. MIAMI BEACH, FL. 33141

Legal Description: BEACH VIEW ADDITION PB 34-62 LOT 2 BLK 3 LOT SIZE 100.000 X 110 OR 18367-4439 1198 1

Folio #: 02-3211-013-0090

To whom it may concern:

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

The total number of Owners (including subject) is 25.

If you need additional information, please feel free to contact us.

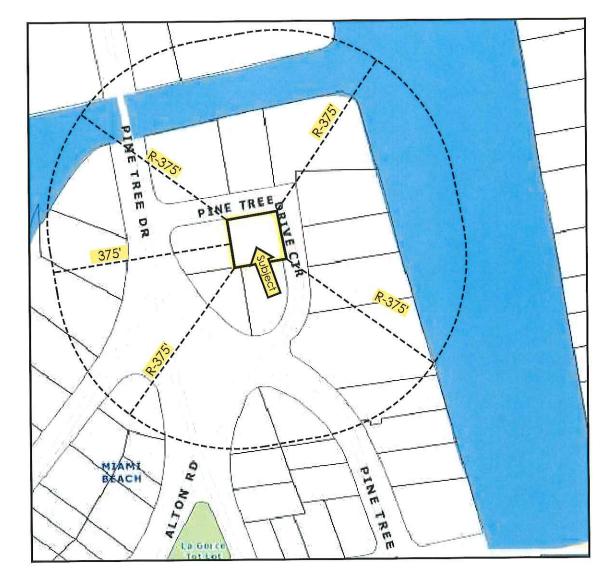
Respectfully yours,

Manuela Mackenzie Realtor Associate

300 - 71ST Street, Suite 528-A, Miami Beach, FL 33141 Tel. (305)866-4950 Fax (305)866-1681



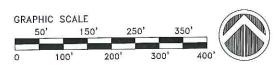
375' FEET RADIUS MAP

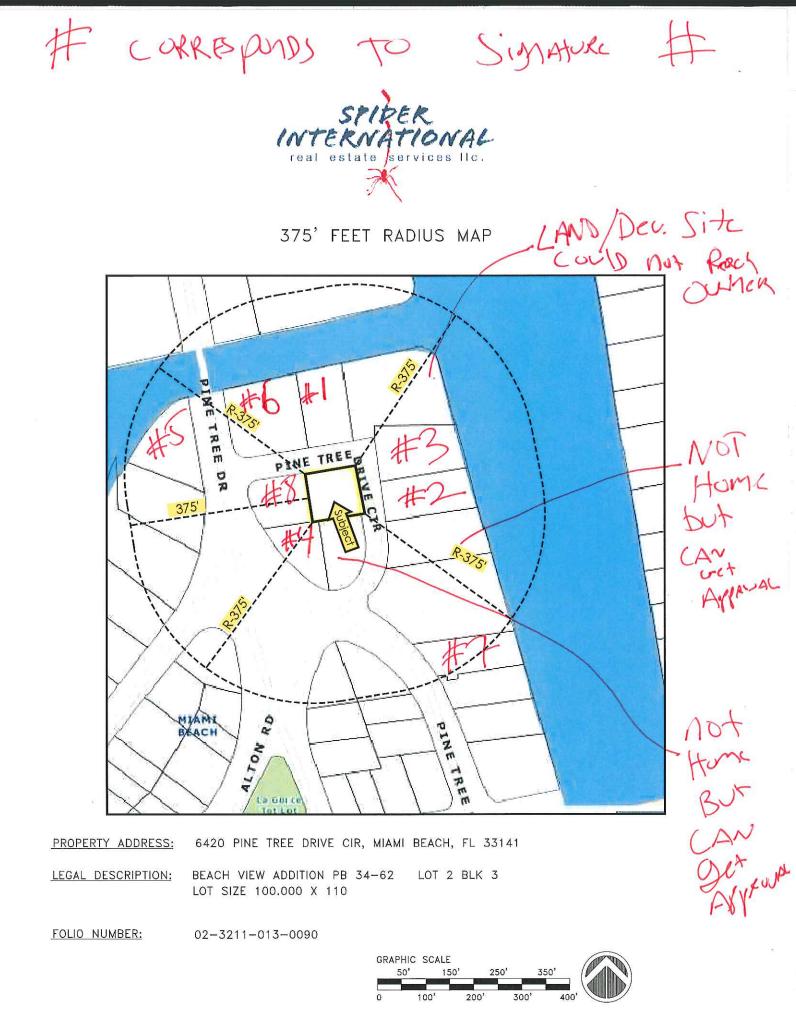


PROPERTY ADDRESS: 6420 PINE TREE DRIVE CIR, MIAMI BEACH, FL 33141

LEGAL DESCRIPTION: BEACH VIEW ADDITION PB 34-62 LOT 2 BLK 3 LOT SIZE 100.000 X 110

FOLIO NUMBER: 02-3211-013-0090





3.8

NAME	ADDRESS	GITY	STATE	ZP	COUNTRY
BRETT PALOS &	2 LAGORCE CIR	MIAMI BEACH	FL	33141-4520	USA
3 ITC	1111 KANE CONCOURSE STE 209	BAY HARBOR ISLANDS	FL	33154-2040	USA
SN INC		MIAMI	FL	33131-1827	USA
		MIAMI	Ę	33141-4523	USA
ואי ג	6401 PINETREE DRIVE CIR	MIAMI BEACH	FL F	33141-4525	USA
BARA	6417 PINETREE DRIVE CIR	MIAMI BEACH	FL.	33141-4525	USA
0	90 AL TON RD APT 607	MIAMI BEACH	FL	33139-6878	USA
	E 600	MIAMI	FL	33131-2967	USA
	6465 PINETREE DRIVE CIR	MIAMI BEACH	Ŀ	33141-4525	USA
DELINE	6475 PINETREE DRIVE CIR	MIAMI BEACH	FL	33141-4525	USA
		MIAMI BEACH	FL	33141-4526	USA
	6420 PINETREE DRIVE CIR	MIAMI BEACH	FL	33141-4526	USA
MCHELLE	6461 PINETREE DR	MIAMI BEACH	FL	33141-4541	USA
	VE CIR	MIAMI BEACH	FL	33141-4541	USA
LISA W	PO BOX 402188	MIAMI BEACH	FL	33140-0188	USA
	6355 LAGORCE DR	MIAMI BEACH	F	33141-4522	USA
	6335 LAGORCE DR	MIAMI BEACH	FL	33141-4522	USA
	6340 PINETREE DR	MIAMI BEACH	FL	33141-4528	USA
DA C	6350 PINETREE DR	MIAMI BEACH	FL	33141-4528	USA
ELENA SALOMON	6437 N BAY RD	MIAMI BEACH	FL	33141-4515	USA
ELLEN	6356 AL TON RD	MIAMI BEACH	FL	33141-4512	USA
6466 NORTH BAY ROAD LLP	90 ALMERIA AVE	CORAL GABLES	FL	33134-6119	USA
6440 NBR LLC	183 MADISON AVE RM 1601	NEW YORK	٨	10016-4502	USA
PHILIP C MIRMELLI & PHYLLIS	6500 N BAY RD	MIAMI BEACH	FL	33141-4517	USA
ISIDORO ZARCO	6420 N BAY RD	MIAMI BEACH	FL	33141-4516	USA

6440 Nbr Llc 183 Madison Ave Rm 1601 New York, NY 10016-4502

6466 North Bay Road Llp 90 Almeria Ave Coral Gables, FL 33134-6119

Joy V W Malakoff Joy V W Malakoff 6415 Pinetree Drive Cir Miami Beach, FL 33141

Isidoro Zarco 6420 N Bay Rd Miami Beach, FL 33141-4516

Clifford Kinder & Janet 6355 Lagorce Dr Miami Beach, FL 33141-4522

Barry Paul Brodsky & Steven M Habib 6401 Pinetree Drive Cir Miami Beach, FL 33141-4525

Donald Kaufman & Barbara 6417 Pinetree Drive Cir Miami Beach, FL 33141-4525

Alan Nieder & Lori C 6340 Pinetree Dr Miami Beach, FL 33141-4528

Rapa Holdings Llc 1111 Kane Concourse Ste 209 Bay Harbor Islands, FL 33154-2040 La Gorce Island Assn Inc 2 S Biscayne Blvd Ste 2000 Miami, FL 33131-1827

Pinetree 6431 Properties Llc 90 Alton Rd Apt 607 Miami Beach, FL 33139-6878

Barry S Klein & Ellen 6356 Alton Rd Miami Beach, FL 33141-4512

Philip C Mirmelli & Phyllis 6500 N Bay Rd Miami Beach, FL 33141-4517

Jonathan Sepsenwol Karen Sepsenwol 6335 Lagorce Dr Miami Beach, FL 33141-4522

Todd Brandon & Madeline 6475 Pinetree Drive Cir Miami Beach, FL 33141-4525

Jaret N Turkell Jennifer B Wolper 6420 Pinetree Drive Cir Miami Beach, FL 33141-4526

Paul Buechele & Ceyda 6350 Pinetree Dr Miami Beach, FL 33141-4528 The Edge On Brickell Llc 800 Brickell Ave Ste 600 Miami, FL 33131-2967

Milton L Raijman & Lisa W Po Box 402188 Miami Beach, FL 33140-0188

Elena Salomon 6437 N Bay Rd Miami Beach, FL 33141-4515

Brett Palos & Magda Palos 2 Lagorce Cir Miami Beach, FL 33141-4520

Robert B Nichols 6385 Pinetree Drive Cir Miami, FL 33141-4523

John H Burger Jr & James K Gerhardstein 6465 Pinetree Drive Cir Miami Beach, FL 33141-4525

Alan L Weisberg Alan L Weisberg 6400 Pinetree Drive Cir Miami Beach, FL 33141-4526

Jeffrey Erez & Michelle 6461 Pinetree Dr Miami Beach, FL 33141-4541 Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

Address: 6420 PINETREE DR. CIRCLE

File Number:

Date: 3/29/16

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

	M FIRST SUBMITTAL CHECK LIST		
#	ALL PARTY MOST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE	Required	Provideo
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	х	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	1
3	Copies of all current or previously active Business Tax-Receipts	X	V
4	Letter of Intent with details of application request, hardship, etc.	X	./
5	Application Fee	X	-V_
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)		V
8	Provide four (4), 11"X17" collated sets, two (2) of which are signed & sealed, to include the following:	×	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	V/-
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate		/
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	Х	V_
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	Х	V
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	Х	V
15a	Indicate any backflow preventer and FPL vault if applicable	Х	V
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"X6" of Interior space (no Google images)	Х	\checkmark
18	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)		/
.9	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	\checkmark
0	Demolition Plans (Floor Plans & Elevations with dimensions)	X	V
1	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	V
2	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	V
3	Proposed Section Drawings	X	V
4	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	X	V
	trees are required.	х	
	Hardscape Plan, i.e. paving materials, pattern, etc.		
	Color Renderings (elevations and three dimensional perspective drawings)		

Initials:

MIAMIBEACH

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

	'ess:		
File 1	Number:		
ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or 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 Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)	i i	
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
8	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
9	Sound Study report (Hard copy) with 1 CD		
	Set of plans 24"x 36" (when requested by staff)		
	Copies of previous Recorded Final Orders		
2	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
3 9	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		_
Conceptual de la concep	Site Plan (Identify streets and alleys)		
	dentify: setbacksHeightDrive aisle widthsStreets and sidewalks widths		
#	<pre># parking spaces & dimensions Loading spaces locations & dimensions</pre>		
#	t of bicycle parking spaces		
i	nterior and loading area location & dimensions		
S	treet level trash room location and dimensions		
	Delivery routeSanitation operation Valet drop-off & pick-upValet route in and out		
V	alet route to and fromauto-turn analysis for delivery and sanitation vehicles		
5 F	loor Plan (dimensioned)		
T	otal floor area		
	dentify # seats indoors outdoors seating in public right of way Total		



MIAMIBEACH

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

A 1 1	

Address:

File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)
50	CU - Structures over 50,000 SQ.FT Section 118-192(b) (1)-(11)
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)
52	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

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
	One (1) signed and sealed 11"X17" unbound collated set of all the required documents, as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.		./
54	14 collated copies of all the above documents	~	
	One (1) CD/DVD with electronic copy of entire final application package	A V	

NOTES:

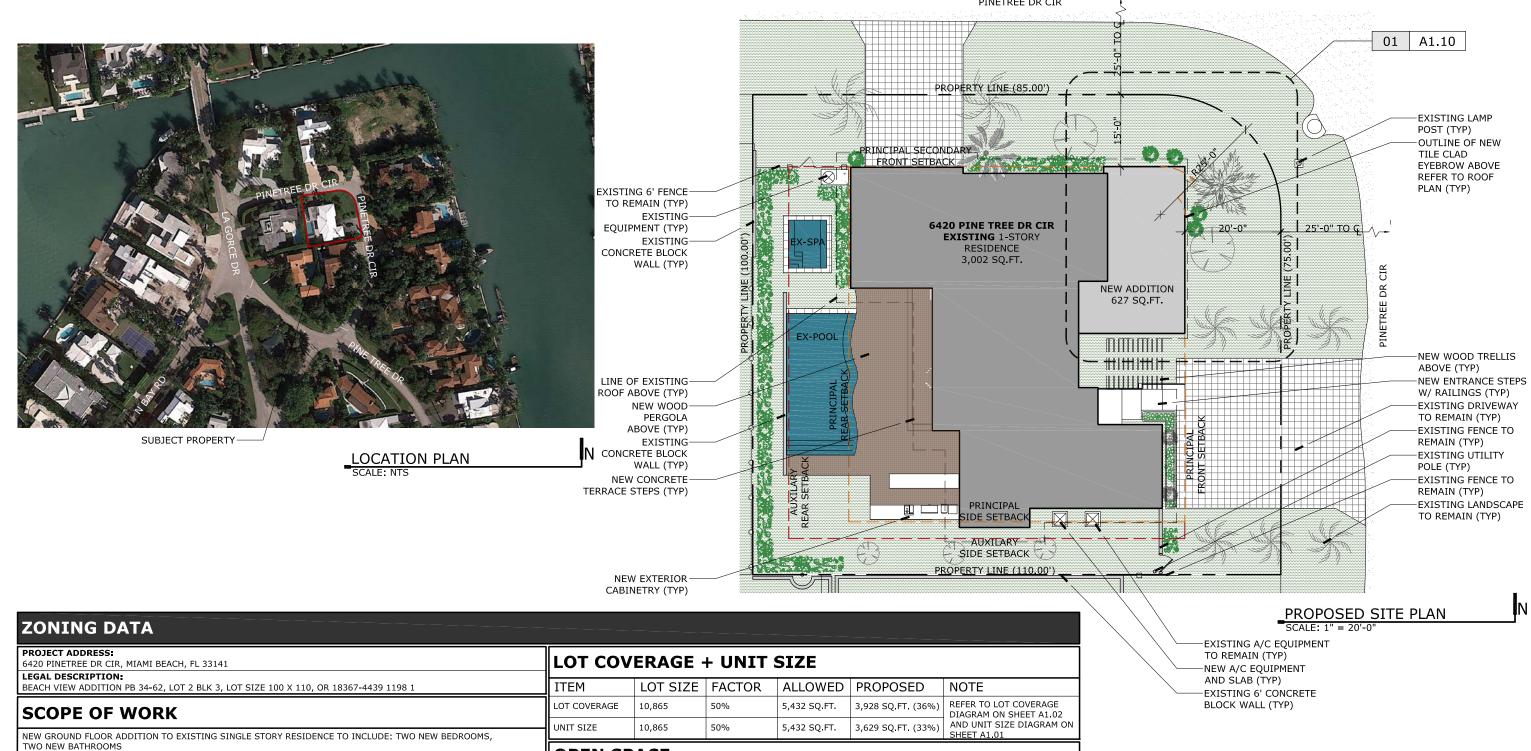
- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- 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, as applicable.

APPLICATT'S OR DESIGNEE'S SIGNATURE

<u>3/29/16</u> Date

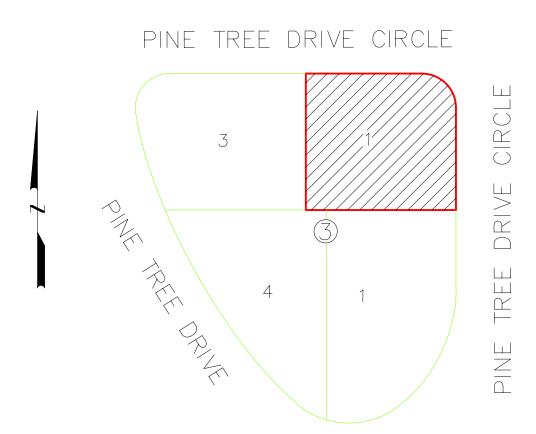
Indicate N/A If Not Applicable

Initials:



ZONING DATA								
PROJECT ADDRESS: 6420 PINETREE DR CIR, MIAMI BEACH, FL 33141			/ERAGE	+ UNIT	SIZE			
LEGAL DESCRIPTION: BEACH VIEW ADDITION PB 34-62, LOT 2 BLK 3, LO	T SIZE 100 X 110, OR 18367-4439 1198 1	ITEM	LOT SIZE	FACTOR	ALLOW	ED PROPOSE	D NOTE	
SCOPE OF WORK		LOT COVERAGE	10,865	50%	5,432 SQ.F	T. 3,928 SQ.FT.	(36%) REFER TO LOT COVERAGE DIAGRAM ON SHEET A1.02	
		UNIT SIZE	10,865	50%	5,432 SQ.F	T. 3,629 SQ.FT.		
TWO NEW BATHROOMS RENOVATION TO EXISTING RESIDENCE TO INCLUD	E: NEW HALF BATH, NEW LAUNDRY ROOM LOCATION, NEW A/C	OPEN SPACE						
CLOSET, NEW FRONT ENTRY STEPS, NEW OUTDOO	R BBQ AREA, NEW PATIO FLOOR FINISH	ITEM		REQUIRE	D	PROVIDED	NOTE	
SITE DATA		FRONT YARD	FRONT YARD 35% MIN			64% (1,108 SQ.FT.) REFER TO OPEN SPACE DIAGRAM 01 AND 02 IN	
NET LOT AREA	10,865 SQ.FT.	REAR YARD 70% MIN		70% MIN		89% (1,314 SQ.FT.		
BUILDING USE	RESIDENTIAL SINGLE FAMILY	SIDE YARD FACING STREET 35% MIN		35% MIN		79% (1,173 SQ.FT.)	
YEAR BUILT	1954	SETBAC	KS					
EXISTING BUILDING AREA	3,002 SQ.FT.			AI	LOWED	PROVIDED	NOTE	
TOTAL NEW BUILDING AREA	3,629 SQ.FT.	PRINCIPAL BUILD	ING - FRONT			20'-0"	PROPERTY LINE IS A LARGE RADIUS	
BASE FLOOD ELEVATION	ZONE AE 8 = 6.45 N.A.V.D.	PRINCIPAL BUILD	ING - SECONDAR	FRONT 15	5'-0"	15'-0"	CURVE AT CORNER OF STREET, REFER TO SHEET A1.10 FOR SETBACKS AT CURVE	
EXISTING FINISH FLOOR ELEVATION	7.4' N.G.V.D. = 5.85 N.A.V.D.	PRINCIPAL BUILD	ING - REAR	20	'-0"	23'-4" EXISTING		
EXISTING GRADE (DEFINED AS PER CMB)	5.25 N.G.V.D. = 3.7' N.A.V.D.	PRINCIPAL BUILD	ING - SIDE	11	'-0"	9'-9" EXISTING		
· · · ·		ACCESSORY USE-	REAR	7	''-6"	7'-6"		
ADJUSTED GRADE (DEFINED AS PER CMB)	6.63 N.G.V.D. = 5.08' N.A.V.D.	ACCESSORY USE	INTERIOR SIDE	7	''-6"	7'-6"		

REVISIONS	OMAR J. MORENO RA, RID
	1
	FL LICENSE: No. AR 93971
6420 PINETREE DR CIR MIAMI BEACH, FL 33141	ISSUE DATE:
	04:20:2016
R+O	A1.00
STUDIO	SITE DATA
141202- TURKELL RESIDI	



PROPERTY ADDRESS:

6420 Pinetree Drive Circle Miami Beach, Florida 33141

SURVEYOR NOTES

- #1 Lands Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way that are shown on survey are as per plat of record unless otherwise r
- #2 Benchmark: Miami-Dade County Public Works Dep. BM Loc. 3222NE; Name: A-33; Elev. +8.23'
 #3 Bearings as Shown hereon are Based upon Pinetree Drive Circle, N90°00'00''E
- #**4** Please See Abbreviations
- #5
- Survey is incomplete Without Sheet 2 of 2 Drawn By: E. Olivares, A. Torres Date: 8-18-15; 2-16-16 Complete Field Survey Date: 8-18-15; 2-15-16 #6
- #7
- #8
- Disc No 2016, Station Surveying Scion Last Revised: #10 Legal Description Furnished by client.
- #11 This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED. #12 There may be additional Restrictions not shown on
- this survey that may be found in the Public Records of Miami-Dade County, examination of ABSTRACT OF TITLE will have to be made to determine record instruments, if any affecting this property.
- #13 ACCURACY: The expected use of the land, as classified in the Minimum Technical Standard (5J-17.050), is "Residential". 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.
- #14 Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #15 Not Valid without one 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 is prohibited without written consent of the signing party or parties. #16 Contact the appropriate authority prior to any design
- work on information. #17 Underground utilities are not depicted hereon, contact
- background and the subject and the subject of the s utilities shown hered
- #18 Ownership Subject to OPINION OF TITLE.

JOB #	16-135
DATE	02-16-2016
PB	34-62

ABBREVIATIONS

BBREVIATIONS A =ARC DISTANCE AVE =AVENUE ASPH =ASPHALT AC =AR CONDITIONER BLDG =BUILDING BLOR =BLOCK CORNER C.B. =CATCH BASIN CLF =CHAIN LINK FENCE CONC.=CONCRETE COL =COLUMN CUP =CONCRETE UTILITY POLE CLP =CONCRETE UTILITY POLE CLP =CONCRETE BLOCK STRUCTURE CLP =CONCRETE BLOCK STRUCTURE CLP =CONCRETE BLOCK STRUCTURE CLP =CONCRETE BLOCK STRUCTURE D =DIRECTION DW =DRVEWAY DME =DRAINAGE & MAINTENANCE ESEMENT ENC =ENCROACHMENT ELP =-ELETRIC TRANSFORMER PAD FL =FICHTRIC TRANSFORMER PAD FL =FICHTRICTRIC FL =FICHTRIC TRANSFORMER PAD FL =FICHTRIC TRANSFORMER FL =FICHTRIC TRANSFORMER PAD FL = FICHTRIC FN =FOUND DISC FN =FOUND NAIL IF =IRON FEXCE L =LENGTH LP, =LIGHT POLE MEAS.=MEASURED M.H. =MAN HOLE N.G.V.D.=NATIONAL GEODETIC VERTICAL DATUM N.T.S. =NOT TO SCALE O.E. =OVERHEAD ELECTRIC LINE O.L. =ON LINE P.C.P.=PERMANENT CONTROL POI O'L = ON LINE P.C. =PONTOF CURVATURE P.C. =PONTOF CURVATURE R = RADIUS RES = RESIDENCE SDWLK =SIDEWALK T =TANGENT U.E. = UTILITY EASEMENT U.F. =WODF FENCE W.Y. =WATER VALVE W.P. =WOOD UTILITY POLE



Professional Surveyors & Mappers LB 7498 13050 S.W. 133rd Court Miami Florida, 33186 E-mail: afaco@bellsouth.net Ph. # (305) 234-0588 Fax # (206) 495-0778

ELEVATION INFORMATION National Flood Insurance Program FEMA Elev. Reference to NGVD 1929

Comm Panel	120651				
Panel #	0307				
Firm Zone:	"AE"				
Date of Firm:	09-11-2009				
Base Flood Elev.	8.00'				
F.Floor Elev.	5.85'				
Garage Elev.	3.75'				
Suffix:	"L"				
Elev. Reference to NAVD 1988					

CERTIFIED ONLY TO:

Jaret N. Turkell and Jennifer B. Wolper UBS Bank USA, ISAOA ATIMA Rennert Vogel Mandler & Rodriguez, P.A. First American Title Insurance Company

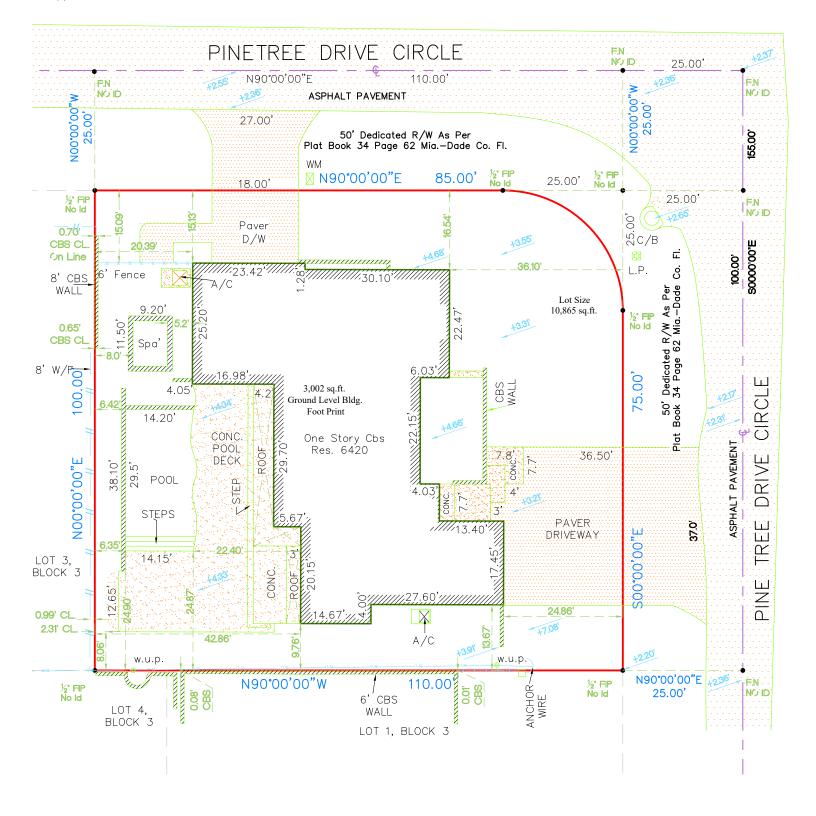
LEGAL DESCRIPTION:

Lot 2, Block 3 of: "BEACH VIEW ADDITION" according to the Plat Thereof as Recorded in Plat Book 34, Page 62 of the Public Records of Miami-Dade County, Florida.

> This certifies that the survey of the property described hereon was made under my super-vision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.050 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. & That the Sketch hereon is a true and

> accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez Professional Surveyor & Mapper # 5526 State of Florida Not Valid unless Signed & Stamped with Embossed Seal



JOB #	16-135
DATE	02-16-2016
PB	34-62

Surveyor Notes:

Survey is Incomplete without sheet 1 of 2 Scale of Drawing 1=20' Drawn By: E. Olivares, A. Torres Date: 8-18-15; 2-16-16 Completed Field Survey Date: 8-18-15; 2-15-16 AFA & COMPANY, INC. LB #7498 Professional Land Surveyors and Mappers 13050 SW 133rd CT Miami, Florida 33186 PH: 305-234-0588 FX: 206-495-0778



The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief, Subject to notes and Notations shown hereon.

Armando F. Alvarez Professional Surveyor & Mapper # 5526 State of Florida Not Valid unless Signed & Stamped with Embossed Seal

U.S. DEP	ARTM	ENT OF HO	OMELAND	SEC	URITY
FEDERAL	LEME	RGENCY	ANAGEN	IENT	AGENCY
National	Flood	Insurance	Program		

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008 Expiration Date: July 31, 2015

a de la companya de l	3 W. S. S.		TION A - PROP	PERTY INF	ORMATIC	N	FOR INS	URANCE COMPANY USE
A1. Building Owner's Name Jaret N. Turkell & Jennifer B. Wolper Poli					Policy Nu	imber:		
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Co 6420 Pinetree Drive Circle					Company	y NAIC Number:		
City Miami Beach			State FL	ZIPO	Code 33141			2012 - 20
A3. Property Description (I PB 34-62 Lot 2, Block 3 of:	ot and Block Nu "Beach View Ad	mbers, Tax Parcel I dition" of Public Rec	Number, Legal De cords of Miami-Da	escription, e ide Co., FL	tc.)			
 A4. Building Use (e.g., Res A5. Latitude/Longitude: La A6. Attach at least 2 photo A7. Building Diagram Num A8. For a building with a ca a) Square footage of b) Number of perman or enclosure(s) with c) Total net area of flo d) Engineered flood of 	t. <u>25 Deg 50' 45</u> graphs of the bu ber <u>8</u> rawlspace or enc crawlspace or en ent flood opening hin 1.0 foot abov bod openings in A	<u>.03" N</u> Long. <u>80 D</u> ilding if the Certifica losure(s): iclosure(s) gs in the crawlspace e adjacent grade	eg 07' 35.58" W te is being used t 2,250 sq ft	o obtain floc A9.	od insurance For a buildin a) Square b) Number within 1 c) Total ne	e. ng with an atta footage of atta	ached gara ached gara flood oper adjacent gr openings	ige <u>550</u> sq ft nings in the attached garage rade <u>N/A</u>
	SECT	TION B - FLOOD	INSURANCE		P (FIRM) IN	FORMATIC	N	and the second second second
B1. NFIP Community Name City of Miami Beach - 1206		lumber	B2. County Nan Miami-Dade Co		200		B3. State Florida	a 2011 1307 marki(000 8) 1009 markit(1000 - 001
B4. Map/Panel Number 12086C - 0307	B5. Suffix L	B6. FIRM Index E 09/11/2009	Effectiv	FIRM Pane e/Revised [9/11/2009		B8. Flood Zone(s) "AE"		ase Flood Elevation(s) (Zone O, use base flood depth) 8.00'
Designation Date: <u>N/A</u> C1. Building elevations are l *A new Elevation Certifi C2. Elevations – Zones A1–	pased on: cate will be requi		rawings* on of the building	Building	ION (SUR g Under Cor	nstruction*	🛛 Fin	ished Construction
below according to the l Benchmark Utilized: <u>322</u>	ouilding diagram 22NE; A-33; +8.2	specified in Item A7 23'	. In Puerto Rico o Vertical Datu	only, enter m n: <u>NGVD 1</u>	neters. 1929			
Indicate elevation datum Datum used for building	used for the ele	evations in items a) the	through h) below.	NGVD 1	1929 🗆 NA	VD 1988 🗆 O	ther/Sourc	e:
Datam used for ballang	cicvations must	be the same as tha	t used for the Br	Mallin of State		Chec	k the meas	surement used.
a) Top of bottom floor (in		nt, crawlspace, or e	nclosure floor)		<u>6.25</u>		🖾 feet	meters
b) Top of the next highec) Bottom of the lowest		Iral member (V/ Zon	es only)		<u>7</u> . <u>40</u> N/A.		⊠ feet □ feet	☐ meters ☐ meters
d) Attached garage (top			cs only)		5.30	ACT STOCKER	⊠ feet	
e) Lowest elevation of m (Describe type of equ	achinery or equi		building		5.50		⊠ feet	meters
f) Lowest adjacent (finis					4.90		🛛 feet	meters
g) Highest adjacent (fini					5.00		S feet	meters
h) Lowest adjacent grad	e at lowest eleva	ation of deck or stair	s, including struc	tural suppor	t <u>N/A</u>	mound gallon	☐ feet	
	SECTIO	ON D – SURVEYO	OR, ENGINEER	, OR ARC	HITECT C	ERTIFICATI	ON	Coll Brits (LA Care 15- deal)
This certification is to be sig information. <i>I certify that the</i> <i>I understand that any false</i> ⊠ Check here if comment ⊠ Check here if attachment	e information on t statement may b ts are provided o	this Certificate repre e punishable by fine	sents my best eff	forts to inter t under 18 L nd longitude	oret the data I.S. Code, S	a available. Section 1001.		45526 03-19-2017
Certifier's Name Armando F	Alvarez 3rd		016	License Nu	mber 5526			is an o Yest
Title Surveyors & Mappers		Company Name	AFA & COMPAN				1	
Address 13050 Southwest		City MIAMI		State FL	ZIP Code	33186		26
Signature	/	Date 08-18-2015	i	Telephone	305.234.0	588		Que
							L	in the second of the

FEMA Form 086-0-33 (7/12)

See reverse side for continuation.

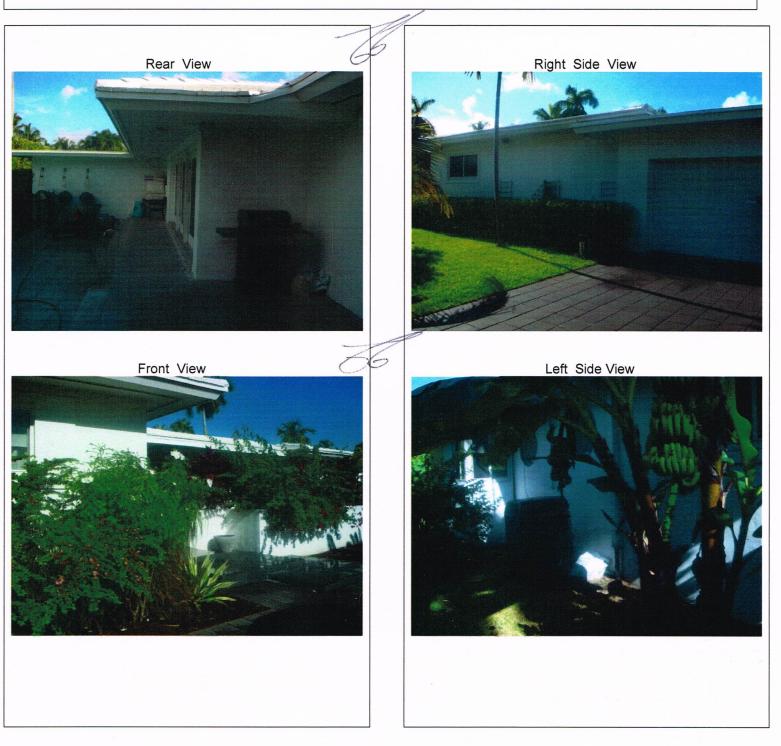
	, copy the corresponding information from S		FOR INSURANCE CO	MPANY USE
Building Street Address (including A 6420 Pinetree Drive Circle	pt., Unit, Suite, and/or Bldg. No.) or P.O. Route and B	3ox No.	Policy Number:	
ity Miami Beach	State FL Z	IP Code 33141	Company NAIC Numbe	er:
SECTIC	ON D – SURVEYOR, ENGINEER, OR ARCHITE	ECT CERTIFICAT	ION (CONTINUED)	
	ertificate for (1) community official, (2) insurance agen	t/company, and (3) b	uilding owner.	
omments CROWN OF ROAD + + 5.)COORDINATES OBTAINED FR	4.01' C2.e) A/C SLAB ELEV + 5.50' (A ROM GOOGLE EARTH	/C SLAB LOC @ SE	COR OF THE RES)	
ignature	Date 0	3-18-2015		
SECTION E - BUILDING EL	EVATION INFORMATION (SURVEY NOT RE	QUIRED) FOR ZO	NE AO AND ZONE A (WITH	HOUT BEE)
 Provide elevation information f grade (HAG) and the lowest a a) Top of bottom floor (includir b) Top of bottom floor (includir b) Top of bottom floor (includir c) Top of platform of machinery a c) Zone AO only: If no flood depi 	ng basement, crawlspace, or enclosure) is ng basement, crawlspace, or enclosure) is th permanent flood openings provided in Section A Ite is) of the building is feet metr	how whether the ele how whether the ele feet ms 8 and/or 9 (see p ersabove or orbelow the HAQ feetmete levated in accordance	enter meters. vation is above or below the hig meters □ above or □ below th neters □ above or □ below th pages 8–9 of Instructions), the ne below the HAG. G. ers □ above or □ below the HA	hest adjacent e HAG. ne LAG. ext higher floc
SECTIO	N F - PROPERTY OWNER (OR OWNER'S R	PRESENTATIVE) CERTIFICATION	
Pe property owner or owner's author Zone AO must sign here. The stat roperty Owner's or Owner's Author	prized representative who completes Sections A, B, a tements in Sections A, B, and E are correct to the bes ized Representative's Name	nd E for Zone A (with t of my knowledge.	nout a FEMA-issued or commun	ity-issued BFI
ddress	City		State ZIP Code	and and a second se
gnature	Date		Telephone	
omments				ere if attachm
local official who is authorized by la	SECTION G – COMMUNITY INFORM, aw or ordinance to administer the community's floodpla	ATION (OPTIONA	L)	
 The information in Section C is authorized by law to certif A community official complete 	he applicable item(s) and sign below. Check the measu C was taken from other documentation that has been by elevation information. (Indicate the source and date ted Section E for a building located in Zone A (withou ems G4–G10) is provided for community floodplain m G5. Date Permit Issued	irement used in Items signed and sealed by e of the elevation dat t a FEMA-issued or e anagement purpose	s G8–G10. In Puerto Rico only, e / a licensed surveyor, engineer, a in the Comments area below.) community-issued BFE) or Zone	nter meters. or architect w AO.
and a second sec		SA Design		p loswell
This permit has been issued for: Elevation of as-built lowest floor (BFE or (in Zone AO) depth of floo). Community's design flood elevati		ovement	ers Datum	
cal Official's Name	Title	n na well within and	en of your stations, the set of the	
mmunity Name	Telep	hone	suscence of	en serie de la composition En serie de la composition
mature	Date		Artson File and Sol	9 c'12-0
mments	516,3649,555, -1916 5,364,99, -259,97,55,291,55		Check he	ere if attachme

ELEVATION CERTIFICATE, page 3

Building Photographs See Instructions for Item A6.

IMPORTANT: In these spaces, copy the correspondin	FOR INSURANCE COMPANY USE		
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6420 Pinetree Drive Circle			Policy Number:
City Miami Beach	State FL	ZIP Code 33141	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www miamibeachfl gov

PUBLIC WORKS DEPARTMENT Tel: 305-673-7080, Fox: 305-673-7028

January 27, 2016

Rosy Leal 13246 SW 45 Lane Miami, Florida

Re: Sidewalk Elevation 6420 Pine Tree Drive Miami Beach, Florida

Dear ROSY LEAL,

Pursuant to Section 114-1 of the City Code, and in the absence of a sidewalk, the grade at the above referenced property is calculated to be 3.70ft. **N.A.V.D. 1988**. However, in the near future the proposed grade elevation is intended to increase significantly.

Please call (305) 673-7080 if you should have any further questions or need additional information.

Sincerely,

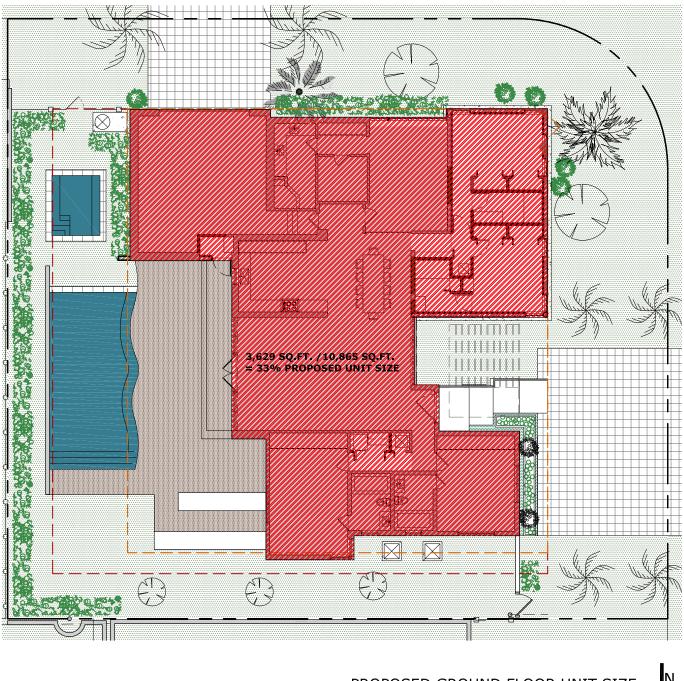
Gune Mourg

Bruce Mowry, PhD., P.E. City Engineer

cc: Tom Mooney

BB/dc







LEGEN	ID
	GROUND FLOOR UNIT SIZE
NOTE: SEE	SHEET A1.00 FOR UNIT SIZE CHART

SCALE: 1/16"

PROPOSED GROUND FLOOR UNIT	SIZE N
SCALE: 1/16" = 1'-0"	3,629 SQ.FT.

	/ISIONS	-O STUDIO, LLC lo of modern architecture I SW 74 STREET, SUITE 208 41, FL 33143 Tel 305,741,420 NSE NO. AA26002095	OMAR J. MORENO RA, RID ARCHITECT
2016	TURKELL RESIDENCE 6420 PINETREE DR CIR MIAMI BEACH, FL 33141	R+(studto ssor s MIAMI	FL LICENSE: NO. AR 93971 ISSUE DATE: 04:05:2016
			A1.01 SITE DIAGRAMS
o" 1 4	1202- TURKELL RE	SIDE	



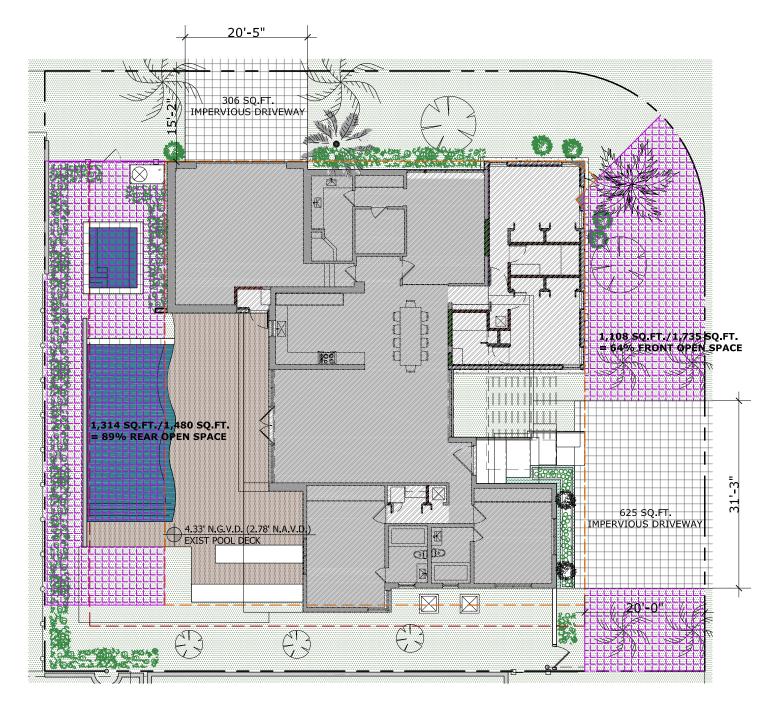


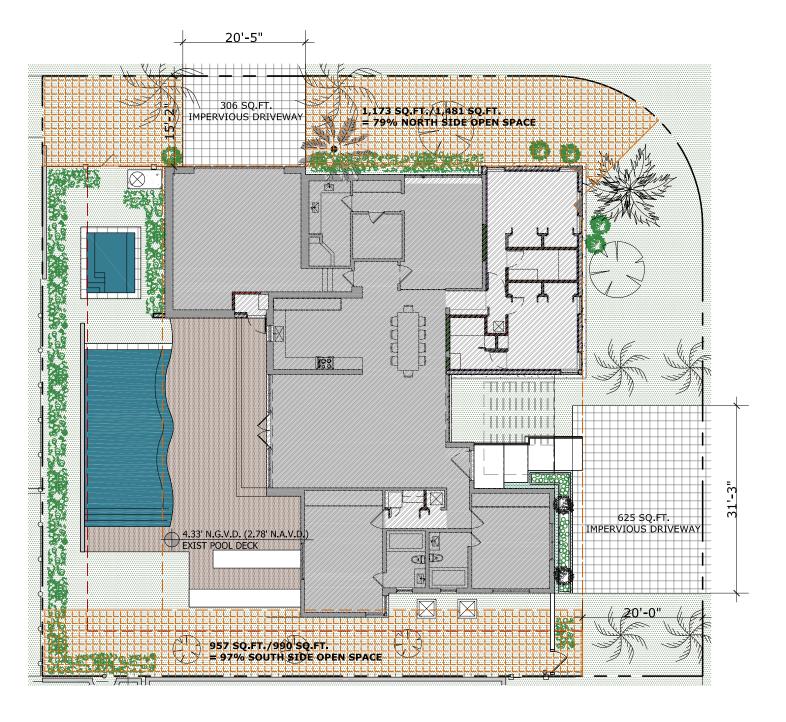
_EXISTING LOT COVERAGE	N
SCALE: 1/16" = 1'-0"	3,152 SQ.FT.

LEGEND		
	LOT COVERAGE	
	EXTERIOR AREA COUNTING TOWARDS LOT COVERAGE	
NOTE: SEE	SHEET A1.00 FOR LOT COVERAGE CHART	

PROPOSED LOT COVERAGE N SCALE: 1/16" = 1'-0" 3,928 SQ.FT.

		OMAR J. MORENO RA, RID ARCHITECT	
	TURKELL RESIDENCE	FL LICENSE: NO. AR 93971 ISSUE DATE: 04:20:2016	
16' 8' 0 16'	R+O STUDIO	A1.02 SITE DIAGRAMS	
SCALE: 1/16" = 1'-0"	141202- TURKELL RESIDENCE		





SCALE

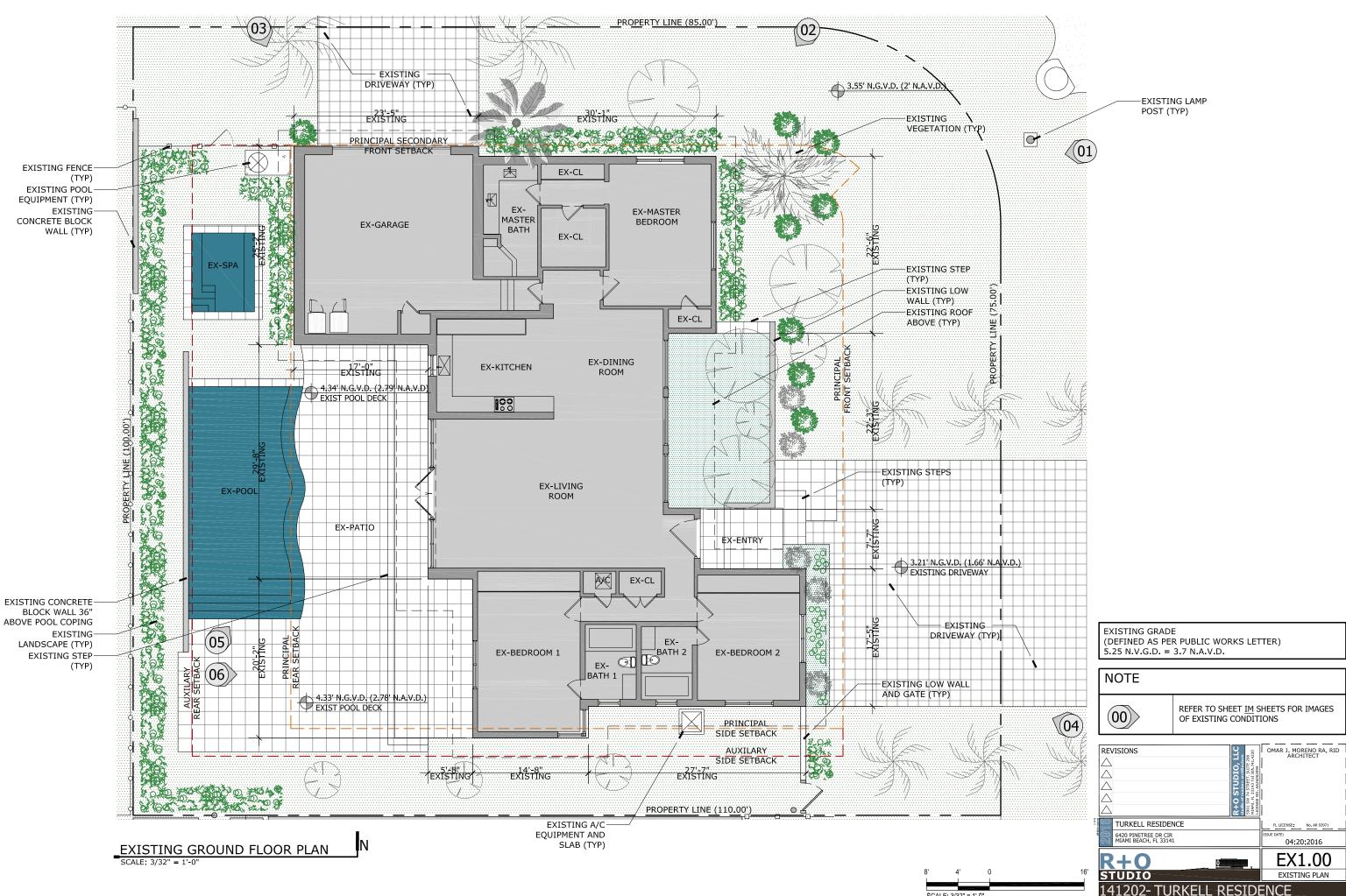
EXISTING GRADE (DEFINED AS PER PUBLIC WORKS LETTER) 5.25 N.V.G.D. = 3.7 N.A.V.D. 01 PROPOSED OPEN SPACE - FRONT AND REAR _____

EXISTING GRADE (DEFINED AS PER PUBLIC WORKS LETTER) 5.25 N.V.G.D. = 3.7 N.A.V.D.

LEGEN	ID
	FRONT AND REAR OPEN SPACE
	SIDE YARDS OPEN SPACE
NOTE: SEE	SHEET A1.00 FOR OPEN SPACE CHART

02 PROPOSED OPEN SPACE - SIDE SCALE: 1/16" = 1'-0"

		OMAR J. MORENO RA, RID ARCHITECT
990 990	FURKELL RESIDENCE 6420 PINETREE DR CIR MIAMI BEACH, FL 33141	FL LICENSE: No. AR 93971
	MIAMI BEACH, FL 33141	04:20:2016
	R+0	A1.03
0 16'	STUDIO	SITE DIAGRAMS
1/16" = 1'-0"	141202- TURKELL RESIDI	



SCALE: 3/32" = 1'-0'







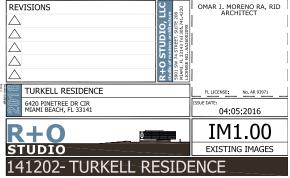


01 EXISTING SITE IMAGE

02 EXISTING SITE IMAGE







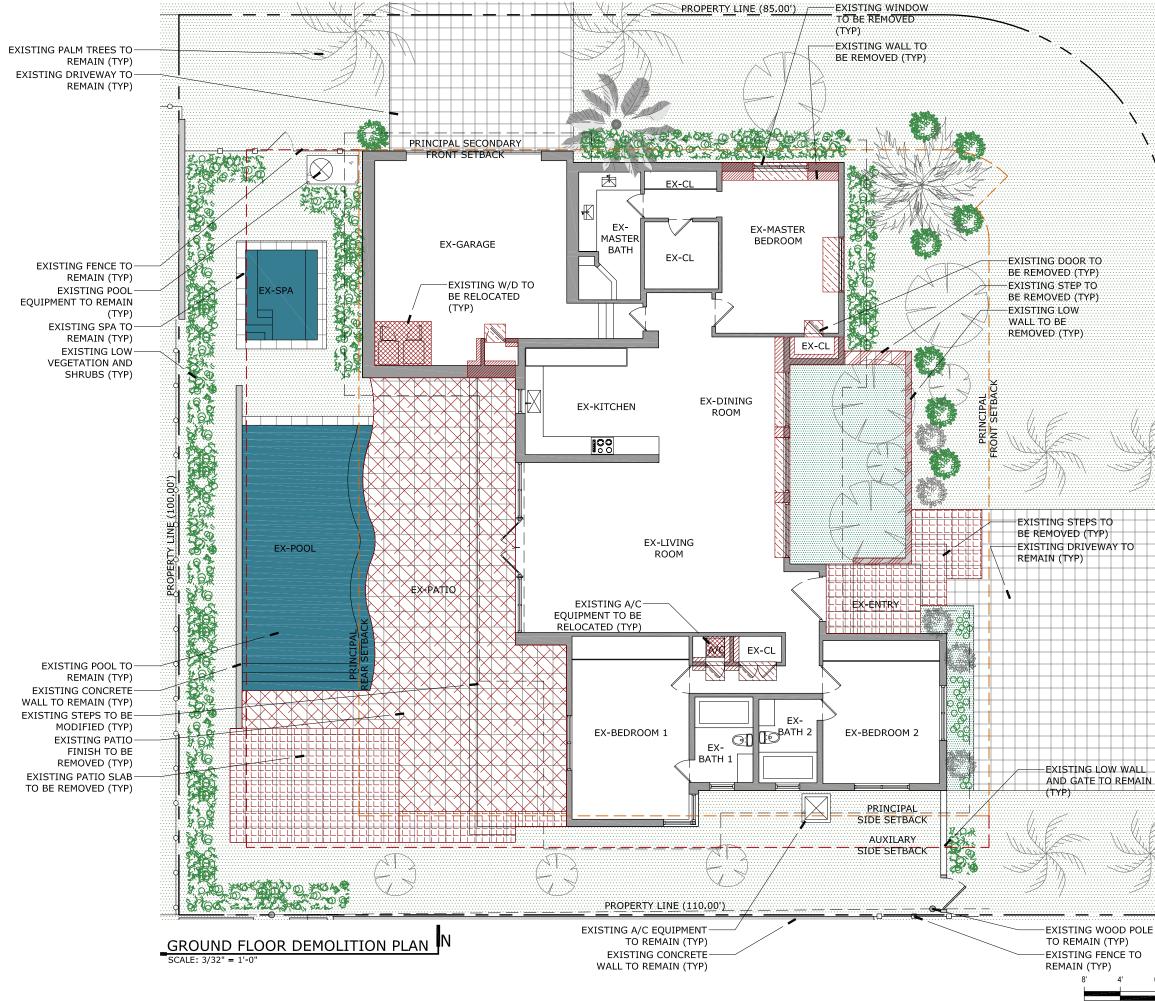




05 EXISTING SITE IMAGE

06 EXISTING SITE IMAGE

REVISIONS	OMAR J. MORENO RA, RID ARCHITECT			
	I			
	FL LICENSE No. AR 93971			
6420 PINETREE DR CIR MIAMI BEACH, FL 33141	ISSUE DATE: 04:05:2016			
R+0	IM1.01			
STUDIO	EXISTING IMAGES			
141202- TURKELL RESIDENCE				



SCALE: 3/32" = 1'-0"

DEMOLITION LEGEND

EXISTING DOOR/WINDOW TO BE DEMOLISHED AND REMOVED
EXISTING WALL TO BE REMOVED CONTRACTOR TO COORDINATE RESULTANT WALL OPENING WITH FLOOR PLAN
EXISTING EXTERIOR LOW WALL AND STEP TO BE REMOVED
EXISTING SLAB TO BE DEMOLISHED AND REMOVED
EXISTING EQUIPMENT TO BE RELOCATED
EXISTING PATIO FLOOR FINISH TO BE REMOVED

SCOPE OF WORK

DEMOLITION

1. EXISTING POOL TO REMAIN

2. CONTRACTOR TO COORDINATE SILT FENCE INSTALLATION AROUND PERIMETER OF PROPERTY PRIOR TO THE COMMENCEMENT OF DEMOLITION

3. ALL EXISTING LANDSCAPE TO BE PROTECTED UNLESS OTHERWISE NOTED

REVISIONS	OMAR J. MORENO RA, RID ARCHITECT			
G420 PINETREE DR CIR MIAMI BEACH, FL 33141	FL LICENSE: No. AR 93971 ISSUE DATE: 04:05:2016			
R+O	D1.00 DEMO PLAN			
141202- TURKELL RESIDENCE				

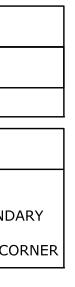
BOARD OF ADJUSTMENT

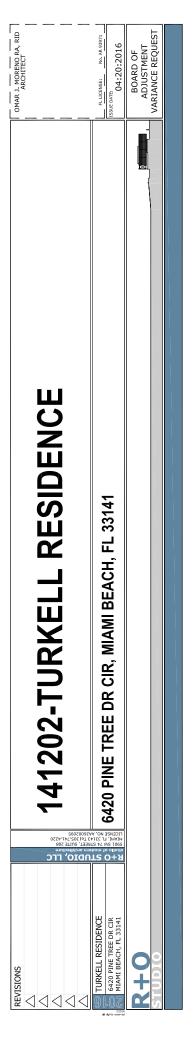
FINAL SUBMITTAL

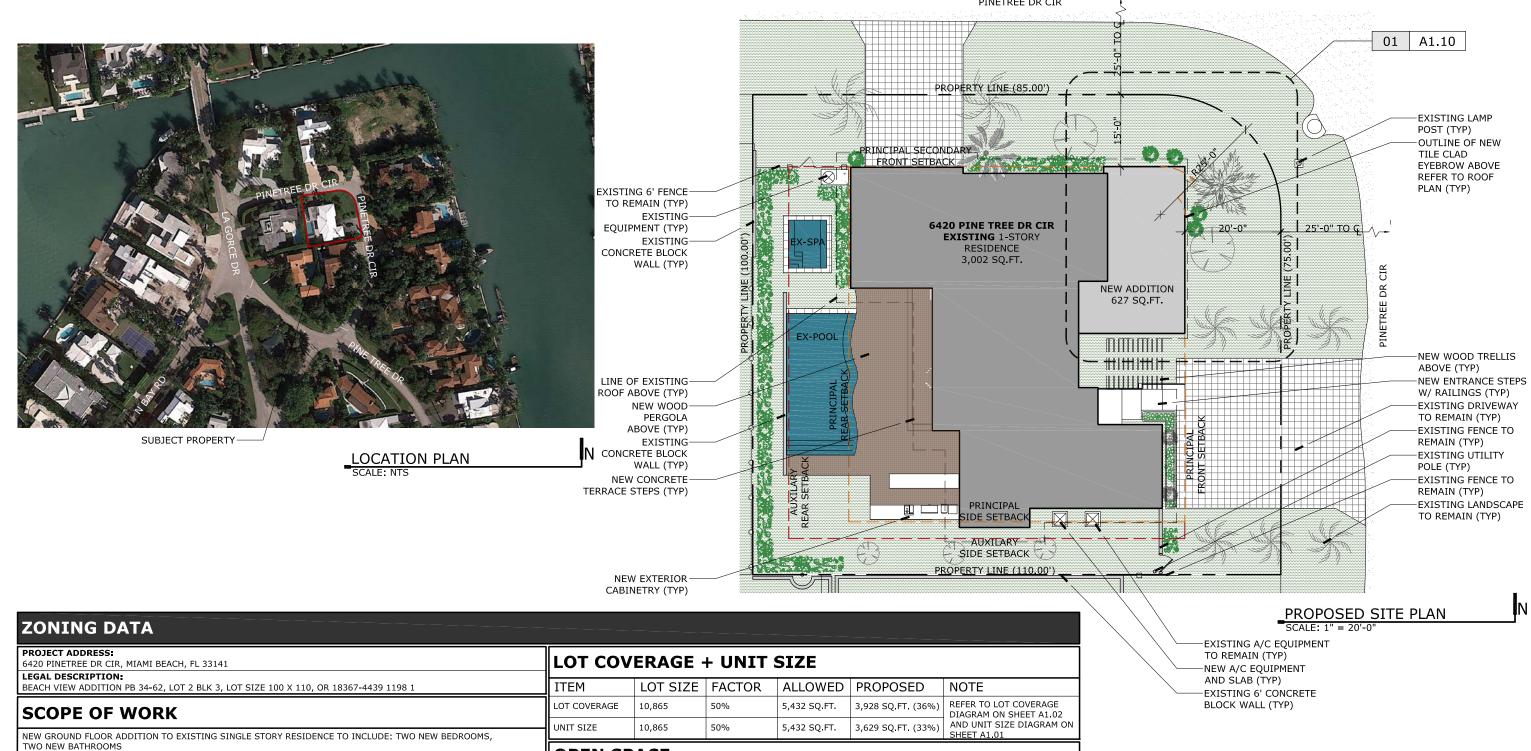
FINAL SUBMITTAL DEADLINE DATE: 04/20/2016

SCOPE OF WORK

- ADDITION AT FRONT YARD TO EXISTING RESIDENCE
- VARIANCE REQUESTED FOR PRINCIPAL FRONT SETBACK AND SECONDARY
 FRONT SETBACK DUE TO SITE HARDSHIP
 SITE HAS A LARGE CURVED PROPERTY LINE AT THE NORTHEAST CORNER



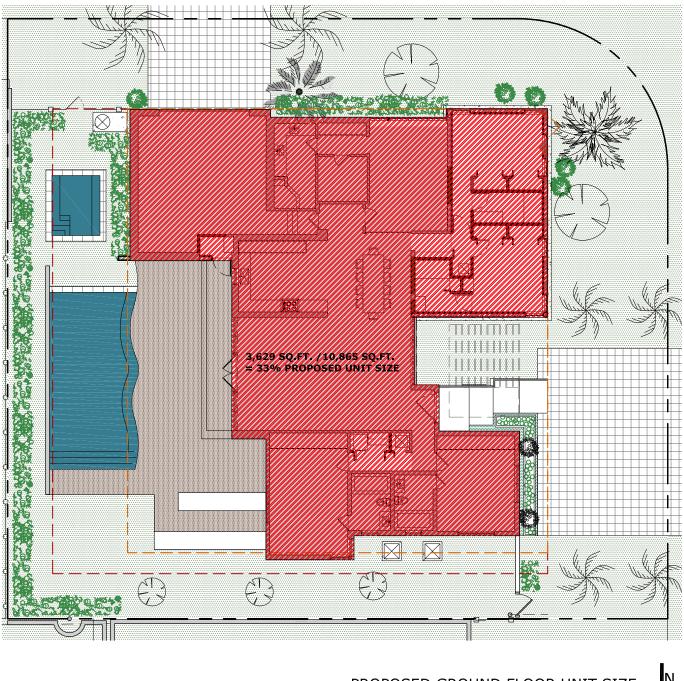




ZONING DATA								
PROJECT ADDRESS: 6420 PINETREE DR CIR, MIAMI BEACH, FL 33141		LOT COVERAGE + UNIT SIZE						
LEGAL DESCRIPTION: BEACH VIEW ADDITION PB 34-62, LOT 2 BLK 3, LO	T SIZE 100 X 110, OR 18367-4439 1198 1	ITEM	LOT SIZE	FACTOR	ALLOW	ED PROPOSE	D NOTE	
SCOPE OF WORK		LOT COVERAGE	10,865	50%	5,432 SQ.F	T. 3,928 SQ.FT.	(36%) REFER TO LOT COVERAGE DIAGRAM ON SHEET A1.02	
		UNIT SIZE 10,865	50%	5,432 SQ.F	T. 3,629 SQ.FT.			
TWO NEW BATHROOMS RENOVATION TO EXISTING RESIDENCE TO INCLUD	E: NEW HALF BATH, NEW LAUNDRY ROOM LOCATION, NEW A/C	OPEN SI	PACE					
CLOSET, NEW FRONT ENTRY STEPS, NEW OUTDOOR BBQ AREA, NEW PATIO FLOOR FINISH		ITEM REQUIRE		D	PROVIDED	NOTE		
SITE DATA		FRONT YARD 35% MIN		35% MIN		64% (1,108 SQ.FT.) REFER TO OPEN SPACE DIAGRAM 01 AND 02 IN	
NET LOT AREA	10,865 SQ.FT.	REAR YARD 70% MIN		70% MIN		89% (1,314 SQ.FT.		
BUILDING USE	RESIDENTIAL SINGLE FAMILY	SIDE YARD FACING STREET 35% MIN		35% MIN		79% (1,173 SQ.FT.)	
YEAR BUILT	1954	SETBACKS						
EXISTING BUILDING AREA	3,002 SQ.FT.			LOWED	PROVIDED	NOTE		
TOTAL NEW BUILDING AREA	3,629 SQ.FT.					20'-0"	PROPERTY LINE IS A LARGE RADIUS	
BASE FLOOD ELEVATION	ZONE AE 8 = 6.45 N.A.V.D.	PRINCIPAL BUILDING - SECONDARY FRONT		FRONT 15	5'-0"	15'-0"	CURVE AT CORNER OF STREET, REFER TO SHEET A1.10 FOR SETBACKS AT CURVE	
EXISTING FINISH FLOOR ELEVATION	7.4' N.G.V.D. = 5.85 N.A.V.D.	PRINCIPAL BUILDING - REAR		20	'-0"	23'-4" EXISTING		
EXISTING GRADE (DEFINED AS PER CMB)	5.25 N.G.V.D. = 3.7' N.A.V.D.	PRINCIPAL BUILDING - SIDE		11	'-0"	9'-9" EXISTING		
· · · ·		ACCESSORY USE- REAR		7	''-6"	7'-6"		
ADJUSTED GRADE (DEFINED AS PER CMB)	6.63 N.G.V.D. = 5.08' N.A.V.D.	ACCESSORY USE	INTERIOR SIDE	7	''-6"	7'-6"		

REVISIONS	OMAR J. MORENO RA, RID			
	1			
	FL LICENSE: No. AR 93971			
6420 PINETREE DR CIR MIAMI BEACH, FL 33141	ISSUE DATE:			
	04:20:2016			
R+O	A1.00			
STUDIO	SITE DATA			
141202- TURKELL RESIDENCE				





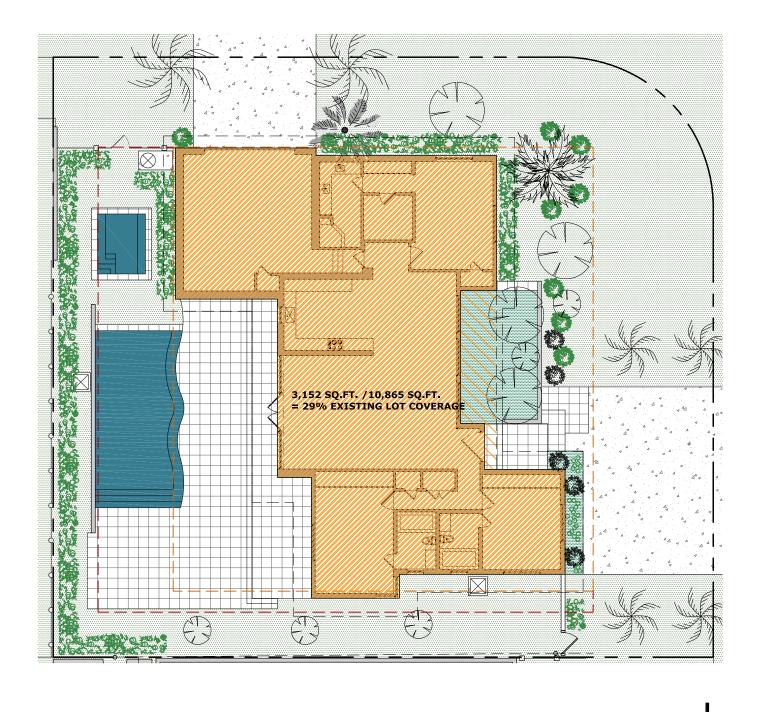


LEGEN	ID
	GROUND FLOOR UNIT SIZE
NOTE: SEE	SHEET A1.00 FOR UNIT SIZE CHART

SCALE: 1/16"

PROPOSED GROUND FLOOR UNIT	SIZE	Ν
SCALE: 1/16" = 1'-0"	3,629 SQ.FT.	

RE	/ISIONS	LLC 1re 1220 4220	OMAR J. MORENO RA, RID
$ \triangle $		14 H	ARCHITECT
		JDIO n archite EET, SUIT Tel 305.7 26002095	
		STU moder 74 STR 33143 NO. AA	
		2+0 tudlo of s901 SW MIAMI, FL	
	TURKELL RESIDENCE	N * 2 2 3	FL LICENSE: No. AR 93971
	6420 PINETREE DR CIR		ISSUE DATE:
No.	MIAMI BEACH, FL 33141		04:05:2016
R	+0	È.	A1.01
^{16'} S	TUDIO		SITE DIAGRAMS
-0" 14	1202- TURKELL RE	ESIDE	



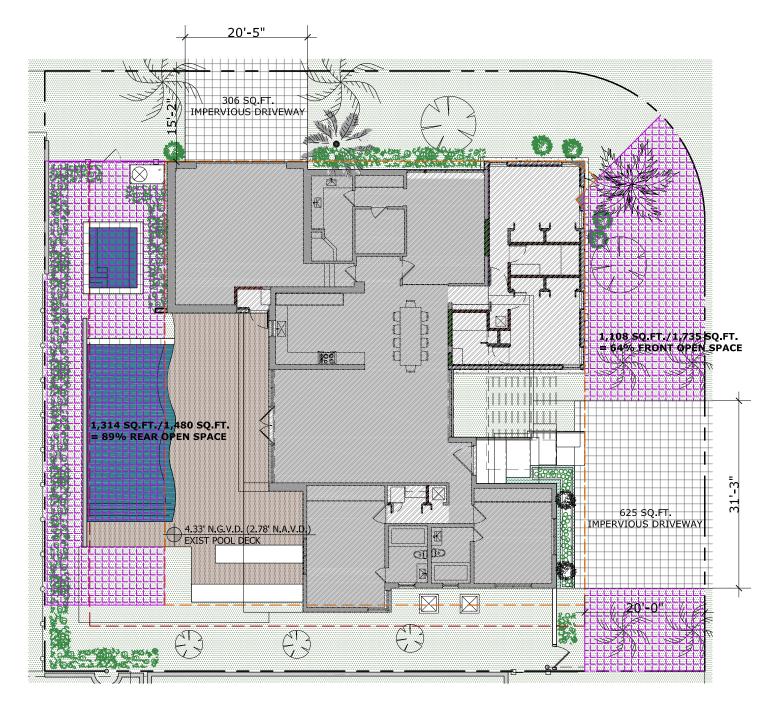


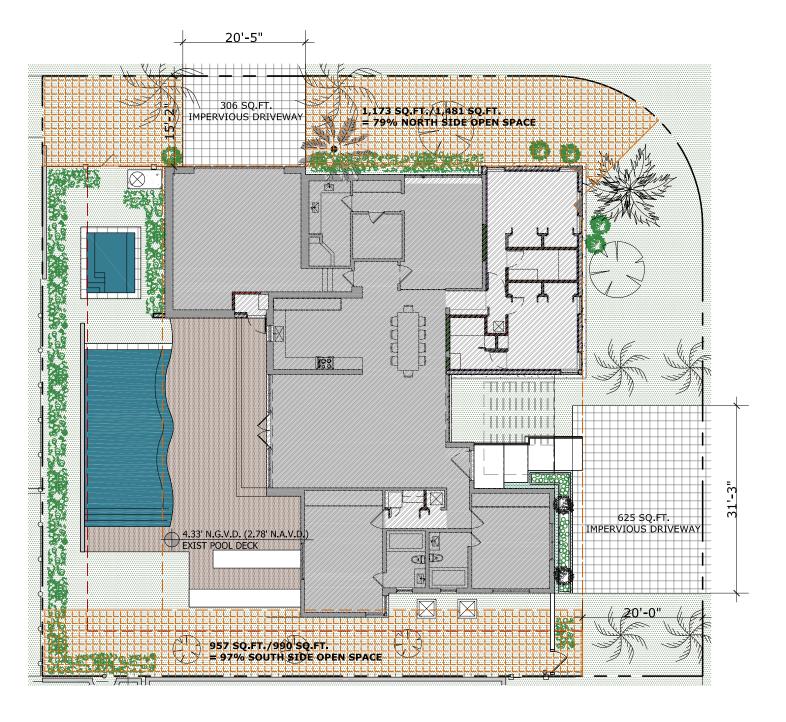
_EXISTING LOT COVERAGE	N
SCALE: 1/16" = 1'-0"	3,152 SQ.FT.

LEGEND	
	LOT COVERAGE
	EXTERIOR AREA COUNTING TOWARDS LOT COVERAGE
NOTE: SEE	SHEET A1.00 FOR LOT COVERAGE CHART

PROPOSED LOT COVERAGE N SCALE: 1/16" = 1'-0" 3,928 SQ.FT.

		OMAR J. MORENO RA, RID ARCHITECT
	TURKELL RESIDENCE	FL LICENSE: NO. AR 93971 ISSUE DATE: 04:20:2016
16' 8' 0 16'	R+O STUDIO	A1.02 SITE DIAGRAMS
SCALE: 1/16" = 1'-0"	141202- TURKELL RESIDI	





SCALE

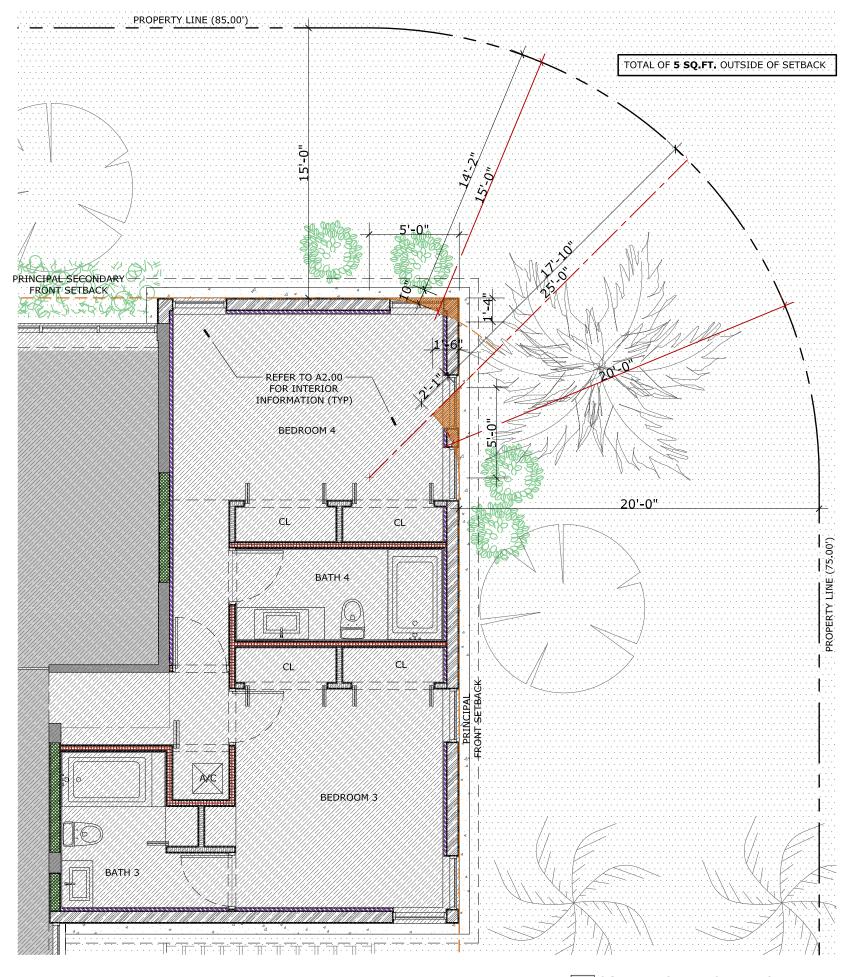
EXISTING GRADE (DEFINED AS PER PUBLIC WORKS LETTER) 5.25 N.V.G.D. = 3.7 N.A.V.D. 01 PROPOSED OPEN SPACE - FRONT AND REAR _____

EXISTING GRADE (DEFINED AS PER PUBLIC WORKS LETTER) 5.25 N.V.G.D. = 3.7 N.A.V.D.

LEGEND	
	FRONT AND REAR OPEN SPACE
	SIDE YARDS OPEN SPACE
NOTE: SEE	SHEET A1.00 FOR OPEN SPACE CHART

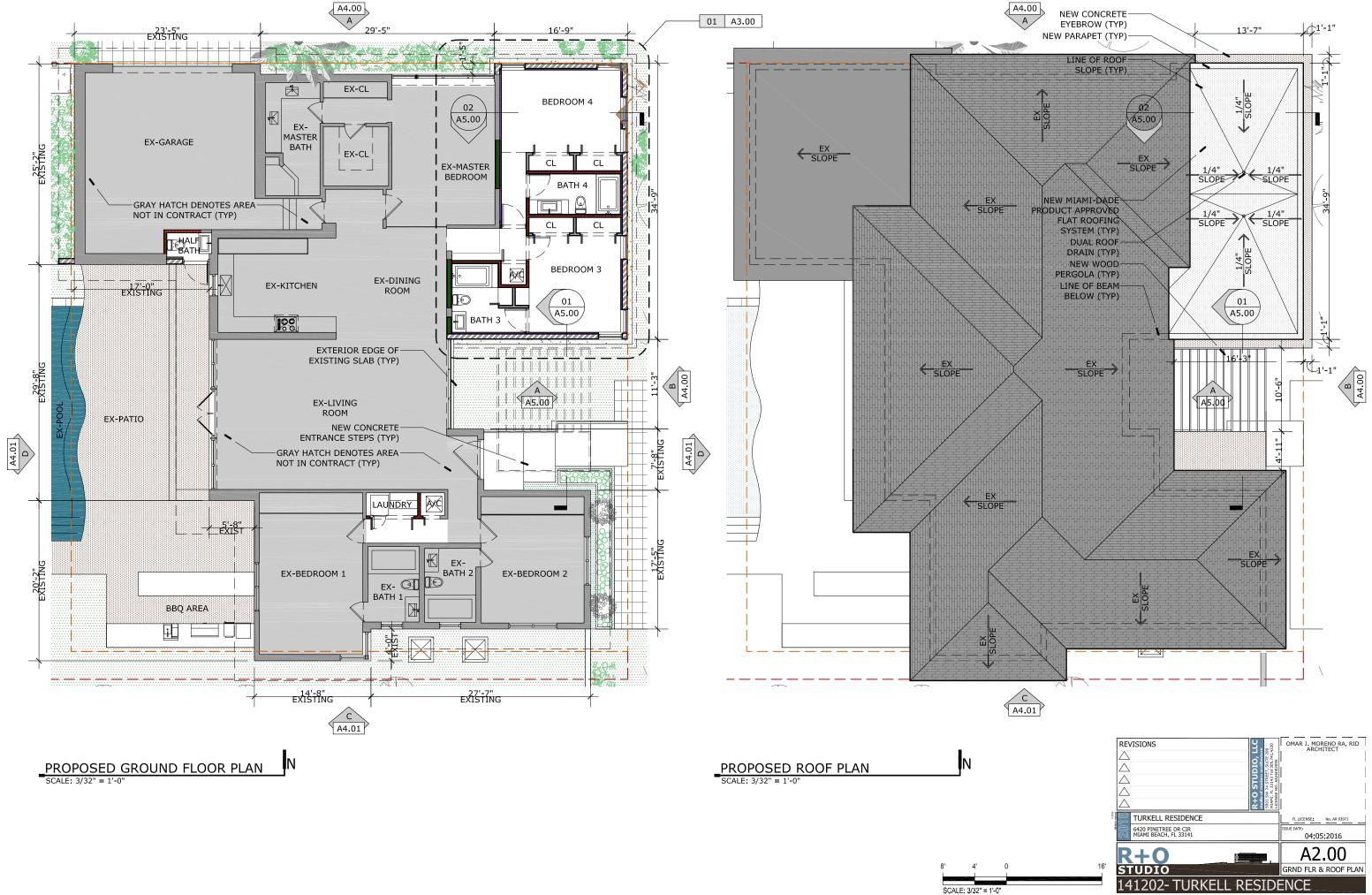
02 PROPOSED OPEN SPACE - SIDE SCALE: 1/16" = 1'-0"

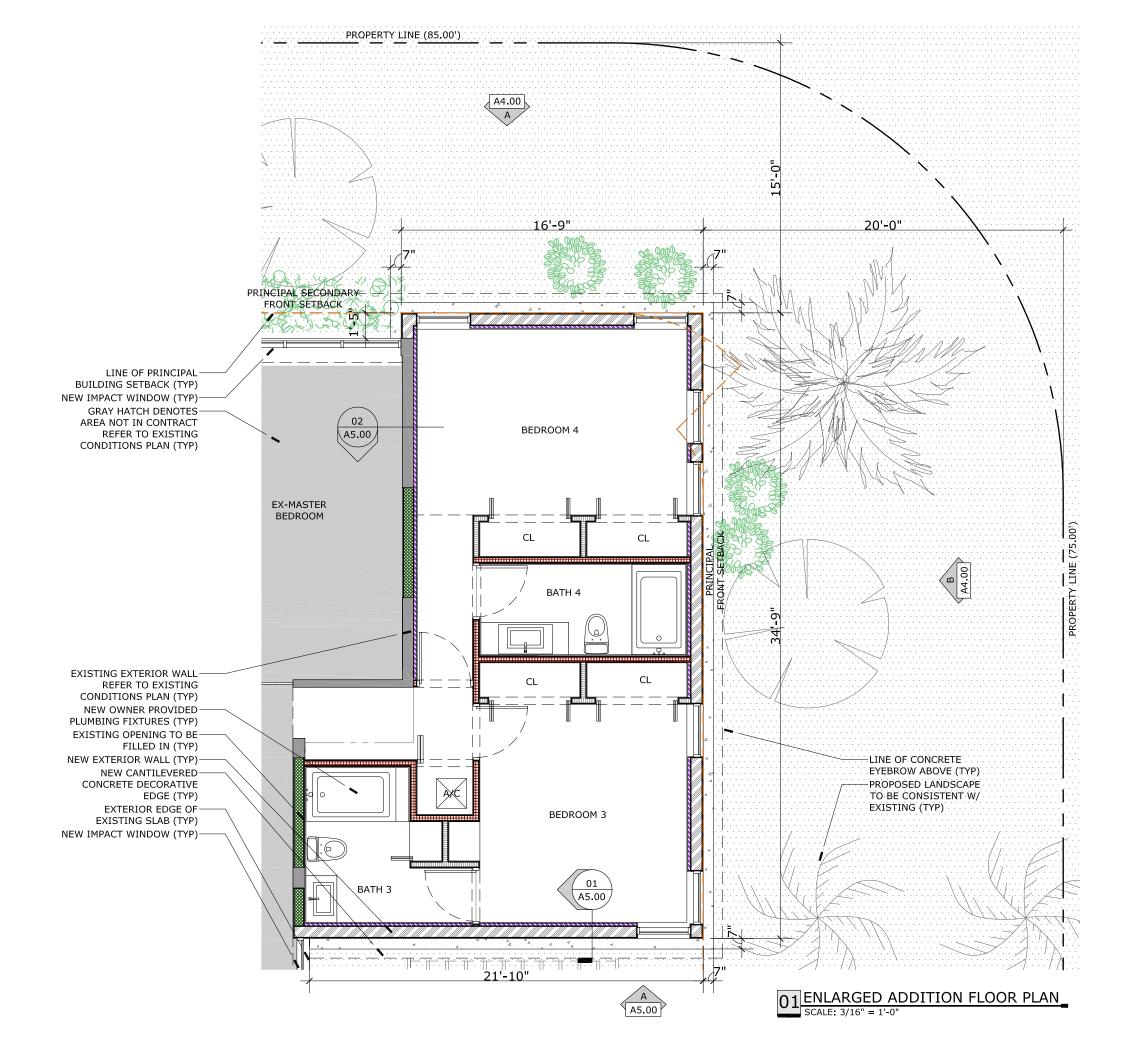
		OMAR J. MORENO RA, RID ARCHITECT
990 990	FURKELL RESIDENCE 6420 PINETREE DR CIR MIAMI BEACH, FL 33141	FL LICENSE: No. AR 93971
	MIAMI BEACH, FL 33141	04:20:2016
	R+0	A1.03
0 16'	STUDIO	SITE DIAGRAMS
1/16" = 1'-0"	141202- TURKELL RESIDI	



01 CORNER SETBACK DIAGRAM SCALE: 3/16" = 1'-0"

REVISIONS	OMAR J. MORENO RA, RID
TURKELL RESIDENCE	FL LICENSE No. AR 93971
6420 PINETREE DR CIR MIAMI BEACH, FL 33141	ISSUE DATE: 04:20:2016
R+O	A1.10 SETBACK DIAGRAM





REVISIONS	R+O STUDIO, LLC audio of modern mothetune 5001 SW 75 THEFT SUIT 208 5001 SW 75 THEFT SUIT 208 ULCENE NO. AMORODOD	OMAR J. MC ARCI	RENO RA, RID HITECT
TURKELL RESIDENCE		FL LICENSE	No. AR 93971
6420 PINETREE DR CIR MIAMI BEACH, FL 33141		ISSUE DATE: 04:2	0:2016
R+O		A3	.00
STUDIO		ENLARGED /	ADDITION PLN
141202- TURKELL	RESIDE	INCE	

SCALE: 3/16" = 1'-0"





FINISH SCHEDULE				
TAG	MATERIAL	COLOR	ITEM NAME ITEM NO	MANUFACTER, DISTRIBUTER
F 01	SMOOTH STUCCO	WHITE		
F 02	PORCELAIN TILE	TEXTURED GREY	VAPORE	VALENCIA COV
F 03	POLISHED CONCRETE	GREY		
F 04	WOOD COMPOSITE	BROWN		
F 05	PORCELAIN TILE	WHITE	WALL TILE	
F 06	PORCELAIN TILE	GREY		

	NG LANDSCAI N (TYP)		
			16' _
		SCALE: 3/32" = 1-0" REVISIONS	OMAR J. MORENO RA, RID
२/ २	SIZE		38
(5571)00			TICENSE NO. A
/ERINGS	8" X 48"		FL LICENSE No. AR 93971
		6420 PINETREE DR CIR MIAMI BEACH, FL 33141	ISSUE DATE: 04:20:2016
	119" X 39"	R+O	A4.00 ELEVATIONS
		141202- TURKELL RESID	DENCE

7.4' N.G.V.D. EXISTING FINISH FLOOR 6.63' N.G.V.D. ADJUSTED GRADE 5.25' N.G.V.D. EXISTING GRADE

MIDPOINT OF ROOF 15.28' N.G.V.D. BOTTOM OF EXISTING ROOF

8 08' N G V D	1 05	
8 08' N G V D		
	8.08' N.G.V.D.	

—F	02
— F	03

PRODUCT APPROVED					
ROOFING SYSTEM	(TYP)				
	. ,				
— F 04					

-EXISTING MIAMI-DADE

7.4' N.G.V.D. EXISTING FINISH FLOOR 6.63' N.G.V.D. ADJUSTED GRADE 5.25' N.G.V.D. EXISTING GRADE

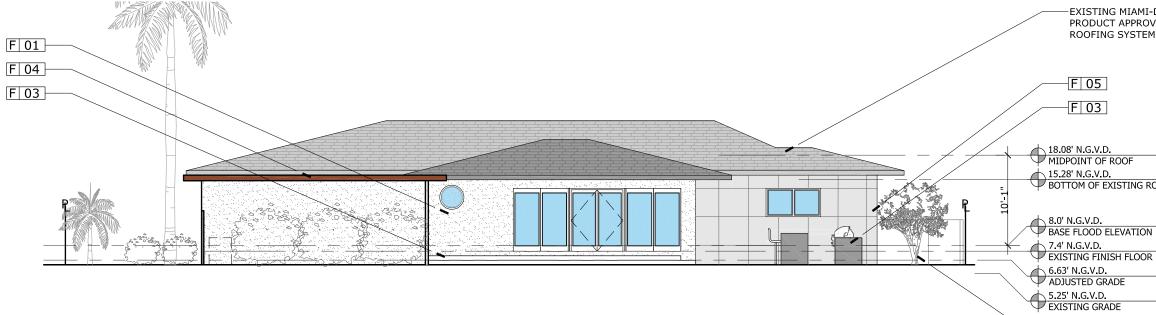
-EXISTING LANDSCAPE TO REMAIN (TYP)

15.28' N.G.V.D. BOTTOM OF EXISTING ROOF

18.08' N.G.V.D. MIDPOINT OF ROOF

EXISTING MIAMI-DADE PRODUCT APPROVED ROOFING SYSTEM (TYP)





D WEST ELEVATION SCALE: 3/32" = 1'-0"

-EXISTING LANDSCAPE TO REMAIN (TYP)

FINIS	H SCHEDULE					SCALE: 3/32" = 1'-0"	
TAG	MATERIAL	COLOR	ITEM NAME ITEM NO	MANUFACTER/ DISTRIBUTER	SIZE		OMAR J. MORENO RA, RID ARCHITECT
F 01	SMOOTH STUCCO	WHITE					l i
F 02	PORCELAIN TILE	TEXTURED GREY	VAPORE	VALENCIA COVERINGS	8" X 48"		
F 03	POLISHED CONCRETE	GREY				6420 PINETREE DR CIR MIAMI BEACH, FL 33141	FL LICENSE: No. AR 93971 ISSUE DATE: 0.4.20.2010
F 04	WOOD COMPOSITE	BROWN					04:20:2016
F 05	PORCELAIN TILE	WHITE	WALL TILE		119" X 39"		ELEVATIONS
F 06	PORCELAIN TILE	GREY				141202- TURKELL RESID	

4' 0

8'

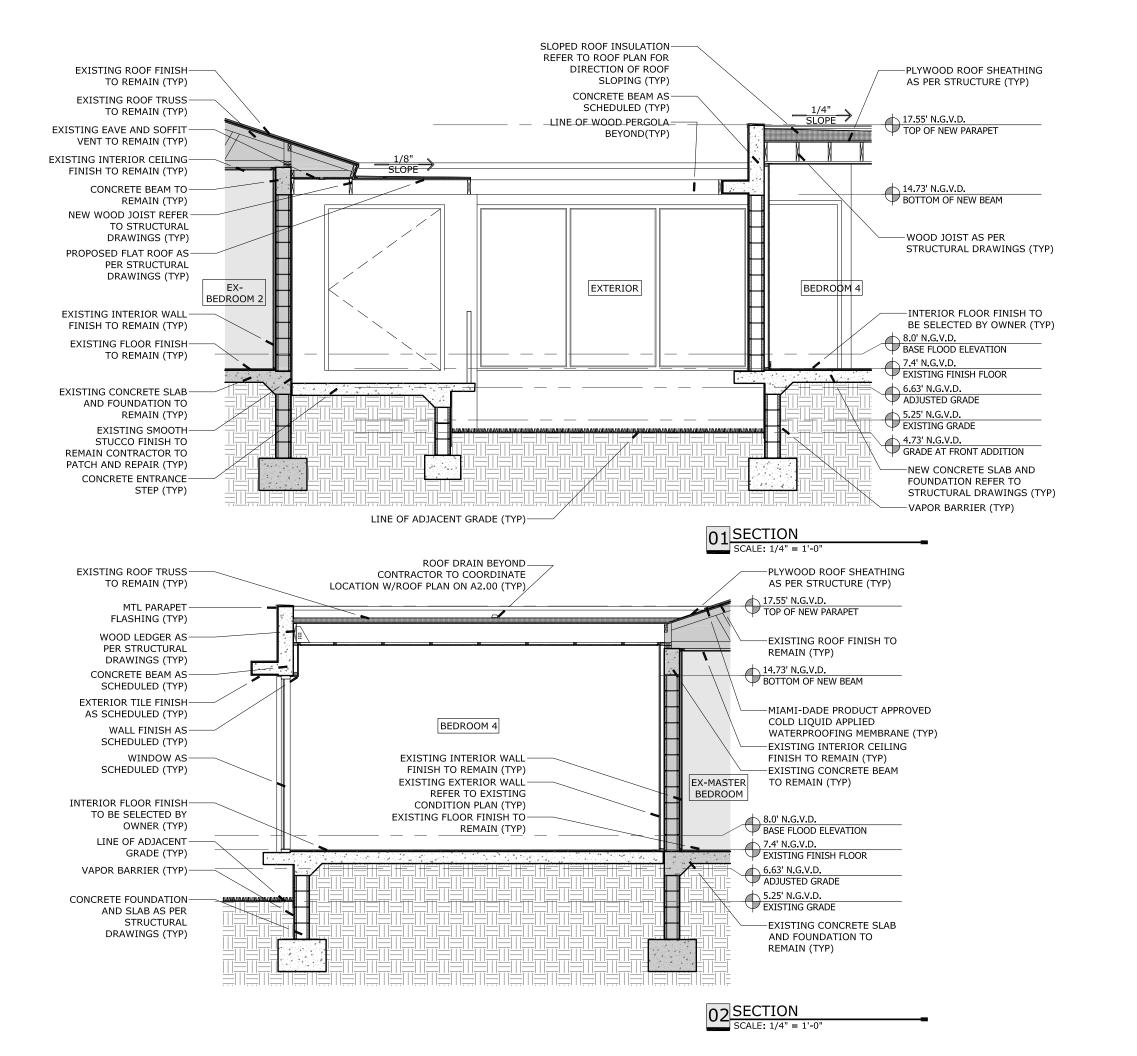
16'

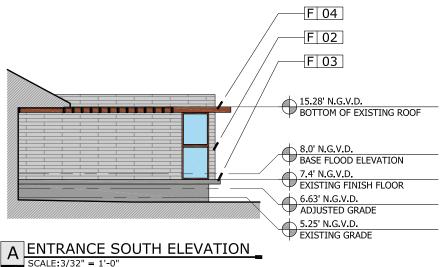
15.28' N.G.V.D. BOTTOM OF EXISTING ROOF

-EXISTING MIAMI-DADE PRODUCT APPROVED ROOFING SYSTEM (TYP)

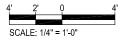
-EXISTING LANDSCAPE TO

-EXISTING MIAMI-DADE PRODUCT APPROVED ROOFING SYSTEM (TYP)





REVISIONS	OMAR J. MORENO RA, RID ARCHITECT				
TURKELL RESIDENCE 6420 PINETREE DR CIR MIAMI BEACH, FL 33141	FL LICENSE: No. AR 93971 ISSUE DATE: 04:05:2016				
R+O	A5.00				
141202- TURKELL RESIDENCE					







A 6465 PINE TREE DRIVE CIR

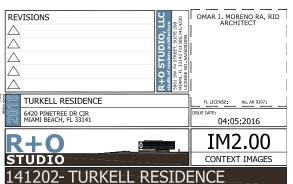
B 6417 PINE TREE DRIVE CIR EAST PROPERTY



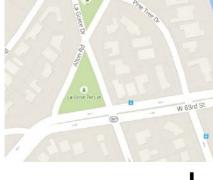


D 6461 PINE TREE DRIVE CIR WEST PROPERTY

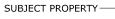














STUDIO OF MODERN ARCHITECTURE

Turkell Residence

6420 Pinetree Drive Circle Miami Beach, FL 33141

Board of Adjustment Meeting: 03 June 2016

BOA File No: 3809	Final Submittal	20 April 2016
		-

BOA Application Review Comments:

1. Provide a narrative responding to all comments by final submittal. Note that the application may not be placed on the June 3, 2016 agenda if it is not substantially complete.

Attached.

- Checklist shall include the address of the property be signed and returned to the Department as part of the application submittal. *Attached.*
- 3. Lot area shall be included in the survey. Please refer to the Survey. "Lot Size 10,865 sq.ft." is located on page 2, next to the curved property line.
- Grade shall be certified by the Public Works Department as no sidewalk exists at the front of the property. *Please see attached Public Works Letter for the defined "grade" elevation of* 3.70' N.A.V.D.
- 5. Tree survey shall be provided. As per the checklist revised and signed by Michael Belush, and further discussed with Irina Villegas, a tree survey will not be required for this application.
- 6. Site plan shall be enlarged and indicate with dimensions the proposed side setback and front setback for the variances requested. Please refer to Enlarged Addition Site Plan on Sheet A1.10.
- 7. Proposed detailed floor plan shall be enlarged to no more than one floor plan per page and indicate location of the property lines. *Please refer to Enlarged Addition Floor Plan on Sheet A3.00.*
- 8. Lot coverage and unit size diagrams and calculations shall be revised. Enlarge diagrams to show building walls and to include no more than two diagrams per page. Indicate area calculations on diagrams.

Please refer to Lot Coverage, Unit Size and Open Space charts under General Data on Sheet A1.00. Also refer to Revision 1, Unit Size Diagrams on Sheet A1.01, Lot Coverage Diagrams on Sheet A1.02, and Open Space Diagrams on Sheet A1.03.

 Portions of the new covered terrace that exceeds 10 feet from the building walls must be included in the lot coverage and unit size calculations <u>only</u> if such area exceeds 2% of the lot area.

> Please note that all work at the rear patio slab and roof have been removed from the project scope, only new BBQ area and floor finish. Drawings have been revised to show existing rear conditions, new BBQ area, new floor finish, and the calculations have been updated. Please refer to Lot Coverage and Unit Size chart under General data on Sheet A1.00. Also refer to Unit Size Diagrams on Sheet A1.01 and Lot Coverage Diagrams on Sheet A1.02.

 Open space diagrams shall be separate for the front yard, each side yards and rear yard. Indicate area calculation on diagrams. Indicate dimensions of driveway and areas of all impervious surfaces.

Please refer to Open Space Diagrams on Sheet A1.03.

- 11. In elevation drawings roof of the existing house appears to be disproportioned in reference to the photographs provided. Revise drawings and provide building height from flood elevation to the mid-point of the highest roof. Please refer to Elevations on Sheet A4.00 and A4.01.
- 12. Provide open space diagram within the required rear yard (20 feet) showing calculation of areas and indicating elevation of existing grade, pool deck and pool walls.

Please note that all work at the rear patio slab and roof have been removed from the project scope, only new BBQ area and floor finish. Drawings have been revised to show existing rear conditions, new BBQ area, new floor finish, and the calculations have been updated. Please refer to Open Space Diagrams on Sheet A1.03.

13. Landscape plan of the entire site shall be provided identifying existing and proposed landscape material.

As per the checklist revised and signed by Michael Belush, and further discussed with Irina Villegas, a landscape plan will not be required for this application.

14. Indicate existing grade and pool deck elevations within the required rear yard.

Please note that all work at the rear patio slab and roof have been removed from the project scope, only new BBQ area and floor finish. Drawings have been revised to show existing rear conditions, new BBQ area, new floor finish, and the calculations have been updated. Please refer to Existing Ground Floor Plan on Sheet EX1.00.

BOARD OF ADJUSTMENT CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 6420 Pine Tree Drive Circle.

- **FILE NO.** ZBA0416-0002 f/k/a 3809
- **IN RE:** The application for variances to reduce the required street side and front setbacks for the construction of a one-story addition to the existing single story residence.

LEGAL DESCRIPTION: Lot 2, Block 3 of "Beach View Addition", According to the Plat Thereof, as recorded in Plat Book 34 at Page 62 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: June 3, 2016.

ORDER

The applicants, Jaret Turkell & Jennifer Wolper, filed an application with the Planning Department for the following variances for the construction of a one-story addition to the existing single story residence:

- 1. A variance to reduce by 1'-2" the minimum required street side setback of 15'-0" in order to construct a one story addition at the front of the existing home with a minimum setback of 13'-10" from the side property line facing Pine Tree Drive Circle.
- 2. A variance to reduce by 2'-2" the minimum required front setback of 20'-0" in order to construct a one story addition at the front of the existing home with a minimum setback of 17'-10" from the front property line facing Pine Tree Drive Circle.

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. 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.
 - 2. During construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front and the first 5'-0" of the required street side yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front and street side of the property. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
 - 3. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- e. Canopy shade trees as required by code should be provided in the public ROW subject to the review and approval of the Urban Forestry Division and the Planning Department.
- f. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.
- g. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- h. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- i. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- j. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with

landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

- I. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 4. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- 5. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- 6. The applicant shall comply with all conditions imposed by the Public Works Department.
- 7. 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.
- 8. The conditions of approval herein are binding on the applicant, the property's owners and all successors in interest and assigns.
- 9. The final 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.
- 10. 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(s) granted herein.
- 11. The Final Order shall be recorded in the Public Records of Miami-Dade County, 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(s) Approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B (Condition Nos. 1-11, 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 "Turkell Residence" as prepared by R+O

Studio, signed and sealed April 26, 2016, 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 ______ day of ______, 2016.

BOARD OF ADJUSTMENT CITY OF MIAMI BEACH, FLORIDA

BY:

Michael Belush, AICP Planning and Zoning Manager For the Chair

dav

of

STATE OF FLORIDA) COUNTY OF MIAMI-DADE) The foregoing instrument was acknowledged before me this ______, ____, by Michael Belush, Planning and Zoning M

_____, by Michael Belush, Planning and Zoning Manager 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: Print Name: Notary Public, State of Florida My Commission Expires: Commission Number:

Approved As To Form:			
City Attorney's Office ()		
Filed with the Clerk of the Board of Adjustme	ent on	()

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PLANNING DEPARTMENT

BOARD OF ADJUSTMENT STAFF REPORT

FROM: Thomas R. Mooney, AICP Planning Director

DATE: June 03, 2016 Meeting

RE: File No. ZBA0416-0002 f/k/a 3809 6420 Pine Tree Drive Circle – <u>Single Family Residence</u>

The applicants, Jaret Turkell & Jennifer Wolper are requesting variances to reduce the required street side and front setbacks for the construction of a one-story addition to the existing single story residence.

STAFF RECOMMENDATION:

Approval of the variance(s) with conditions.

LEGAL DESCRIPTION:

Lot 2, Block 3 of "Beach View Addition", According to the Plat Thereof, as recorded in Plat Book 34 at Page 62 of the Public Records of Miami-Dade County, Florida.

SITE DATA:

Zoning -	RS-3	Year Cor
Future Zoning-	RS	Architect
Lot Size -	10,865 SF	Vacant L
Lot Coverage		Demolitic
Existing-	3,152 SF / 29%	
Proposed-	3,928 SF / 36%	
Maximum-	5,432 SF / 50%	
Unit size		
Existing-	3,002 SF / 27%	
Proposed-	3,629 SF / 33%	
Maximum-	5,432 SF / 50%	
Height		
Existing-	~10'-0"	
Proposed-	same	
Maximum-	18'-0" one-story sloped roof	

EXISTING STRUCTURE:

Year Constructed	l: 1954
Architect:	W.W.Baggesen
Vacant Lot:	No
Demolition:	Partial

THE PROJECT:

The applicant has submitted documents and plans entitled "Turkell Residence" as prepared by R+O Studio, signed and sealed April 26, 2016.

The applicant is proposing a one-story addition to the front of the single family home including variances from the minimum required street side and front setbacks.

The applicant is requesting the following variance(s):

- 1. A variance to reduce by 1'-2" the minimum required street side setback of 15'-0" in order to construct a one story addition at the front of the existing home with a minimum setback of 13'-10" from the side property line facing Pine Tree Drive Circle.
 - Variance requested from:

<u>Sec. 142-106. Setback requirements for a single-family detached dwelling.</u> The setback requirements for a single-family detached dwelling in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows: (2)Side yards: b. Side, facing a street. Each required side yard facing a street shall be no less than ten percent of the lot width or 15 feet, whichever is greater.

The applicant is proposing a one story addition to the front of the house with a street side setback of 15 feet, as required by the Code. However, a small triangular portion of the corner walls encroach into the required side yard due to the rounded configuration of the lot lines at the corner. Most corner lots have a similar condition where the portion at the intersecting streets is dedicated to the public right-of way, reducing the area of the property and creating required yards with an irregular shape where the front and side setback lines intersect. Based on this lot condition, staff finds that the shape of the lot at the corner create the practical difficulties that justify this variance request.

- 2. A variance to reduce by 2'-2" the minimum required front setback of 20'-0" in order to construct a one story addition at the front of the existing home with a minimum setback of 17'-10" from the front property line facing Pine Tree Drive Circle.
 - Variance requested from:

Sec. 142-106. Setback requirements for a single-family detached dwelling.

The setback requirements for a single-family detached dwelling in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows: (1)Front yards: The minimum front yard setback requirement for these districts shall be 20 feet.

The existing house and proposed addition are setback 20'-0" from the front property line except for a small portion at the corner of the site, similar to the previous variance request. Because the setbacks are measured parallel from the property lines, the intersection of the required side and front setback lines result in an odd shaped area that affect a triangular piece of the front facade of the building. The majority of the building complies with the required front setback and staff is supportive of this variance request due to its minor impact. Staff finds that the applicant's request satisfies the practical difficulties criteria for the variance requested.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board of Adjustment finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

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.

COMPLIANCE WITH ZONING CODE:

The application, as submitted, appears to be consistent with the applicable requirements of the City Code, with the exception of the variance(s) requests herein. This shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

STAFF ANALYSIS:

The subject site containing a one story home constructed in 1954 is a corner lot located in a block containing only 4 single family properties surrounded by a street. The applicant is proposing improvements to the property including reduction of pavement within the rear yard, interior and exterior alterations and an attached addition to the corner facing the streets. The construction of the new structure requires two variances for the reduction of the front and street side setbacks. The majority of the house complies with all required setbacks and the open landscape space requirement. The lot coverage and unit size proposed are

well below the maximum permitted for a one-story structure. Staff finds that the variances requested are the minimum necessary to upgrade the property to more current living standards with a modest increase in area and minimize the alteration to the existing single family home.

Due to the minor impact of the variances requested, the proposed addition would not be injurious or detrimental to the neighboring properties. The applicant submitted a letter of support with signatures of several property owners, including the most affected neighbor at 6461 Pine Tree Drive Circle indicating no objections to the project as proposed.

In summary, the location and configuration of the lot with the rounded shape at the corner, reduces the available area for development as compared to other standard rectangular lots and creates the practical difficulties that justify the variances requested. For these reasons, staff recommends approval of the variances as proposed.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends **<u>approval</u>** of the variance(s) as requested, subject to the following conditions:

- 1. 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.
- 2. During construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front and the first 5'-0" of the required street side yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front and street side of the property. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- 3. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.

- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- e. Canopy shade trees as required by code should be provided in the public ROW subject to the review and approval of the Urban Forestry Division and the Planning Department.
- f. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.
- g. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- h. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- i. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- j. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- I. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent

with the site and landscape plans approved by the Planning Department for Building Permit.

- 4. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- 5. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- 6. The applicant shall comply with all conditions imposed by the Public Works Department.
- 7. 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.
- 8. The conditions of approval herein are binding on the applicant, the property's owners and all successors in interest and assigns.
- 9. The final 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.
- 10. 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(s) granted herein.
- 11. The Final Order shall be recorded in the Public Records of Miami-Dade County, <u>prior</u> to the issuance of a Building Permit.

TRM:MAB:IV F:\PLAN\\$zba\RECOMM\3809 June 3 2016 - 6420 Pine Tree Drive Circle - street side - front setbacks.docx

MIAMIBEACH LAND USE BOARDS

PROPERTY: 6650 Allison Road

FILE NO. ZBA 0416-0001 f/k/a 3810

APPLICANT:

Todd Glaser

MEETING DATE: 6/3/2016

LEGAL DESCRIPTION:

INDIAN CREEK SUB PB 31-75 LOTS 27 LOT SIZE 24673 SQ FT OR 20780-4052 10 2002 1 COC 24850-4746 08 2006 1

IN RE:

Variance from a Provision of the Land Development Regulations

PRIOR ORDER NUMBER:

ATTACHMENTS:

	Description	Туре
۵	APPLICATION DOCUMENTS	Memo
۵	SUPPLEMENTAL DOCUMENTS	Memo
۵	EXISTING CONDITION PLANS	Memo
D	PROPOSED PROJECT	Memo
۵	LANDSCAPE PLAN	Memo
۵	BOARD ORDER	Memo
D	STAFF REPORT	Memo

BOA # 38/0

RECEIVED

MIAMI BEACH

2016 APR -5 PM 2: 38 PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2^{MD} FLOOR MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV 305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

BOARD OF ADJUSTMENT

- ☑ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- APPEAL OF AN ADMINISTRATIVE DECISION

DESIGN REVIEW BOARD

- DESIGN REVIEW APPROVAL
- □ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

HISTORIC PRESERVATION BOARD

- □ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- □ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- □ HISTORIC DISTRICT / SITE DESIGNATION
- □ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

D PLANNING BOARD

- CONDITIONAL USE PERMIT
- LOT SPLIT APPROVAL
- AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

FLOOD PLAIN MANAGEMENT BOARD

FLOOD PLAIN WAIVER

SUBJECT PROPERTY ADDRESS: 6650 Allison Road

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3211-003-0250

 1. APPLICANT:
 □ OWNER OF THE SUBJECT PROPERTY
 □ TENANT
 □ ARCHITECT
 □ LANDSCAPE ARCHITECT

 □ ENGINEER
 □ CONTRACTOR
 ☑ OTHER
 Contract purchaser

ADDRESS 3681 Flamingo Drive, Miami Beach, FL 33140		
BUSINESS PHONE (786) 208-2124		
E-MAIL ADDRESS tmgeng64@aol.com		
OWNER IF DIFFERENT THAN APPLICANT:		
ADDRESS 7378 SW 48th Street, Suite B, Mi	ami Beach, El. 33155	
BUSINESS PHONE (305) 667-4261		
E-MAIL ADDRESS		
2. AUTHORIZED REPRESENTATIVE(S):		
X ATTORNEY:		
NAME Michael W. Larkin & Matthew Amstei	r Bercow Radell & Fernandez PLLC	
ADDRESS 200 S. Biscayne Blvd, Suite 850, M		
	CELL PHONE	
E-MAIL ADDRESS	& mamster@brzoninglaw.com	
NAMEADDRESS		
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ADDRESS	CELL PHONE CELL PHONE ENGINEER CONTRACTOR OTHER: Imi, FL 33138 CELL PHONE	

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

Request for variances in lot coverage, and pertaining to accessory structures. Please see letter of intent for more details.

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

 ▲ YES

 □ NO

 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION

 ▲ YES

 □ NO

 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE)

 9,100

 SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$_____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2–482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

3

IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT, EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL. RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (1) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.

WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: CONNER OF THE SUBJECT PROPERTY

SIGNATURE:	Ch-		
PRINT NAME:	Adam	Louin	

FILE NO.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF

COUNTY OF

N/A , being first duly sworn, depose and certify as follows: (1) I am the owner of the ١. property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

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

NOTARY SEAL OR STAMP

My Commission Expires:

NOTARY PUBLIC PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY (Circle one)

STATE OF Florida

COUNTY OF Miami-Dade

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

SIGNATURE

5

Swom to and subscribed before me this _____ day of ______, 20 16. The foregoing instrument was acknowledged before me by A DROM LAMINTAN, SOLE MEANINEL OF GENTRE CAPETRE, on behalf of such entity, who has produced as identification and/or is personally known to me and who did/did not take an oath. ACQUISITIONS COR

NOTARY SEAL OR STAMP:



PRINT NAME

NOTARY PUBLIC

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I. <u>ADAM LAMISED</u>, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application.(2) I hereby authorize <u>Michael Latkin & Matthew Amster, BRF, PLLC</u> to be my representative before the <u>BOA</u> Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

ADAM LAMNEN

PRINT NAME (and Title, if applicable)

<u> </u>	
	SIGNATURE

6

Sworn to and subscribed before byATAMAMA	me this <u>day of APMEL</u> , 2016. The foregoing instrument was acknowledged before me <u>SOVE WEWBERL</u> of <u>GENTAL</u> who has produced as
	known to me and who did/did not take an oath. ACQUESTICANS COM 1 11
NOTARY SEAL OR STAMP	prossession THU
My Commission Expires	ROBERT M. CHISHOLM NOTARY PUBLIC Notary Public - State of Florida Commission # FF 206838 My Comm. Expires Apr 26, 2019
	Bonded through National Notary Assn. PRINT NAME

CONTRACT FOR PURCHASE

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

DATE OF CONTRACT
% OF STOCK
100%

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.

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida COUNTY OF Miami-Dade

I,______, being duly sworn and deposed, certify as follows: (1) I am the owner or authorize<u>Michael W. Larkin & Matthew Amster</u>, BRF to be my representative before the <u>BOA</u> board. (2) I hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of the hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Todd Glaser

PRINT NAME (and Title, if applicable)

by	
identification and/or is personally known to me and who did/did not take an oath.	
NOTARY SEAL OR STAMP Notary Public - State of Florida My Comm. Expires Aug 10, 2018 Commission # FF 11349NOTARY FUELIC	1
My Commission Expires	-

CONTRACT FOR PURCHASE

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

N/A

NAME

NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT

6

SIGNATURE

% 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.

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Gemini Capital Acquisitions Corp.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

Adam Lamnin	
c/o Robert Chisholm P.A.	
7378 SW 48th Street, Suite B	
Miami, FL 33155	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

100%

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO._____

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION <u>DISCLOSURE OF INTEREST</u>

2. TRUSTEE

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

TRUST NAME

NAME AND ADDRESS

% INTEREST

NOTE: Notarized signature required on page 9

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Michael W. Larkin & Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami, FL	(305) 374-5300
b.	Ralph Choeff	8425 Biscayne Blvd, Suite 201, Miami, FL	(305) 434-8338
C.			

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

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

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

APPLICANT AFFIDAVIT

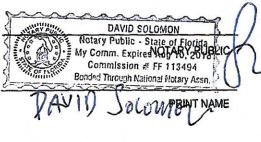
STATE OF Florida COUNTY OF Miami-Dade

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

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

My Commission Expires:



FILE NO.

SIGNATURE

Exhibit A

Legal Description

Lot 27, INDIAN CREEK SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 02-3211-003-0250

6

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DIRECT LINE: (305) 377-6236 E-Mail: MAmster@BRZoningLaw.com

VIA HAND DELIVERY

April 20, 2016

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

Re: Request for Variance Approvals for Single-Family Home located at 6650 Allison Drive, Miami Beach, Florida

Dear Tom:

This firm represents Todd Glaser ("Applicant"), the contract purchaser of the above-referenced property (the "Property"). Please consider this letter the Applicant's letter of intent in support of variance approvals by the Board of Adjustment ("BOA") in connection with construction of a new single family home on the Property.

<u>The Property</u>. The Property is an irregular, pie-shaped waterfront lot approximately 26,380 square feet in size and is located in the RS-2, Single Family Residential Zoning District. The Property is identified by Miami-Dade County Folio No. 02-3211-003-0250. Currently, there is a one-story residential structure on the Property that is approximately 5,630 square feet and which was constructed in 1979.

<u>Applicant's Proposal</u>. The Applicant is proposing to demolish the existing residential structure and construct a new contemporary-style residence. The proposed U-shaped home is predominantly single-story and contains minor, two-story sections in the rear on either side of the home. The unique U-shaped layout of the home is setback substantially from the front property line and positioned closer to the waterfront in the rear of the Property. With a measurement of 83'-1", the front setback of the main residence is nearly four times the minimum requirement under the Code. This design enhances privacy for the Applicant but

Mr. Thomas Mooney April 20, 2016 Page 2 of 7

also portrays a single-story home when viewed from the street. The communal family spaces are centrally located in the home and the wings will contain recreational and guest spaces with the family bedrooms located above on the 2nd floor.

With a unit size of only 33.4%, the Applicant is not maximizing development and has designed the home in character with the neighborhood. The proposed height and volume of the home are significantly lower than the maximum permitted. The proposed design includes a large central courtyard area between the Property's two diverging wings. The courtyard includes a pool and deck, with a cabana structure that is open on all sides and centrally located at the rear of the Property. The plan also provides for two small, detached garage structures located at the edge of the narrow front yard. A gravel motorcourt separates the home from the garages, and vehicle entry into both structures is not visible from the street. The home's beautiful tile roof and wall finishing are accented by tasteful landscaping throughout the Property which also serve to enhance privacy.

<u>Variance Requests</u>. Due to the irregular shape of the lot, the layout of the proposed residence includes a narrow front only 57' wide and expands towards the waterfront. Pursuant to the Code's method for determining lot width of pie-shaped lots, the width of the Property is much larger than if it was treated as a conventional lot. The larger lot width results in increased setback requirements that are disproportionately restrictive at the Property's narrow front. Accordingly, the placement of the garages concentrated in the narrow front of the Property results in their encroachment into the required side setbacks. Furthermore, the widening towards the rear of the Property provides for a floor plan that partially encompasses a courtyard, which contains the pool deck. The cabana structure, at the rear of the pool deck, is located on the raised first-floor level of the primary residence. As a consequence, the height of the open-air cabana necessitates its treatment as a 2-story structure with a larger than permitted "second floor" volume.

Accordingly, the Applicant respectfully requests the following variances:

- 1. Variance of Section 142-105(b)(1) to permit lot coverage of 37.1% where 30% is the maximum allowed.
- 2. Variance of Section 142-1132(a)(2)(e)(2) to permit an interior side setback of 10' for both accessory garage structures where 13'-4" is required.
- 3. Variance of Section 142-1132(a)(2)(e)(2) to permit the sum of the side yards of the accessory garages at 20' where 33'-3" is required.

4. Variance of 142-1132(2)(c) to permit the second floor of the accessory cabana structure at 100% of the volume of the first floor, where 50% is the maximum permitted.

<u>Satisfaction of Hardship Criteria</u>. The Applicant's requests satisfy the hardship criteria as follows:

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

The platting of the Property, which remains unchanged since original subdivision in 1930, is narrow at the front and expands out to the back. Accordingly, the shape of the lot amounts to a special condition peculiar to this Property. Further, the narrow front property line only provides approximately 40' of developable width at the front setback line, which is almost ½ of the required minimum amount of 75' for lots in the RS-2 Zoning District. Moreover, the Property's width only measures 70'-4 ½" at the required front setback. If this measurement determined the Property's side setbacks and required sum of the sides, then Variances 2 and 3 would not be necessary. These variances are a direct consequence of the Property's irregular shape.

Variance 4 is the immediate result of addressing sea-level rise issues. The singlestory portions of the home, which account for the vast majority of the home, will be raised above BFE to protect the home from the inevitable flooding events and the City's future plans to raise all roads and properties. As a consequence, the open-air cabana, which is only 13'-2" to the midpoint of the sloped roof, is determined by the Code as 19'-1" tall, requiring it to be treated as a two-story structure.

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

The odd shape of the Property and its extremely narrow front, as well as imminent sea-level rise and flooding issues, which call for elevating structures on the Property, do not the result from any action taken by the Applicant. Nevertheless, the Applicant has acted to minimize the effects of these variances.

(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development

regulations to other lands, buildings, or structures in the same zoning district;

Other properties, including pie-shaped waterfront lots, often face similar development difficulties. In order to seek relief from the strict requirements of the Code, these other property owners often seek variances. Further, to permit the raising of first floors of new structures to address sea-level rise and flooding issues, the City has treated structures on other properties the same and granted similar variances related to the treatment of height.

(4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

Literal interpretation of the land development regulation would deprive the Applicant of the ability to redevelop the Property in a way that sufficiently addresses sea-level rise and flooding issues and allows for enjoyment of the land. The Applicant proposes an attractive home that essentially presents as a single-story home, but the small rear two-story portions mean the entirety is treated as a two-story home. As a one-story home, the proposed 37.1% lot coverage would be dramatically below permitted lot coverage of 50%. The comparatively small size of the 2nd floor is evident when examining certain benchmarks important under the Code: the 2nd level portions of the proposed home occupy only 33% of the volume of the 1st floor, a mere 9% of the total lot size, and only 26.8% of the entire home's total floor area.

The positioning of the garages with a substantial setback for the residence complements the neighborhood and retains compatibility with adjacent homes. To the immediate west, the property at 6640 Allison Road contains less than 10' side setbacks (Building Permit No. B9000441). The abutting property at 6620 Allison Road similarly features a detached, garage structure that encroaches into the side setback in the front. The aforementioned property at 6633 Allison Road contains a towering entrance feature positioned along the front setback that provides a more imposing street presence than the Property's proposed garages. Together, each of these other homes have a unit size much larger in proportion than that proposed for the Property. Nevertheless, the Applicant's proposed home will appear merely as 1-story when viewed from the street, whereas the contextual photos submitted with the plans demonstrate that, viewed from the street, these adjacent properties are noticeably 2-story.



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

In order to design a home that is appropriate in size and in scale with the existing neighborhood context, the requests are the minimum necessary to address the irregular-shaped lot.

If the primary residence and accessory structures were treated as 1-story buildings, which they are for the most part, Variance 1 would not be necessary. The actual footprint of the home is only 27.8%, which is below the maximum of 30% for two-story homes. However, it is the inclusion of the courtyard containing the swimming pool and deck—which only face the waterway and are hidden behind the enclosed massing of the front of the home—that result in the lot coverage exceeding the permitted threshold. The resulting 37.1% lot coverage is modest given that the majority of the home is single-story. As a single-story home, the lot coverage could rise as high as 50%—a substantial difference from that proposed. By comparison, the main home is dramatically below maximum unit size at 33.4%.

The main home also complies with the side setback and sum of side yards requirements. It is only the front corners of the two garages in the extremely compromised lot width at the front of the Property that cannot satisfy what becomes an incredibly cumbersome development restriction. Combined, the triangular setback encroachments account for only 179 square feet. Yet each garage is still located 10' from the side property lines, which is notably the smallest setback permitted under the single-family regulations. A setback of 10' on both sides provides a more than sufficient buffer between properties, especially when the front property line is only 57' total.

The accessory structure is only treated as a two-story structure based on its height when in reality it contains only 1 floor at 13'-2" above the pool deck. Even when using the arbitrary height measurement from BFE, the structure is still 2'-2" below the maximum of 20' for two-story accessory structures. Further, the structure is extensively open and does not provide any enclosed, air conditioned space. It is simply a modest, decorative feature that allows for views of the interior of the Property and the rear elevation of the home.

(6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that



Mr. Thomas Mooney April 20, 2016 Page 6 of 7

such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

The single-family regulations were enacted to encourage the reasonable, tasteful design of new homes which do not dwarf their neighbors and are cohesive with neighborhood character. The proposed design strives to accommodate the Applicant's needs without offending the sensibilities of the community. When viewed from the street, the home appears like it is single-story. The second level of the home is not apparent from view on the street. But it is the second level which necessitates the variance of lot coverage; as a one-story structure no lot coverage variance would be necessary. Viewed from the waterway on the rear, the Property has generous open space and expansive view corridors through the cabana and courtyard.

The Code places restrictions on 2-story accessory structures in an effort to minimize their size, however, the cabana only contains one level of usable space. It is the only structure in the rear yard and its open walls permit substantial views when seen from the waterway. Although the cabana is elevated to protect itself from the low seawall, its wide arches are transparent and enable great visibility into the home.

The garages are sufficiently setback from the front property line and observe the 10-foot minimum setback required if they were treated as structures in a narrower lot width. However, the irregular shape of the Property provides for a much larger lot width than exists at the front and requires observance of excessive side setbacks and sum of side yards. The 10' side setbacks and a 20' sum of side yards along the front setback are extremely generous for a lot width of approximately 70'.

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

The variance requests are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

<u>Practical Difficulty</u>. The irregular-shape of the Property, which provides an excessively narrow front lot width, and the resulting inability to comply with the limitations placed on new single family homes, represents practical difficulties inhibiting the Applicant from meeting all Code requirements.

<u>Conclusion</u>. The Applicant's proposed new home is consistent with the character of the neighborhood, as well as the intent of the Code and its design



Mr. Thomas Mooney April 20, 2016 Page 7 of 7

considerations. We believe that approval of this well-designed residence will be an improvement from the existing structure on the Property and will benefit the neighborhood. On behalf of the Applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please do not hesitate to phone me at 305-377-6236.

Sincerely,

Matthew Amster

cc: Todd Glaser Michael W. Larkin, Esq. Justin Karr, Esq.



Type of Payment
Cash: Credit Card: Cashiers' Check/Money Order: Check:
Date: 415116 Amount: \$74800
Name: DAVID SOLOMON
Address: 3681 FLATINGO DR. MB FL 33140
Account Number: 011. 3000. 369. 442 Amount Allocated to Account: # 748
Account Number: Amount Allocated to Account:
Property Address: 6650 ALGSON ROAD
Payment For: H 3810 14-VARIANCES X \$10500 EA = \$420
Permit/Process Number: N/A Prepared By: ANTOINETTE
PEILOO" FECORDING FEE
13 LABELS X \$100 EA = \$1300

00076 (2)



CITY OF MIAMI BEACH 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FL (305) 673-7590

PLANNING DEPARTMENT ZONING BOARD OF ADJUSTMENT

INVOICE 00076631		
DATE	04/05/2016	
ACCOUNT	026919	
AMT DUE	748.00	
DUE DATE	5/5/2016	
FUND	General Fund	

DESCRIPTION	AMOUNT
ZBA PLANNING BOA SUBMITTAL PROCESSED BY ANTOINETTE STOHL.	748.00
PAYMENT FOR APPLICATION, 4 VARIANCES, RECORDING FEE AND MAILING LABELS TO BE PAID VIA CREDIT CARD BY DAVID SOLOMON AMOUNT OF INVOICE 748	Г
Planna Rept.	
ACCOUNT 026919 TOTAL DU	JE: 748.00

PAID

APR - 5 2016 CITY OF MIAMI BEACH

CITY OF MIAMI BEACH 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FL (305) 673 7590

INVOICE

00076631

DATE	04/05/2016	
ACCOUNT	026919	
AMT DUE	748.00	
DUE DATE	5/5/2016	
FUND NUMBER	General Fund	

PLANNING DEPARTMENT ZONING BOARD OF ADJUSTMENT

Amount Paid:

CITY HALL CASHIER OFFI 1700 CONVENTION CNTR DR MIAMI BEACH, FL 33139			
04/05/2016	14:47:10		
	CREDIT CARD		
	VISA SALE		
CARD # Chip Card: Chip Card AID: ATC: TC: INVOICE SEQ #: Batch #: Approval Code: Entry Method: Mode:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
SALE AMOUNT	\$748.00		

CUSTOMER COPY



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

March 1, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 6650 Allison Road, Miami Beach, FL 33141 FOLIO NUMBER: 02-3211-003-0250 LEGAL DESCRIPTION: INDIAN CREEK SUB PB 31-75 LOTS 27

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

Sincerely,

Rio Development Resources, LLC

Bli

Diana B. Rio

Total number of property owners without repetition: 13

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

375' RADIUS MAP



SUBJECT: 6650 Allison Road, Miami Beach, FL 33141 FOLIO NUMBER: 02-3211-003-0250 LEGAL DESCRIPTION: INDIAN CREEK SUB PB 31-75 LOTS 27 6585 ALLISON ROAD LLC 2137 NW 2 AVE MIAMI, FL 33137 ARTHUR WEISSMANN &W TRUDY 6620 ALLISON RD MIAMI BEACH, FL 33141-4511 BRUCE RAYMOND FISH 6640 ALLISON RD MIAMI BEACH, FL 33141-4511

ERIC MENDELSON KIMBERLY MENDELSON

6633 ALLISON RD

MIAMI BEACH, FL 33141

CARILLO PESENTI TRS JANNETTE BILLOT PIGNA 6621 ALLISON RD MIAMI BEACH, FL 33141

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

GEMINI CAPITAL ACQUISITIONS CORP 7378 SW 48 ST STE B MIAMI, FL 33155 MARK G MCKENNEY &W KIMBERLY A 6575 ALLISON RD MIAMI BEACH, FL 33141-4508 MICHAEL BURKE BRIGITTE BURKE 6596 ALLISON RD

MIAMI BEACH, FL 33141

PABLO VIVAS &W CARMEN R 6651 ALLISON RD

MIAMI BEACH, FL 33141-4510

PAUL BENSABAT &W SANDRINE 6580 ALLISON RD MIAMI BEACH, FL 33141-4509 VILMA LOMBARDI 6605 ALLISON RD MIAMI BEACH, FL 33141-4510

TODD GLASER PO BOX 402249 MIAMI BEACH, FL 33140

Name	Address	City	State	Zip	Country
6585 ALLISON ROAD LLC	2137 NW 2 AVE	MIAMI	FL	33137	USA
ARTHUR WEISSMANN &W TRUDY	6620 ALLISON RD	MIAMI BEACH	FL	33141-4511	USA
BRUCE RAYMOND FISH	6640 ALLISON RD	MIAMI BEACH	FL	33141-4511	USA
CARILLO PESENTI TRS JANNETTE BILLOT PIGNA	6621 ALLISON RD	MIAMI BEACH	FL	33141	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
ERIC MENDELSON KIMBERLY MENDELSON	6633 ALLISON RD	MIAMI BEACH	FL	33141	USA
GEMINI CAPITAL ACQUISITIONS CORP	7378 SW 48 ST STE B	MIAMI	FL	33155	USA
MARK G MCKENNEY &W KIMBERLY A	6575 ALLISON RD	MIAMI BEACH	FL	33141-4508	USA
MICHAEL BURKE BRIGITTE BURKE	6596 ALLISON RD	MIAMI BEACH	FL	33141	USA
PABLO VIVAS &W CARMEN R	6651 ALLISON RD	MIAMI BEACH	FL	33141-4510	USA
PAUL BENSABAT &W SANDRINE	6580 ALLISON RD	MIAMI BEACH	FL	33141-4509	USA
VILMA LOMBARDI	6605 ALLISON RD	MIAMI BEACH	FL	33141-4510	USA
TODD GLASER	PO BOX 402249	MIAMI BEACH	FL	33140	USA

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

Address:

Date: File:

VARIANCE APPLICATION CHECK LIST

A pre-application meeting must be scheduled with staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST ALL PLANS MUST BE LEGIBLE AND DIMENSIONED.	Required	Provided
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	x	
2	One original and one copy of the completed Board Application, Affidavits & Disclosures of Interest (original signatures)	x	
3	Check-list provided by staff indicating documents provided and signed by the applicant or representative.	X	
4	Copies of all current or previously active Business Tax Receipts	X	
5	One original and one copy letter of Intent with details explaining how the request relates to each variance criteria on Section 118-353 (d) of the City Code. Letter shall be dated and signed.	x	
6	DERM recommendation/approval		
7	Application Fees	X	
8	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	x	
9	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
10	Provide three (3), 11"X17" collated sets, one (1) of which to be dated, signed & sealed, to include the following:	x	
11	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	x	
12	All Applicable Zoning Information	x	
13	Location Plan Colored aerial with streets and project site identified.	X	
14	Survey (minimum 11x17), signed & sealed and dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate	x	
15	Full legal Description of the property if not included in survey (For lengthy legal descriptions, attached as a separate document if necessary)	x	
16	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
17	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
18	Site Plan (fully dimensioned with setbacks, existing and proposed) Indicate location of the area included in the application if applicable.	x	
19	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
20	Current, dated color photographs, min 4"X6" of interior space (no Google images)		
21	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	
22	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture and shelves if applicable.		
23	Demolition Plans (Floor Plans & Elevations with dimensions)		
24	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	

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25	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values		
26	and free board if applicable). Building height to be measured from flood elevation. Proposed Section Drawings	X	1. 10 March 10
26 27	Landscape Plan - street and onsite - identifying existing, proposed lanscape material, lighting, irrigation,	X	
27	raised curbs, tree survey and tree disposition plan	X	
27 28	Hardscape Plan, i.e. paving materials, pattern, etc. Required yards open space calculations and shaded diagrams	X	
ITEM		^	Concernance of
#	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
29	Copy of original Building Permit Card, & Microfilm, if available		
30	Copy of previously approved building permits. (Provide Building Permit Number.)		
31	Copy of previous Recorded Final Orders		
32	Floor Plan shall indicate area where alcoholic beverages will be displayed.		
33	Color Renderings (elevations and three dimensional perspective drawings).		
34	Detailed sign(s) with dimensions and elevation drawings showing exact location.		
35	Elevation drawings showing area of building façade for sign calculation (Building ID signs)		
36	Daytime and Nightime renderings for illuminated signs		
37	Proposed lighting plan, including photometric calculations		
38	Plans shall show total projection from seawall inclusive of of dock, mooring piles, boat lift and boat dimensions and location.		
39	Business hours of Operations & Restaurant menu if applicable		
40	Provide a complete operational plan for the building, including delivery and trash pickup times, sizes of delivery trucks (length & width), scheduling of various tenants and deliveries, garbage truck (length & width) information, store hours, number of employees. Provide manuvering plan for loading within the existing/proposed conditions if applicable.		
41	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		
42	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.		
43	Vacant or 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 Department	-	
44	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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)		-
45	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
16	Line of Sight studies		
47	Structural Analysis of existing building including methodology for shoring and bracing		
48	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
49	Neighborhood Context Study		

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

50	Traffic Study (Hard copy) with 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
51	Sound Study report (Hard copy) with 1 CD		
52	Set of plans 24"x 36"		
52	Site Plan (Identify streets and alleys)		
а	Identify: setbacksHeightDrive aisle widthsStreets and sidewalks widths		
b	# parking spaces & dimensions Loading spaces locations & dimensions		
с	# of bicycle parking spaces		
d	Interior and loading area location & dimensions		
е	Street level trash room location and dimensions		
f	Delivery routeSanitation operationValet drop-off & pick-upValet route in and out		
g	Valet route to and fromauto-turn analysis for delivery and sanitation vehicles		
53	Floor Plan (dimensioned)	_	
а	Total floor area		
а	Identify # seats indoors seating in public right of way Total		
b	Occupancy load indoors and outdoors per venue Total when applicable		
	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
54	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
55	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
56	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
57	CU - Structures over 50,000 SQ.FT Section 118-192(b) (1)-(11)		
58	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A		
	Other information/documentation required for first submittal (to be identified during pre application meeting).		

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
	One (1) signed and sealed 11"X17" unbound collated set of all the required documents, as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.		
60	14 collated copies of all the above documents	x	
61	One (1) CD/DVD with electronic copy of entire final application package. See details for CD/DVD formatting.	X	

NOTES:

Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD.

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

APPLICANT'S OR DESIGNEE'S SIGNATURE

DATE

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PUBLIC WORKS DEPARTMENT Tel: 305-673-7080, Fax: 305-673-7028

March 8, 2016

Ruslana Boulii 17100 Collins Avenue, Suite 215 Sunny Isles Beach, FL 33160

Sidewalk Elevation Re: 6650 Allison Road Miami Beach, Florida

Dear RUSLANA BOULII,

Pursuant to Section 114-1 of the City Code, and in the absence of a sidewalk, the grade at the above referenced property is calculated to be 4.01ft. N.A.V.D. 1988. However, in the near future the proposed grade elevation is intended to increase significantly.

Please call (305) 673-7080 if you should have any further questions or need additional information.

Sincerely,

Bruce Moury, PhD., P.E.

City Engineer

cc: Tom Mooney

BB/dc

F WORKI\$ALLI(1) EMPLOYEE FOLDERSIBRIAN BELLINOISidewalk Grade Elevation Itr\Sidewalk Elevation - 6650 Ailison Read doc

NEW SINGLE FAMILY RESIDENCE

6650 ALLISON ROAD

CLIENT

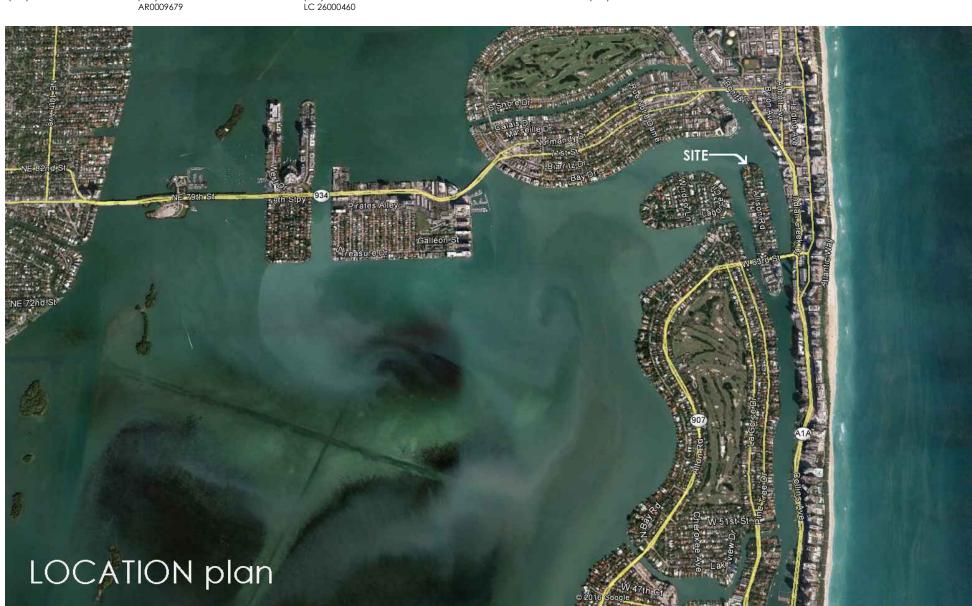
TODD & KIM GLASER 3681 FLAMINGO DRIVE MIAMI BEACH, FL 33140 (786) 208-2124

ARCHITECT CHOEFF LEVY FISCHMAN

8425 BISCAYNE BLVD. #201 MIAMI, FL 33138 (305) 434-8338

LANDSCAPE ARCHITECT CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE, LLC 780 NE 69th STREET, SUITE 1106 MIAMI, FL 33138 (305) 979-1585

CONSULTANTS e-design solutions, inc. 511 NE 163rd STREET MIAMI, FL 33162 (786) 253-1731



■ NEW 2 STORY SINGLE FAMILY RESIDENCE WITH 2 DETACHED GARAGES, CABANA ACCESSORY STRUCTURE, POOL & POOL DECK

INDEX OF DRAWINGS COVER INDEX OF DRAWINGS / LOCATION PLAN / CONTACT INFO. SURVEY

AKCHILL
A-0.0
A-0.1
A-0.2
A-0.3
A-1.1
A-1.2
A-1.3
A-1.4
A-2.1 A-2.2
A-2.2 A-3.1
A-3.1 A-3.2
A-3.2
A-3.5
EX-0.1
EX-1.0
EX-2.0
EX-2.1
EX-2.2
EX-3.0
EX-3.1
EX-3.2
LANDSCA

B.O.A. - FINAL SUBMITTAL

MIAMI BEACH, FLORIDA

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SCOPE OF WORK

VARIANCE FOR LOT COVERAGE

VARIANCE FOR MINIMUM SIDE SETBACKS FOR GARAGES

VARIANCE FOR MINIMUM SUM OF SIDE YARDS AT GARAGES

♥ VARIANCE FOR MAXIMUM SECOND FLOOR TO FIRST FLOOR RATIO AT ACCESSORY STRUCTURE

NEW RESIDENCE AT: 6650 ALLISON ROAD MIAMI BEACH, FL 33141

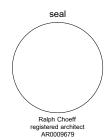
EXISTING SITE SURVEY

ARCHITECTURAL

SITE PLAN / ZONING DATA SHADED DIAGRAMS / ELEV. CERTIFICATES SHADED DIAGRAMS VARIANCE REQUEST DIAGRAMS / SECTION FIRST FLOOR PLAN SECOND FLOOR PLAN ROOF PLAN GARAGE FLOOR & ROOF PLANS SECTION SECTIONS FRONT & REAR ELEVATIONS SIDE ELEVATIONS ACCESSORY STRUCTURE ELEVATIONS EXISTING SHADED DIAGRAMS SITE AERIAL PERSPECTIVE

KEY DIRECTIONAL PLAN CONTEXT PHOTOGRAPHS CONTEXT PHOTOGRAPHS EXISTING SITE PHOTOGRAPHS EXISTING SITE PHOTOGRAPHS EXISTING SITE PHOTOGRAPHS

LANDSCAPING SITE PLAN / GENERAL NOTES / DETAILS

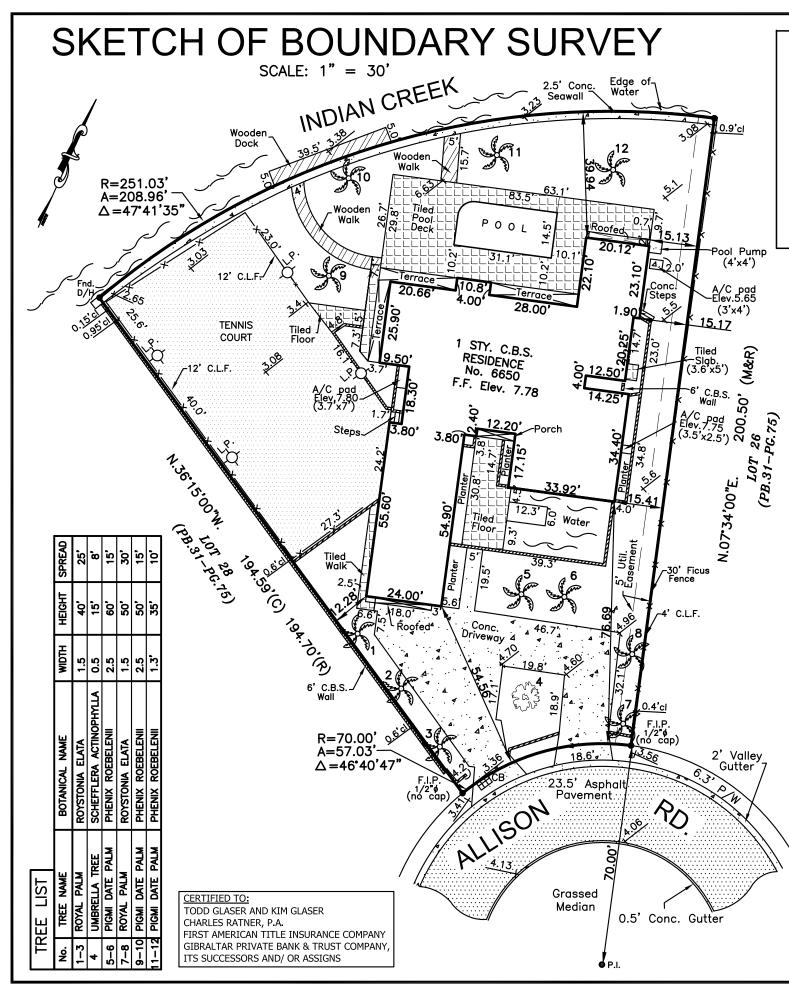


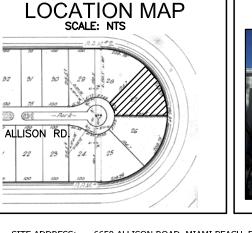
comm no. 1622



04-20-2016









SITE ADDRESS:	6650 ALLISON ROAD, MIAMI BEACH, FL. 33141
JOB NUMBER:	14-1121
DATE OF SURVEY:	NOVEMBER 10, 2014 /MARCH 4, 2016
FOLIO NUMBER:	02-3211-003-0250

JOB SPECIFIC SURVEYOR NOTES:

- ① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0326L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)
- (2) LAND AREA OF SUBJECT PROPERTY: 26,380 SF (+/-) AS PER FIELD CALCULATIONS AND RECORDED MEASUREMENTS
- 3 ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. A-33, WITH AN ELEVATION OF 8.23 FEET.
- 3 BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.01°51'10"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF INDIAN CREEK, AS SHOWN ON PLAT BOOK 31 AT PAGE 75 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:

- THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
- SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED

PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7.500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE. ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES. STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES. STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGERATED TO MORE CLEARLY THUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF X0 FOOT FOR NATURAL GROUND SURFACES AND X₀₀ FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LOT 27. OF INDIAN CREEK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.



SITE PICTURE

ABREVIATION (IF ANY APPLIED)

A = CURVE A/C = AIR CONDIASPH. = ASPHAL1ASPH. = ASPHALT B.M. = BENCH MARK Bik/Corn.= BLOCK CORI CALC.(C) = CALCULATEI CL = CLEAR CONC. = CONCRETI D.M.E. = DRAINAGE Ø = DIAMETER D.M.E. = DRAINAGE M \mathscr{G} = DIAMETER EASMT. = LASEMENT ELEV. = ELEVATION ENC. = ELEVATION F.M. = FRUND DRILL F.H. = FIRE HYDRANT F.N.D = FOUND NEAN F.S. = FOUND SPIKE LP. = LIGHT POLE LP.4. = LIGHT POLE M) = MEASUF MONUMENT

P/W = PARKWAY P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEME P.C. = POINT OF CURVATURE P.I. = POINT OF INTERSECTION P = PROPERTY LINE P.P. = POWER POLE M.= PERMANENT DEEEDENAG POINT OF TANGENC = RESIDENCE = RIGHT OF WAY FROM FROM FROM CONTROL FROM FRO = SIDEWALK = UTIL. EASEML = WOODEN POL SECTION 1947

SURVEYOR'S LEGEND (IF ANY APPLIED)



ROOFED AREAS



HANDICAP SPACE HANDICAP SPACE EASEMENT LINE WATER VALVE

- TV-CABLE BOX
- WATER (EDGE OF WATER) WM WATER METER

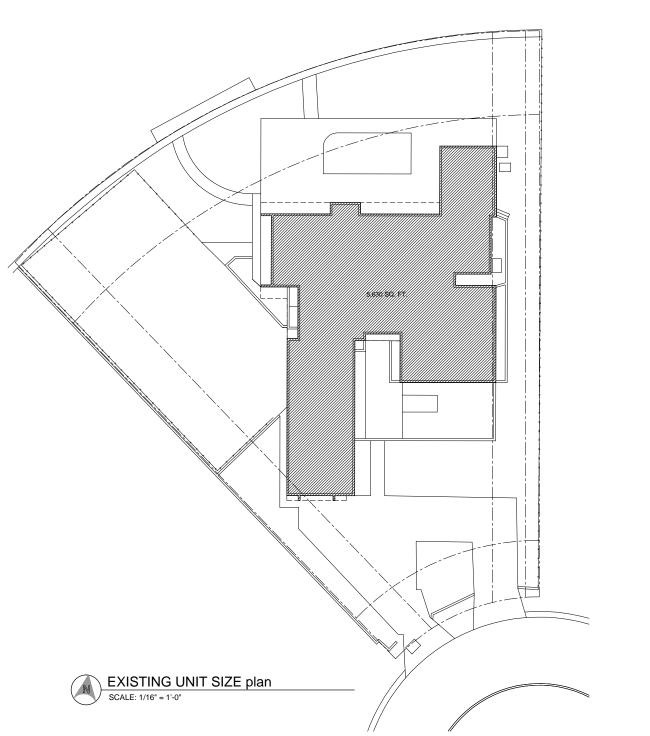
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

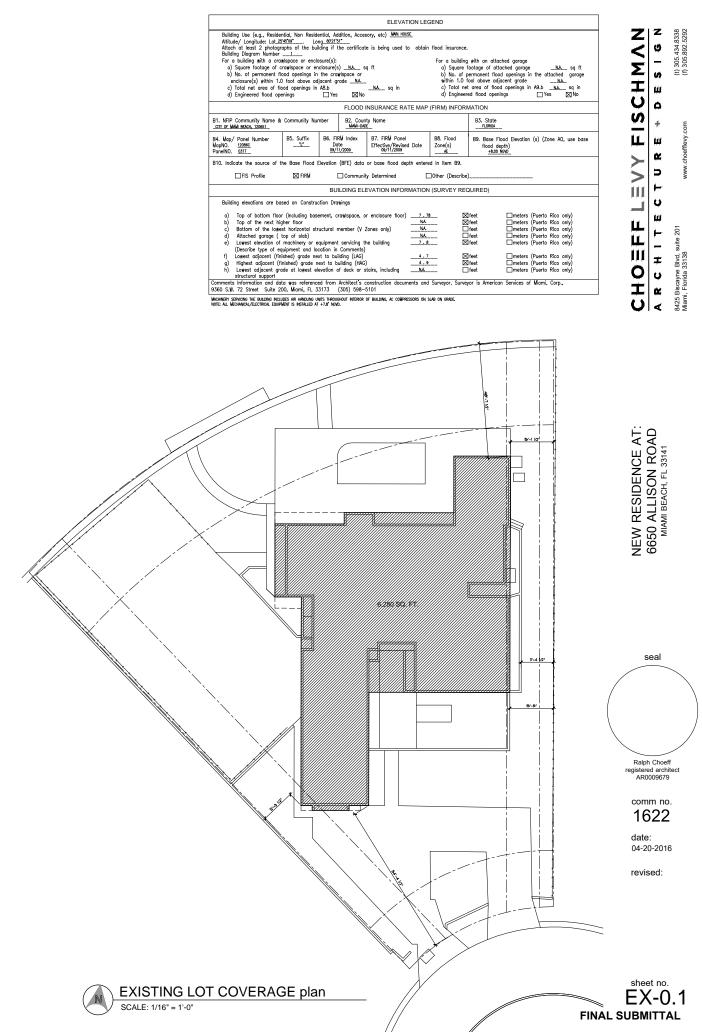
	ENCROACHMENTS AND OTHER POINTS OF INTEREST
	-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1) -THERE IS A 5' UTIL. EASEMENT ON THE SIDE OF THE SUBJECT PROPERTY
1	-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
	THERE IS A 5' UTIL. EASEMENT ON THE SIDE OF THE SUBJECT PROPERTY

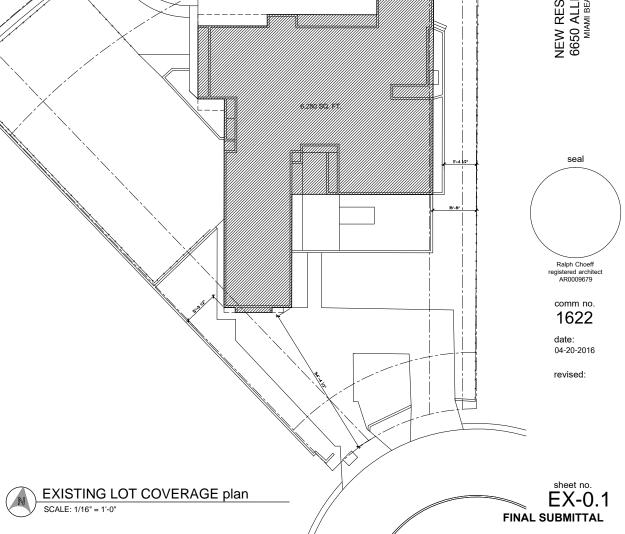
	Corp.	
veyors		
02		PROFESSIONAL AND SURVEYOR AND MAPPER No 6771 STATE OF FROMDA
		AND MAPPER Not 6771
-8627		SURVE
		DATE : MARCH 8, 2016

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

	Building Use (e.g., Resider Attitude/ Longitude: Lat.25 Attach at least 2 photogn Building Diagram Number For a building with a cran a) Square footage of c b) No. of permanent fik enclosure(s) within 1.0. c) Total net area of fik d) Engineered flood ope	45'09*
	. NFIP Community Name & TY OF MANI BEACH, 120651	Communi
Ma	. Map/ Panel Number pNO. <u>12086C</u> nelNO. <u>0317</u>	B5. Suff
B1	0, Indicate the source of t	he Base F
	FIS Profile	🖾 FI
	Building elevations are ba	sed on Co
	 a) Top of bottom floor 	· (Includin
	b) Top of the next high	
	c) Bottom of the lowe	
	d) Attached garage (
	e) Lowest elevation of	
	(Describe type of eq	uipment o
	f) Lowest adjacent (fin	
	 g) Highest adjacent (fi h) Lowest adjacent are 	
	n) Lowest adjacent gra structural support	iue ut IOW
	nments Information and dat 0 S.W. 72 Street Suite 20	
MACH	HNERY SERVICING THE BUILDING INCLU S: ALL MECHANICAL/ELECTRICAL EQUIP	ides ar han









SCHMAN SIGN ۵ ш £ 1 5 111 CHOEFF A R C H I T E 8428 Biscoprine Bibrd, suite 201 Miamit, Florida 33138

305.434.8338
 305.892.5292

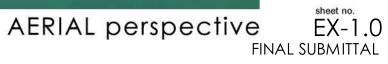
NEW RESIDENCE AT: 6650 ALLISON ROAD MIAMI BEACH, FL 33141

seal

Ralph Choeff egistered archite AR0009679

comm no. 1622

date: 04-05-2016







revised:

KEY DIRECTIONAL plan







RESIDENCE 1



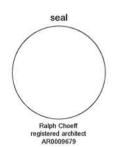


RESIDENCE 3

RESIDENCE 2

305.434.8338 z U H S ш CHOEFF A R C H I T E 8428 Biscayne Bivd. suite 201 Manni, Florida 33138

NEW RESIDENCE AT: 6650 ALLISON ROAD MIAMI BEACH, FL 33141



comm no. 1622

date: 04-05-2016





VIEW FROM RESIDENCE 2 at setback variance





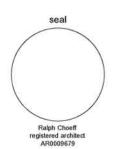
VIEW FROM SITE at setback variance



VIEW FROM RESIDENCE 3 at setback variance

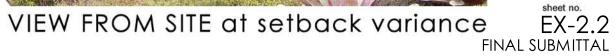
Ι CHOEL A R C H I 8425 Biscayne Bivd, sul

NEW RESIDENCE 6650 ALLISON RC MIAMI BEACH, FL 3314





date: 04-05-2016





EXISTING FRONT ELEVATION - south side





VIEW FROM FRONT

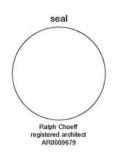


EXISTING VIEW FROM STREET

305,434,8338 305,892,5292 CHM S ш CHOEL A R C H I 8425 Biscayne Bivd, sul Manni, Fjorida 33138

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NEW RESIDENCE AT: 6650 ALLISON ROAD MIAMI BEACH, FL 33141



comm no. 1622

date: 04-05-2016





EXISTING SIDE ELEVATION - east side





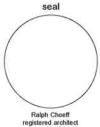
EXISTING SIDE ELEVATION - east side

sheet no. EX-3.1 EXISTING SIDE ELEVATION - west side FINAL SUBMITTAL

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CHOEL A R C H I 8425 Biscayne Bivd, sui Manni, Fiorida 33138

NEW RESIDENCE AT: 6650 ALLISON ROAD MIAMI BEACH, FL 33141



Ralph Choeff egistered archite AR0009679



date: 04-05-2016







EXISTING REAR ELEVATION - north west side EX-3.2 FINAL SUBMITTAL

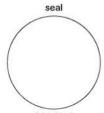
VIEW FROM REAR

EXISTING REAR ELEVATION - north east side

SCHMAN ۵ ш 5 > CHOEFF A R C H I T E 8428 Biscayne Bivd. suite 201 Manni, Florida 33138

305,434,8338 305,892,5292

NEW RESIDENCE AT 6650 ALLISON ROAI MIAMI BEACH, FL 33141



Ralph Choeff egistered archite AR0009679

comm no. 1622

date: 04-05-2016

NEW SINGLE FAMILY RESIDENCE

6650 ALLISON ROAD

CLIENT

TODD & KIM GLASER 3681 FLAMINGO DRIVE MIAMI BEACH, FL 33140 (786) 208-2124

ARCHITECT CHOEFF LEVY FISCHMAN 8425 BISCAYNE BLVD. #201

MIAMI, FL 33138

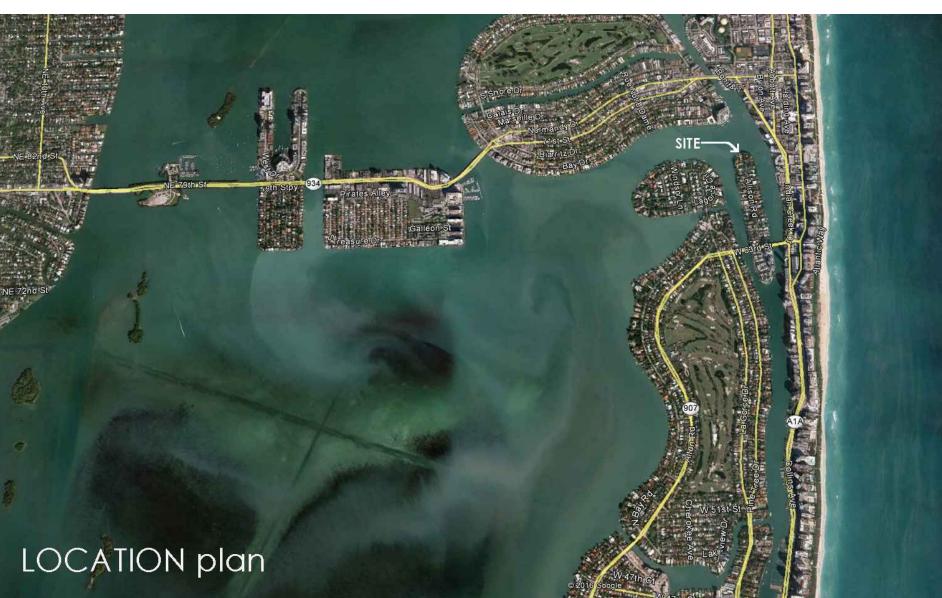
(305) 434-8338

AR0009679

LANDSCAPE ARCHITECT CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE, LLC

780 NE 69th STREET, SUITE 1106 MIAMI, FL 33138 (305) 979-1585 LC 26000460

CONSULTANTS e-design solutions, inc. 511 NE 163rd STREET MIAMI, FL 33162 (786) 253-1731



INDEX OF DRAWINGS COVER INDEX OF DRAWINGS / LOCATION PLAN / CONTACT INFO. SURVEY

A-0.0 A-0.1 A-0.2 A-0.3 A-1.1 A-1.2 A-1.3 A-1.4 A-2.1 A-2.2 A-3.1 A-3.2 A-3.3 EX-0.1 EX-1.0 EX-2.0 FX-21 EX-2.2 FX-3.0 EX-3.1 EX-3.2 LANDSCAPING

B.O.A. - FINAL SUBMITTAL

MIAMI BEACH, FLORIDA

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SCOPE OF WORK

■ NEW 2 STORY SINGLE FAMILY RESIDENCE WITH 2 DETACHED GARAGES, CABANA ACCESSORY STRUCTURE, POOL & POOL DECK

VARIANCE FOR LOT COVERAGE

VARIANCE FOR MINIMUM SIDE SETBACKS FOR GARAGES

VARIANCE FOR MINIMUM SUM OF SIDE YARDS AT GARAGES

• VARIANCE FOR MAXIMUM SECOND FLOOR TO FIRST FLOOR RATIO AT ACCESSORY STRUCTURE

NEW RESIDENCE AT: 6650 ALLISON ROAD MIAMI BEACH, FL 33141

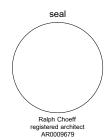
EXISTING SITE SURVEY

ARCHITECTURAL

SITE PLAN / ZONING DATA SHADED DIAGRAMS / ELEV. CERTIFICATES SHADED DIAGRAMS / CLEV. CERTIFICATES SHADED DIAGRAMS VARIANCE REQUEST DIAGRAMS / SECTION FIRST FLOOR PLAN SECOND FLOOR PLAN ROOF PLAN GARAGE FLOOR & ROOF PLANS SECTION SECTIONS FRONT & REAR ELEVATIONS SIDE ELEVATIONS ACCESSORY STRUCTURE ELEVATIONS EXISTING SHADED DIAGRAMS SITE AERIAL PERSPECTIVE

KEY DIRECTIONAL PLAN CONTEXT PHOTOGRAPHS CONTEXT PHOTOGRAPHS EXISTING SITE PHOTOGRAPHS EXISTING SITE PHOTOGRAPHS EXISTING SITE PHOTOGRAPHS

SITE PLAN / GENERAL NOTES / DETAILS

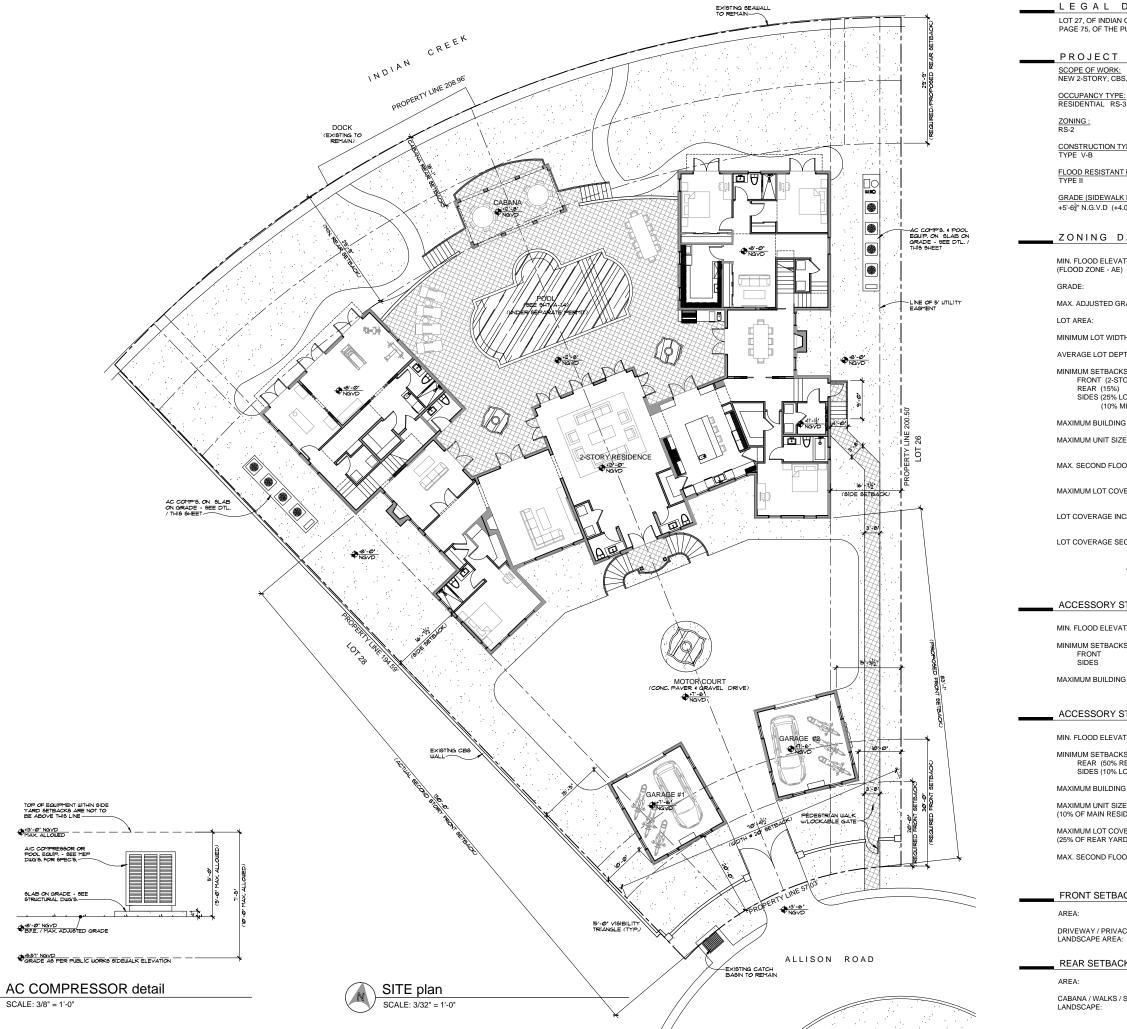


comm no. 1622



04-20-2016





LEGAL DESCRIPTION

LOT 27, OF INDIAN CREEK SUBDIVISION, AS RECORDED IN PLAT BOOK 31, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROJECT DATA

SCOPE OF WORK: NEW 2-STORY, CBS, SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: TYPE V-B

FLOOD RESISTANT DESIGN & CONSTRUCTION CLASSIFICATION: TYPE II

GRADE (SIDEWALK ELEVATION) : +5'-64" N.G.V.D (+4.01' N.A.V.D. AS PER PUBLIC WORKS)

ZONING DATA

ZONING DATA		(RS-2)
	REQUIRED/ALLOWED	PROPOSED
MIN. FLOOD ELEVATION (FLOOD ZONE - AE)	+8'-0" N.G.V.D.	+8'-0" N.G.V.D.
GRADE:	+5.57' N.G.V.D.	+5.57' N.G.V.D.
MAX. ADJUSTED GRADE:	+8.00' N.G.V.D.	+8.00' N.G.V.D.
LOT AREA:	18,000 SQ. FT.	26,380 SQ. FT.
MINIMUM LOT WIDTH:	75'-0"	133'-0"
AVERAGE LOT DEPTH:	N.A.	198'-3"
MINIMUM SETBACKS: FRONT (2-STORY) REAR (15%) SIDES (25% LOT WIDTH) (10% MIN.)	30'-0" 29'-9" 33'-3" 13'-4"	83'-1" 29'-9" 33'-3" 16'-7 ¹ 2"
MAXIMUM BUILDING HEIGHT:	31'-0"	25'-8"
MAXIMUM UNIT SIZE:	13,190 SQ. FT. 50%	8,812 SQ. FT. 33.4% *
MAX. SECOND FLOOR AREA:	6,518 SQ. FT. 70%	2,364 SQ. FT. 25.4%
MAXIMUM LOT COVERAGE:	7,914 SQ. FT. 30%	7,320 SQ. FT. * 27.8%
LOT COVERAGE INCLUDING COUR	TYARD:	9,790 SQ. FT. * 37.1%
LOT COVERAGE SECOND FLOOR:	N.A.	9.0%

(-500 SQ. FT. FOR GARAGE EXCEPTION & * -288 SQ. FT. FOR OUTDOOR COVERED AREA EXCEPTION)

ACCESSORY STRUCTURE

		(GARAGES)
	REQUIRED/ALLOWED	PROPOSED
OOD ELEVATION	N.A.	+7'-6" N.G.V.D.
JM SETBACKS: RONT SIDES	20'-0" 16'-7 ¹ "	20'-0" 10'-0"
UM BUILDING HEIGHT:	18'-0"	16'-0"

SSORY STRUCTURE	(CABANA - S	EE SHEET A-0.3)
	REQUIRED/ALLOWED	PROPOSED
OOD ELEVATION	+8'-0" N.G.V.D.	+12'-8" N.G.V.D.
IM SETBACKS: EAR (50% REAR SETBACK) IDES (10% LOT WIDTH)	14'-10½" 13'-4"	18'-1" 78'-10 <u>1</u> "
JM BUILDING HEIGHT:	20'-0"	19'-1"
JM UNIT SIZE: F MAIN RESIDENCE)	843 SQ. FT.	288 SQ. FT. 3.4%
JM LOT COVERAGE: F REAR YARD)	1,468 SQ. FT.	288 SQ. FT. 5.0%
ECOND FLOOR AREA:	144 SQ. FT. 50%	288 SQ. FT. 100%

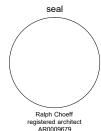
FRONT SETBACK CALCULATIONS

	1,294 SQ. FT.	100%	
WAY / PRIVACY WALL: CAPE AREA:	284 SQ. FT. 1,010 SQ. FT.	22.0% 78.0%	
R SETBACK CALCULATIONS			

	5,874 SQ. FT.	100%
A / WALKS / SEAWALL:	1,412SQ. FT.	24.0%
CAPE:	4,462 SQ. FT.	76.0%

1 G N 305.434.8338 CHM. ΞΞ S ц. I MI ĊΖ. > 5 > ່ບ ш Ц L III **≠** Blvd, 33138 H H H CHO A R C Miami, Florida 33

NEW RESIDENCE AT: 6650 ALLISON ROAD MIAMI BEACH, FL 33141



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comm no. 1622

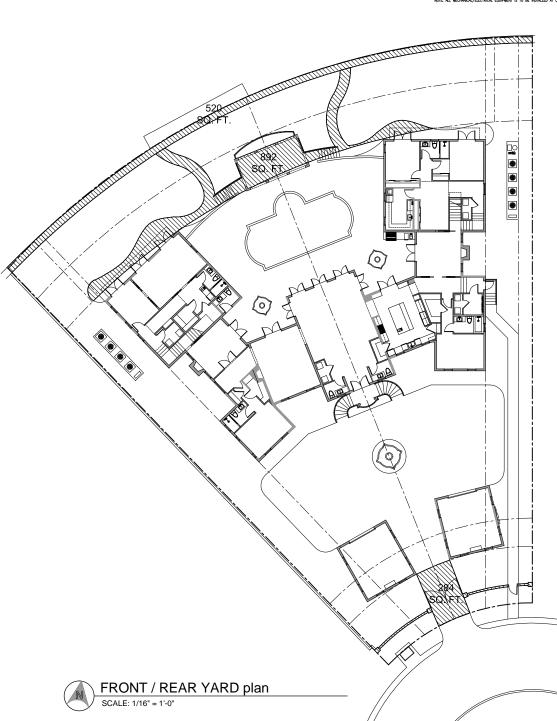




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				ELEVATION LEG	GEND				
CONSTRUCTION TYPE: TYPE V-B FLOOD RESISTANT DESIGN & CONSTRUCTION CLASSIFICATION: TYPE II	Building Use (e.g., Resid Aftitude/ Longitude: Lot 2 Aftitoh of least 2 photog Building Diagram Number For a building with a cr o) Square footage of b) No. of permanent 1 enclosure(s) within 1 c) Total net area of d) Engineered flood op	Building Use (e.g., f Aftbudy Longtitude Attach of I test 2 p Building Diagram Mu For a building with a) Square footaga b) No. of perman enclosure(s) with c) Total or len area d) Engineered flox	Lat_25'45'09" hotographs of the imber a crawlspace or e of crawlspace or the of crawlspace or in 1.0 foot above of flood opening						
			FLOOD	INSURANCE RATE MAP	(FIRM) INFOR	MATION			
	B1. NFIP Community Name & Community Number B2. County Name				B3. State FLORDA			B1. NFIP Community Name & Community arr or MANI BEACH, 120651	
	B4. Map/ Panel Number MapNO. <u>120860</u> PanelNO. <u>0317</u>	2	. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation (s) (Zone A0, use base flood depth) +8.00 NGVD	B4. Map/ Panel Number MapNO. <u>120860</u> PanelNO. <u>0317</u>	r B5. Suffix	
	B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9.					B10, Indicate the source	e of the Base Flo		
	☐ FIS Profile						□ FIS Profile	S FIR	
	BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)								
	Building elevations are b	ased on Construction	Drawings				Building elevations o	ire based on Cor	
	o) Top of bottom floor (including basement, crawispace, or enclosure floor) 8.0 Stet meters (Puerto Rico only) b) Top of the next higher floor 13.0 Stet meters (Puerto Rico only) c) Bottom of the loyest horizontd structural member (V Zones only) MA]feet meters (Puerto Rico only) d) Attached garage (top of slab) MA]feet meters (Puerto Rico only) e) Lowest deviation of machinery or equipment servicing the building 9.0 Stetet meters (Puerto Rico only) (Describe type of equipment and location in Comments) 9.0 Stetet meters (Puerto Rico only) () Lowest adjacent (finished) grade next to building (LAC) 6.5 Stetet meters (Puerto Rico only) () Highest adjacent (finished) orade next to building (LAC) 6.2 Stetet meters (Puerto Rico only) () Highest adjacent (finished) arade next to building (LAC) 6.2 Stetet meters (Puerto Rico only) () Highest adjacent (finished) arade next to building (LAC) 6.2 Stetet meters (Puerto Rico only) () Highest adjacent (finished) ages referenced from Architec's construction documents and Surveyor. Surveyor is Americon Services of Micmi, Coro., Comments Information and data ages referenced from Architec's construction documents and Surveyor. Surveyor is Americon Services o						b) Top of the m c) Bottom of the d) Attached gara e) Lowest elevati (Describe type f) Lowest adjacer g) Highest adjacer		
	9360 S.₩. 72 Street Suite 2				a Surveyor, SURVE	yor is whencen services of midnin, corp.,	9360 S.W. 72 Street St		

WACHNERY SERVICING THE BUILDING INCLUEES AR HANDLING LINTS THROUGHOUT INTERIOR OF BUILDING, AC COMPRESSORS ON SLAB ON GRADE NOTE: ALL MECHANICAL/ELECTRICAL EQUIPMENT IS TO BE INSTALLED AT OR ABOVE 19.0' HOVO.

¹ bottom floor (Including the next higher floor of the lowest horizont elevation of machinery by type of equipment ar adjacent (Inished) gra adjacent (Inished) gra adjacent (Inished) gra adjacent and et allowe ration and data was refe reet Suite 200, Miami, paneta Autore te utere MCHNERY SERVICING THE BUILDING INCLUDES AIR HANDLING UNITS THROUGHOUT INTERIOR OF BUILDING, AC COMPRESSORS ON SLAB ON GRADE, NOTE: ALL MECHANICAL/ELECTRICAL EQUIPMENT IS TO BE INSTALLED AT OR ABOVE +9.0' NOVID.



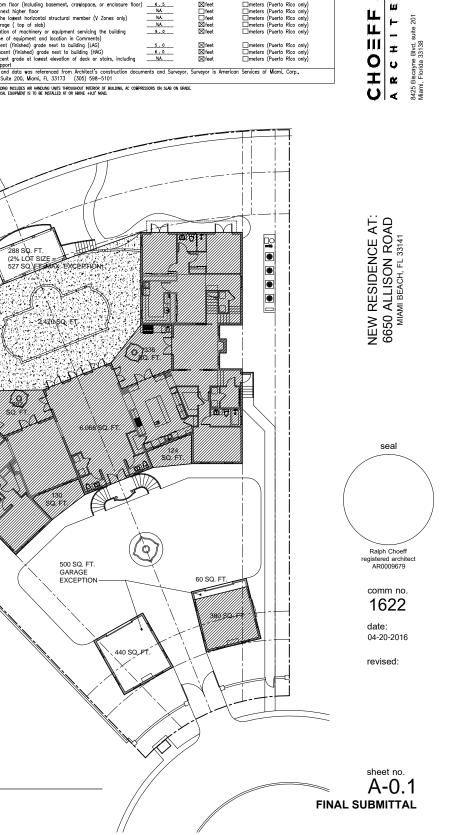


ELEVATION LEGEND									
(ca., Revisential, Non Restantial, Addition, Accessory, etc)									
Nain a crowlepace or enclosure(s): For a building with a crowlepace or enclosure(s): Square footage of attached garage 440 sq ft permanent flood openings in the crowlepace or b) No. or permanent flood openings in the attached garage 400 sq ft (s) within 1.0 foot above odjacent grade VA within 1.0 foot above odjacent grade 34 et area of flood openings in the attached sq in c) Total net area of flood openings in A9.b. 600 sq in et area flood openings Yes No 0 Engineered flood openings No No									
			FLOOD I	NSURANCE RAT	E MAP	(FIRM) INFORM	MATION		
unity Name & 120651_	Community Nur	nber	B2. Count MAMI-DAD				B3. State		
Number	lumber B5. Suffix B6. FIRM Index B7. FIRM Panel Effective/Revised Date 09/11/2009 09/11/2009			Date	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation (s) (Zone A0, use base flood depth) +8.00 NOVD			
e source of th	ne Base Flood E	levation	(BFE) data	or base flood dept	th entere	d in item B9.			
Profile	S FIRM	I	Communit	/ Determined]Other (Describe)			
		BUI	LDING ELE	VATION INFORM	MATION	(SURVEY REC	UIRED)		
ations are bas	sed on Construc	tion Dra	wings						
bottom floor (including bosement, crawispace, or enclosure floor) 6.5. Set Image: Crawispace (Puerto Rico only) the next higher floor NA. Feet Image: Crawispace (Puerto Rico only) of the lowest horizontal structural member (V Zones only) NA. Feet Image: Crawispace (Puerto Rico only) d group (top of slob) NA. Set Image: Crawispace (Puerto Rico only) elevation of machinery or equipment servicing the building 9.0 Steet Image: Crawispace (Puerto Rico only) elyes of equipment and location in Comments) 9.0 Steet Image: Crawispace (Puerto Rico only) adjacent (finished) grade next to building (NAG) 5.0 Steet Image: Crawispace (Puerto Rico only)									
	adjacent grade at lowest elevation of deck or stairs, including NA [Puerto Rico only]								
tion and data was referenced from Architect's construction documents and Surveyor, Surveyor is American Services of Miami, Corp., eet Suite 200, Miami, FL 33173 (305) 598-5101									
	E DU DUE ÁRCUPPE UN UNITE DISCUPLICIT ÁRTRON DE DUIDAR. LE CAÚPERENDE AU CUN AU CONF								

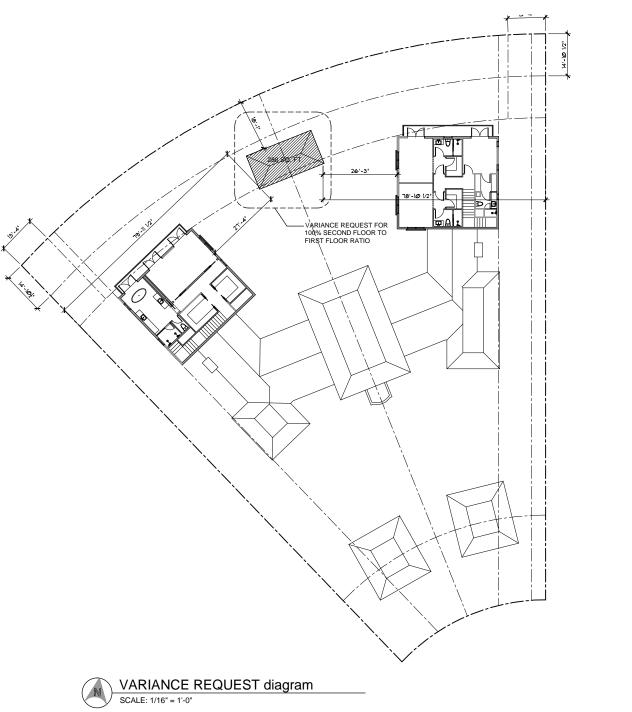
ISCHMAN + D E S I G N () 306.832.5292

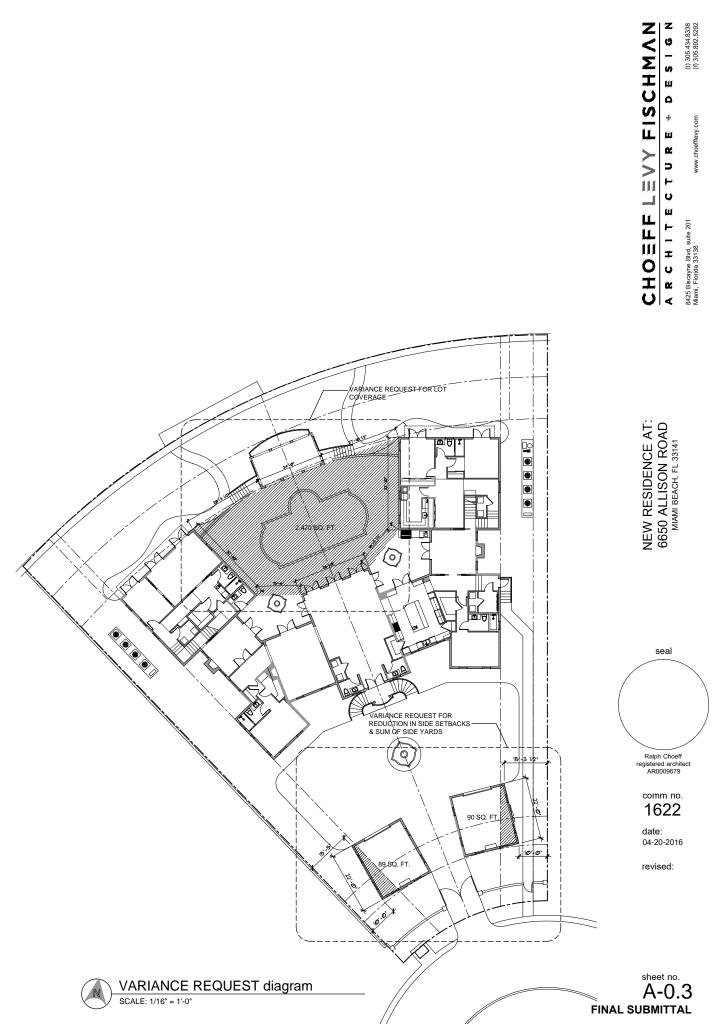
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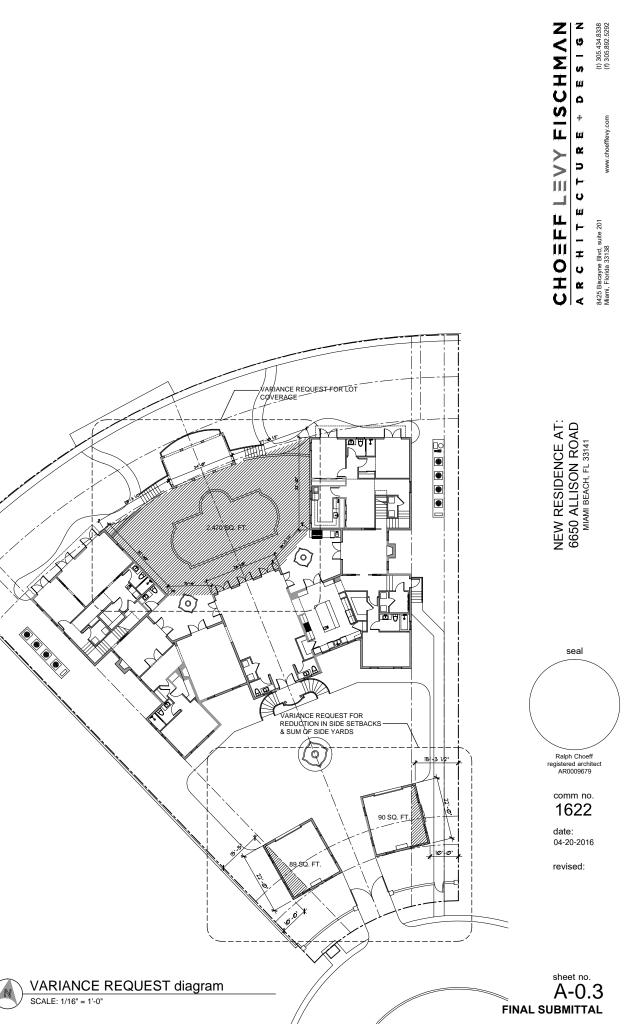
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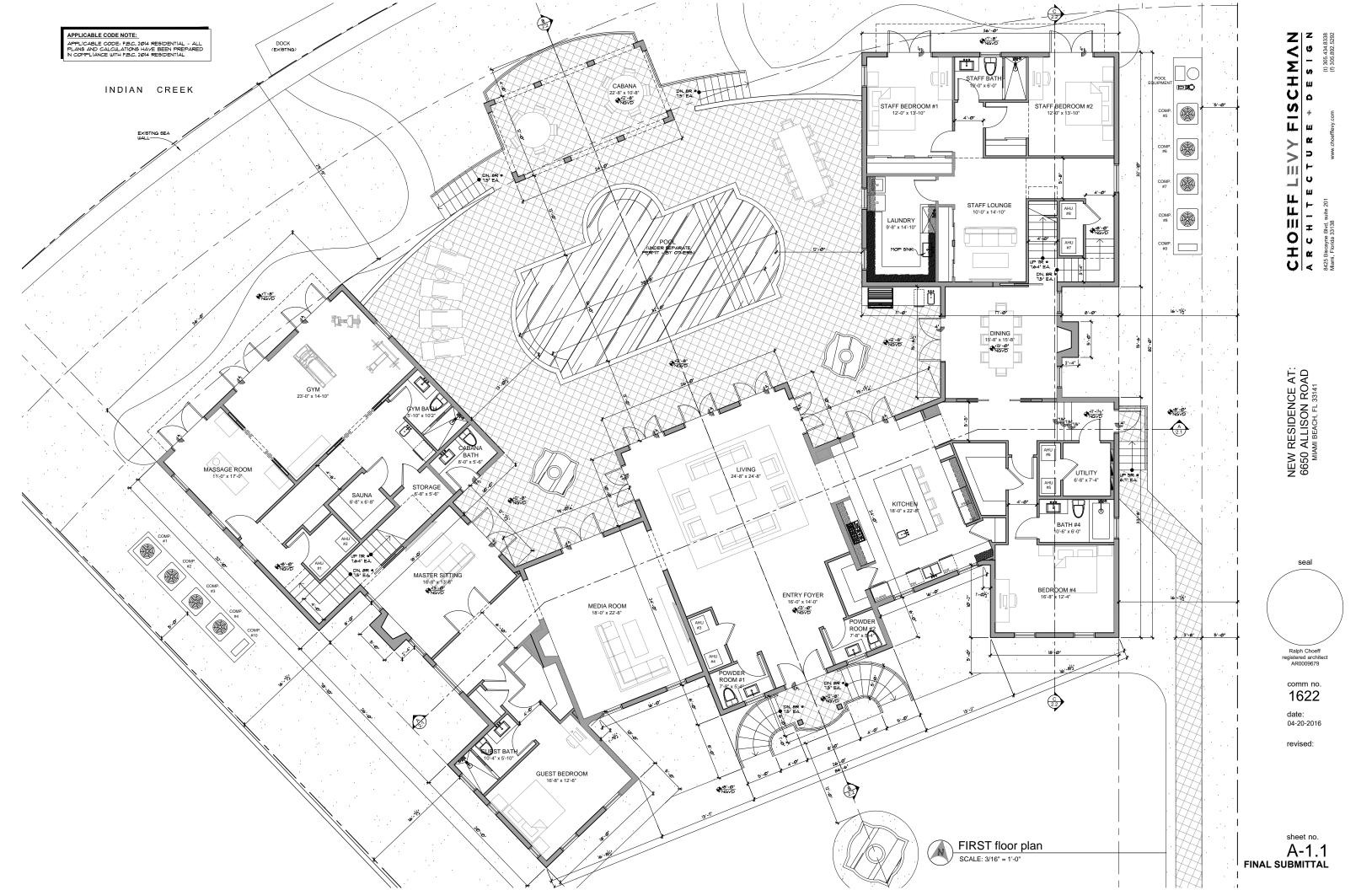


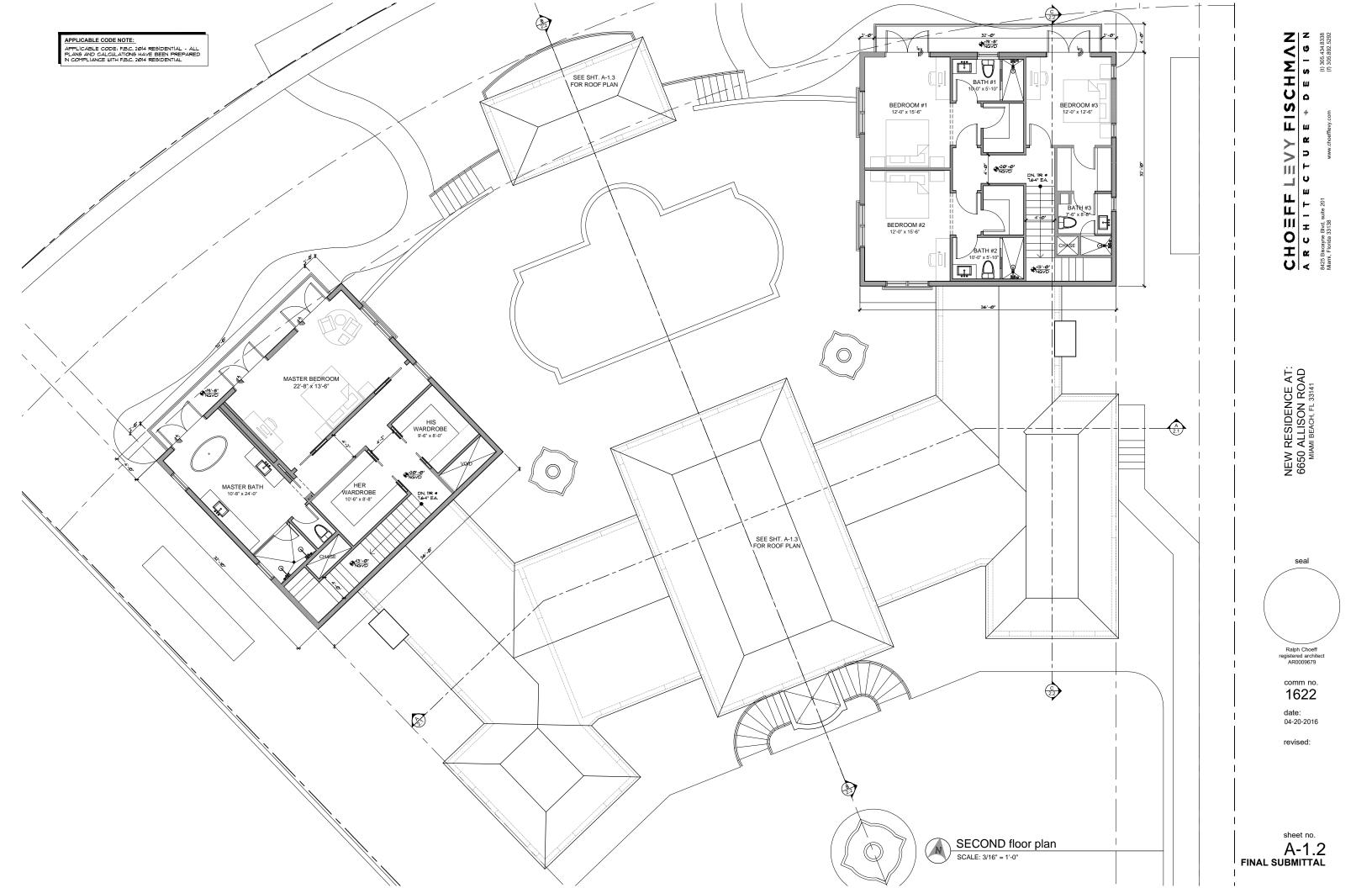


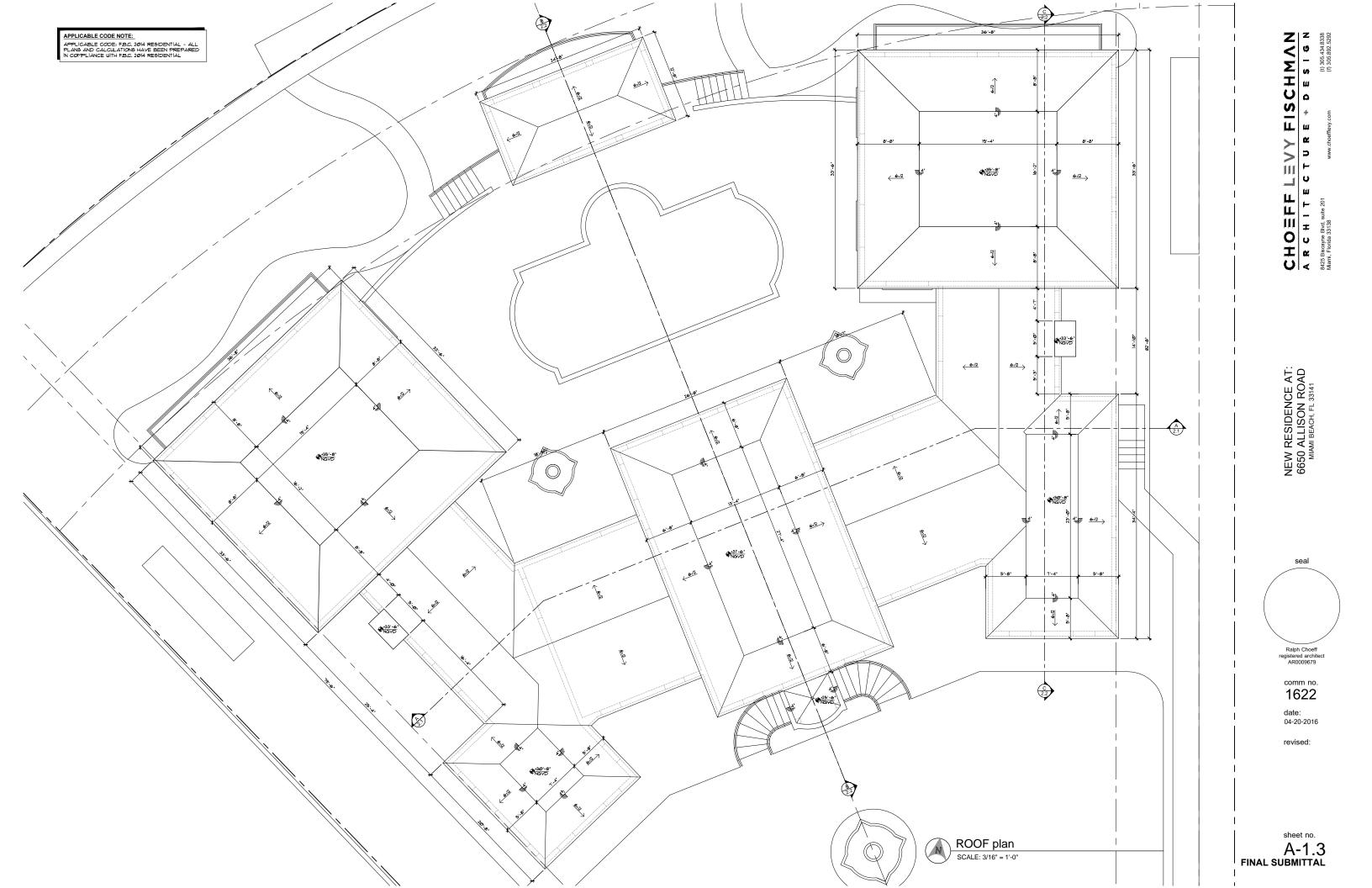




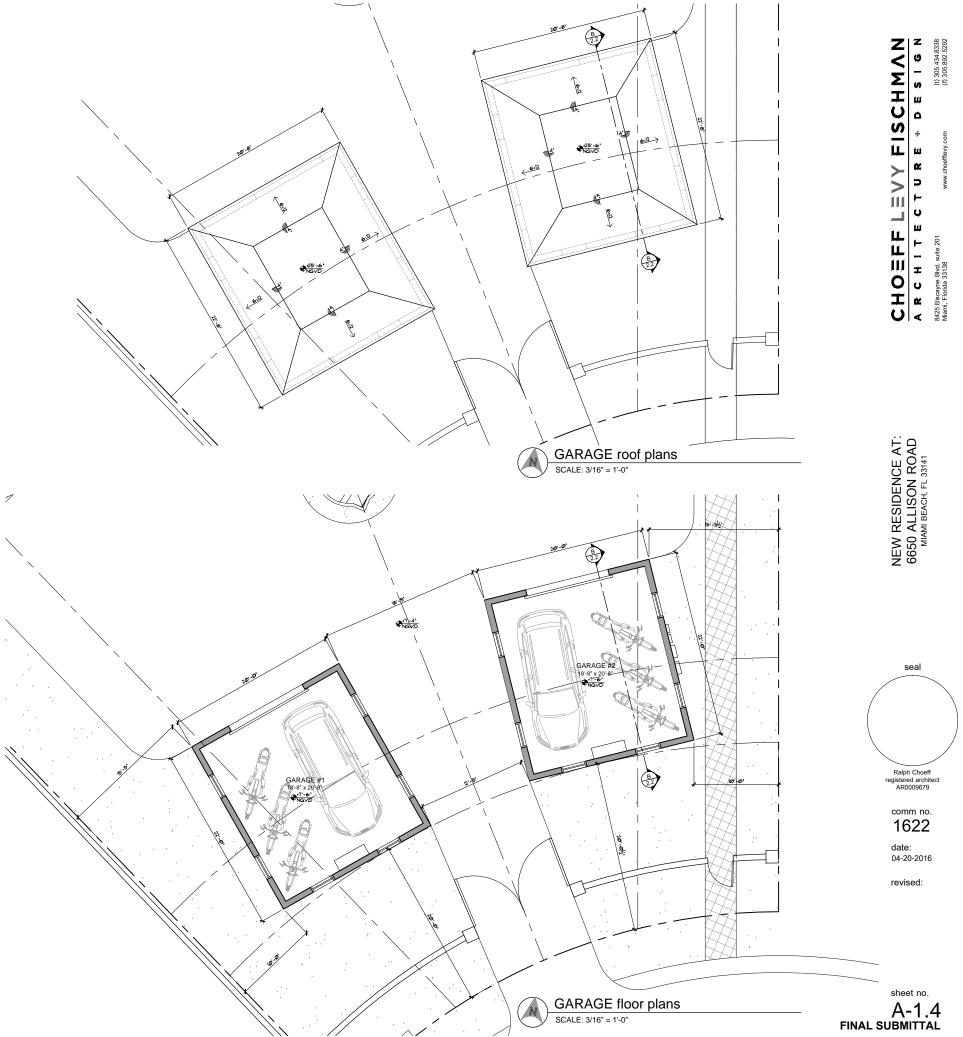


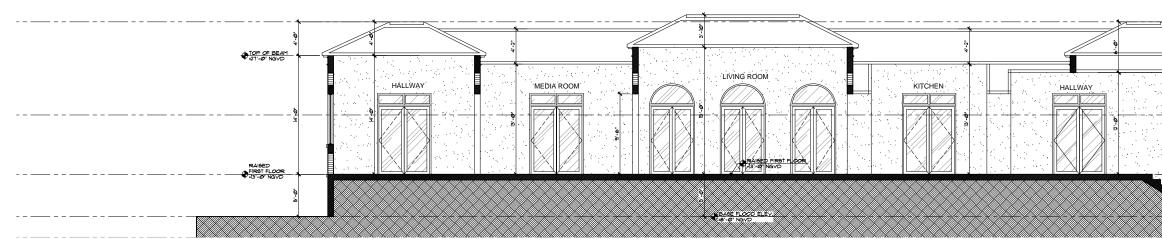




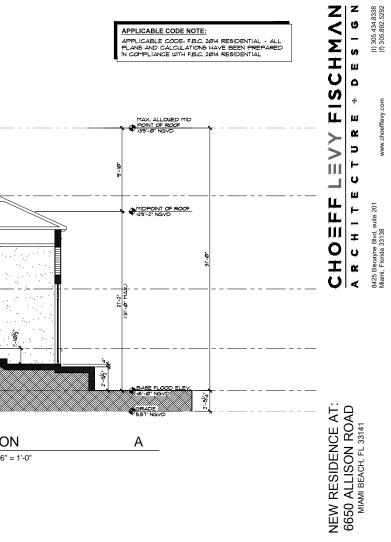


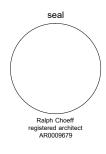
APPLICABLE CODE NOTE:
APPLICABLE CODE: F.B.C. 2014 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED
IN COMPLIANCE WITH F.B.C. 2014 RESIDENTIAL





SECTION SCALE: 3/16" = 1'-0"

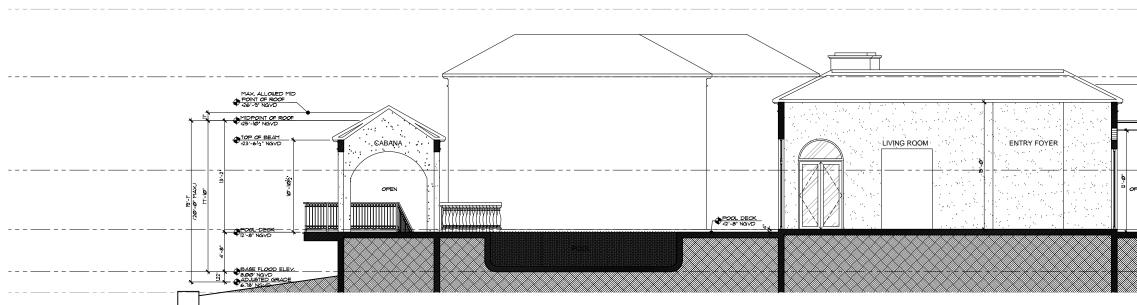




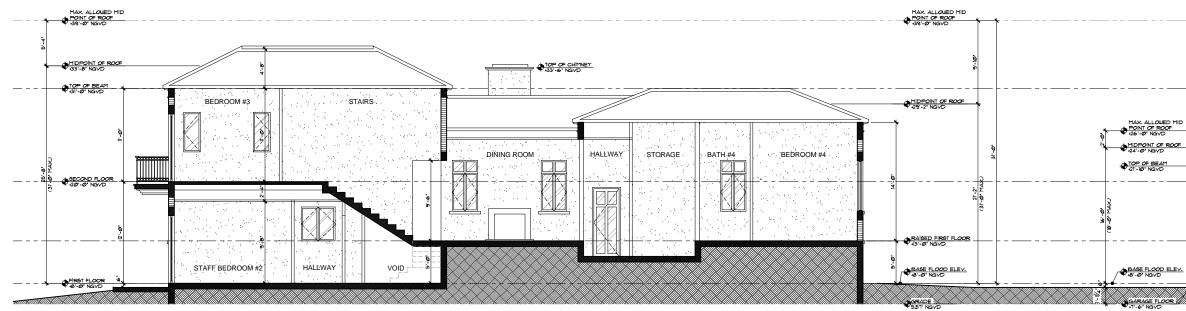


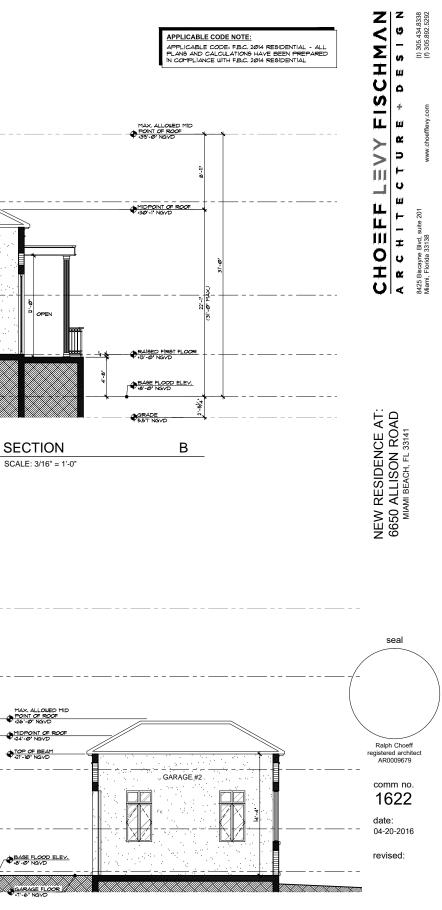
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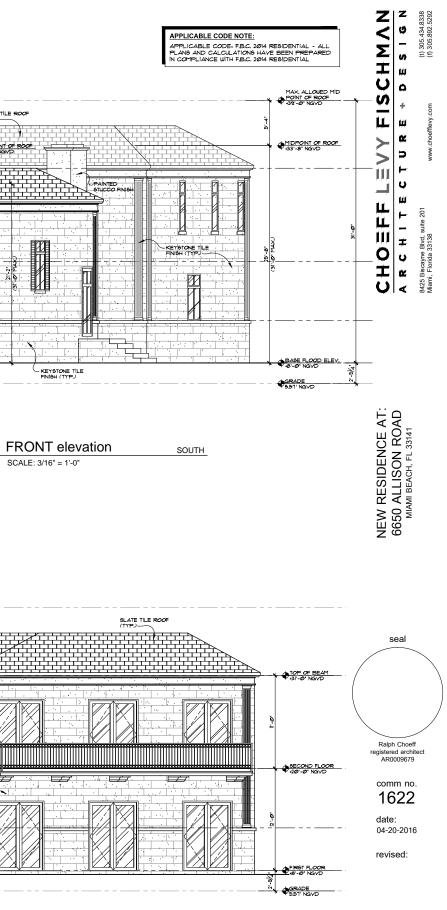










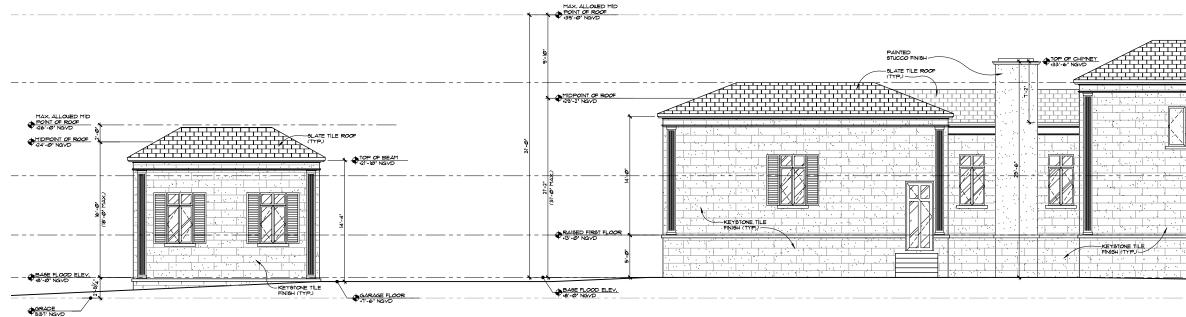


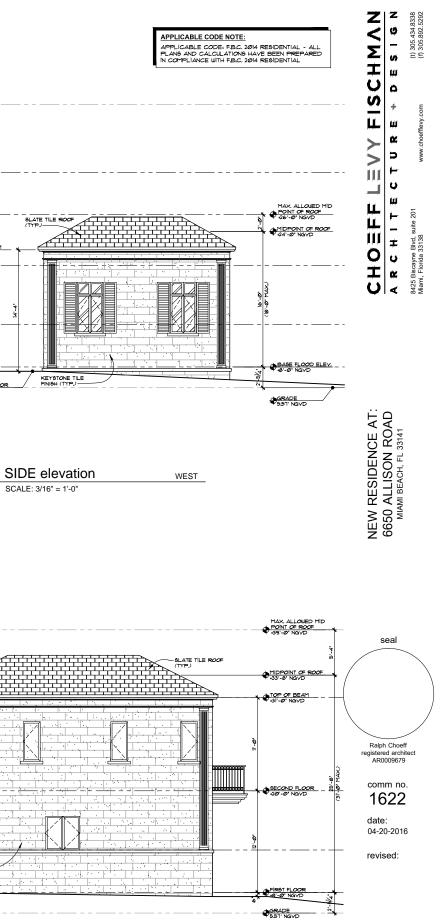
REAR elevation

NORTH





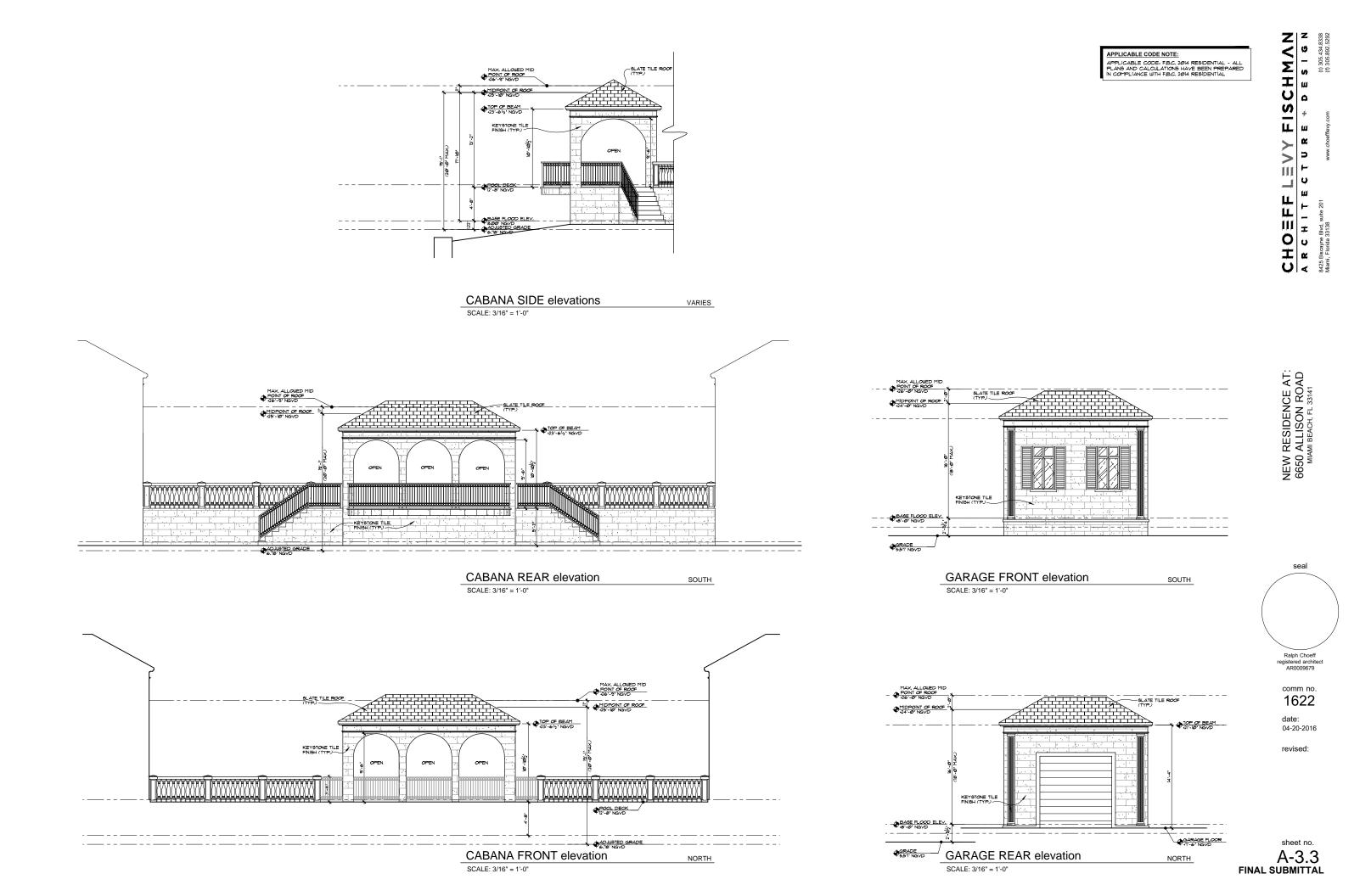






SIDE elevation

EAST



LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- 2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- 3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- 5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- 7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- 8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- 9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

LANDSCAPE LEGEND

MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (RESIDENTIAL VERSION)	
<u>TREES</u> 3 TREES REQUIRED PER LOT / 7 TREES PROVIDED MEETING MINIMUM REQUIREMENTS (5 SILVER BUTTONWOOD TREES + 2 SPECIMEN TREES PROVIDED)	
<u>NATIVE TREES</u> 30% OF REQUIRED TREES OR .30 X 3 = .9 NATIVE TREES REQUIRED / 5 NATIVE TREES PROVIDED (5 NATIVE SILVER BUTTONWOOD TREES PROVIDED)	

SHRUBS 10 SHRUBS REQUIRED FOR EACH REQUIRED TREE or 10 X (3) = 30 REQUIRED / 300 PROVIDED

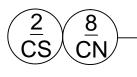
NATIVE SHRUBS 30% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .30 X 300 = 30 / 100 NATIVE SHRUBS PROVIDED (100 DWARF BAHAMA SHRUBS PROVIDED)

LAWN AREA 50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM 100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

PLANTLIST - 6650 ALLISON

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES			
SPECIMEN TREE OPTIONS (ST)								
BA	NO	2	VERAWOOD TREE	Bulnesia arborea	300 gallon, 25' height, 14' spread, Florida Fancy, specimen to be selected			
BS	YES		GUMBO LIMBO TREE	Bursera simarubra	300 gallon, 25' height, 14' spread, Florida Fancy, specimen to be selected			
СН	YES		SILK FLOSS TREE	Chorisia speciosa	300 gallon, 25' height, 14' spread, Florida Fancy, specimen to be selected			
QV	YES		LIVE OAK TREE	Quercus virginiana	300 gallon, 25' height, 14' spread, Florida Fancy, specimen to be selected			
NATIVE TR		ONS (NT)						
CS	YES	5	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	14' ht, multi trunk, limbed up for bonsai effect, Florida Fancy			
ED	NO	11	JAPANESE BLUEBERRY	Elaeocarpus decipiens	45 gallon, 10' height, conical, full to base, matched			
MF	YES	2	SIMPSON STOPPER TREE	Myrcianthes fragrens	14' ht, multi trunk, limbed up for bonsai effect, Florida Fancy			
PALMS								
AA	NO	10	KING ALEXANDER PALMS	Archontophoenix alexandrae	Full heads, Florida Fancy, see landscape plans for grey wood			
CN	NO	25	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	Full heads, Florida Fancy, see landscape plans for grey wood			
PM	NO	2	MEDJOOL DATE PALM	Phoenix dactylifera 'Medjool'	14' grey wood, full heads, matched specimens			
SHRUBS								
FIB	NO	104	WEEPING FIG SHRUBS	Ficus Benjamina	8' overall height, full to base, specimen shrubs, 3' o.c. or as required			
POD2	NO	16	PODOCARPUS SHRUBS	Podocarpus macropyllus	8' overall height, full to base, specimen shrubs, 2' o.c. or as required			
POD1	NO	80	PODOCARPUS SHRUBS	Podocarpus macropyllus	4' overall height, full to base, specimen shrubs, 2' o.c. or as required			
PSY	YES	100	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, full, space 30" on center			
GROUNDC	OVERS, A	ACCENTS	S, + VINES					
BOU	NO	as req.	BOUGAINVILLEA	Same	15 gallon, full, 8' Trellis			
LIR	NO		LIRIOPE 'BIG BLUE'	Liriope muscari 'Big Blue'	3 gallon, full, 18" on center			
NEO	NO		NEOREGELIA BROMELIAD	Neoregelia 'Bossa Nova'	1 gallon, full, 18" on center			
OPJ	YES		MONDO GRASS	Ophiopogon japonicus	1 gallon, full, 6" on center			
TRA	NO		JASMINE MINIMA	Trachelosp. asiaticum 'Minima'	1 gallon, full 18" on center			
TRD	YES		FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full 36" on center			
TRJ	NO		CONFEDERATE JASMINE	Trachelospermum jasminoides	25 gallon, full 7' conical trellis			
FIP	NO		CREEPING FIG	Ficus pumila	1 gallon, full, 12" on center			
SOD, AGGREGATE & MULCH								
DGA	3/8" DEC	OMPOSE	ED GRANITE AGGREGATE OR STONE	TO BE SELECTED, INSTALLED	OVER FILTER FABRIC			
MLC	MLC DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS or RED DYED MULCH)							
LAWN	WN 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS							



EXISTING 25' HEIGHT FICUS HEDGE ON ADJACENT PROPERTY



LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- 2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- 3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- 5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- 7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- 8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- 9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

LANDSCAPE LEGEND

MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (RESIDENTIAL VERSION)	
<u>TREES</u> 3 TREES REQUIRED PER LOT / 7 TREES PROVIDED MEETING MINIMUM REQUIREMENTS (5 SILVER BUTTONWOOD TREES + 2 SPECIMEN TREES PROVIDED)	
<u>NATIVE TREES</u> 30% OF REQUIRED TREES OR .30 X 3 = .9 NATIVE TREES REQUIRED / 5 NATIVE TREES PROVIDED (5 NATIVE SILVER BUTTONWOOD TREES PROVIDED)	

SHRUBS 10 SHRUBS REQUIRED FOR EACH REQUIRED TREE or 10 X (3) = 30 REQUIRED / 300 PROVIDED

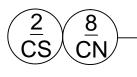
NATIVE SHRUBS 30% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .30 X 300 = 30 / 100 NATIVE SHRUBS PROVIDED (100 DWARF BAHAMA SHRUBS PROVIDED)

LAWN AREA 50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM 100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

PLANTLIST - 6650 ALLISON

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES			
SPECIMEN TREE OPTIONS (ST)								
BA	NO	2	VERAWOOD TREE	Bulnesia arborea	300 gallon, 25' height, 14' spread, Florida Fancy, specimen to be selected			
BS	YES		GUMBO LIMBO TREE	Bursera simarubra	300 gallon, 25' height, 14' spread, Florida Fancy, specimen to be selected			
СН	YES		SILK FLOSS TREE	Chorisia speciosa	300 gallon, 25' height, 14' spread, Florida Fancy, specimen to be selected			
QV	YES		LIVE OAK TREE	Quercus virginiana	300 gallon, 25' height, 14' spread, Florida Fancy, specimen to be selected			
NATIVE TR		ONS (NT)						
CS	YES	5	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	14' ht, multi trunk, limbed up for bonsai effect, Florida Fancy			
ED	NO	11	JAPANESE BLUEBERRY	Elaeocarpus decipiens	45 gallon, 10' height, conical, full to base, matched			
MF	YES	2	SIMPSON STOPPER TREE	Myrcianthes fragrens	14' ht, multi trunk, limbed up for bonsai effect, Florida Fancy			
PALMS								
AA	NO	10	KING ALEXANDER PALMS	Archontophoenix alexandrae	Full heads, Florida Fancy, see landscape plans for grey wood			
CN	NO	25	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	Full heads, Florida Fancy, see landscape plans for grey wood			
PM	NO	2	MEDJOOL DATE PALM	Phoenix dactylifera 'Medjool'	14' grey wood, full heads, matched specimens			
SHRUBS								
FIB	NO	104	WEEPING FIG SHRUBS	Ficus Benjamina	8' overall height, full to base, specimen shrubs, 3' o.c. or as required			
POD2	NO	16	PODOCARPUS SHRUBS	Podocarpus macropyllus	8' overall height, full to base, specimen shrubs, 2' o.c. or as required			
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MLC	MLC DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS or RED DYED MULCH)							
LAWN	WN 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS							



EXISTING 25' HEIGHT FICUS HEDGE ON ADJACENT PROPERTY



BOARD OF ADJUSTMENT CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 6650 Allison Road.

- **FILE NO.** ZBA0416-0001 f/k/a 3810
- **IN RE:** The application for variances to exceed the maximum lot coverage, to reduce the minimum interior side and sum of the side setbacks, and to exceed the maximum area of the second floor for an accessory building in order to construct a new two story single family home to replace the existing one-story home on the site.

LEGAL

- **DESCRIPTION:** Lot 27, of "Indian Creek Subdivision", According to the Plat Thereof, as recorded in Plat Book 31 at Page 75 of the Public Records of Miami-Dade County, Florida.
- MEETING DATE: June 3, 2016.

ORDER

The applicant, Todd Glaser, filed an application with the Planning Department for the following variances for the construction of a new two story single family home to replace the existing one-story home on the site:

- 1. A variance to exceed by 7.1% the maximum allowed lot coverage of 30% for a two story home in order to increase the lot coverage to 37.1%.
- 2. A variance to reduce by 3'-4" the minimum required interior side setback of 13'-4" in order to construct two detached one-story garage structures at 10'-0" from both side property lines for a new two-story single family home.
- 3. A variance to reduce by 13'-3" the minimum required sum of the side setbacks of 33'-3" in order to construct two one-story garage buildings with with a sum of the side setbacks of 20'-0".
- 4. A variance to exceed by 50% the maximum permitted 50% of the first floor area for a second story in order to construct the second floor of an accessory building with 100% of the first floor area located within the rear yard.

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. 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.
 - 2. During construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front and street side of the property. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
 - 3. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the

review and approval of staff. At a minimum, such plan shall incorporate the following:

- a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- e. The overall number of canopy shade trees should be significantly increased and number of palm trees reduced subject to the review and approval of staff.
- f. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.
- g. Canopy shade trees as required by code should be provided in the public ROW subject to the review and approval of the Urban Forestry Division and the Planning Department
- h. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- i. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

- j. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- I. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 4. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- 5. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- 6. The applicant shall comply with all conditions imposed by the Public Works Department.
- 7. 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.
- 8. The conditions of approval herein are binding on the applicant, the property's owners and all successors in interest and assigns.
- 9. The final 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.
- 10. 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(s) granted herein.

11. The Final Order shall be recorded in the Public Records of Miami-Dade County, <u>prior</u> 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(s) Approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B (Condition Nos. 1-11, 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 "New Residence at: 6650 Allison Road" as prepared by Choeff Levy Fischman, signed and sealed April 20, 2016, 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 ______ day of ______, 2016.

BOARD OF ADJUSTMENT CITY OF MIAMI BEACH, FLORIDA

BY:_____

)

Michael Belush, AICP Planning and Zoning Manager For the Chair

STATE OF FLORIDA) COUNTY OF MIAMI-DADE) The foregoing instrument was acknowledged before me this _____ day of ______, ____, by Michael Belush, Planning and Zoning Manager 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: Print Name: Notary Public, State of Florida My Commission Expires: Commission Number:

Approved As To Form: City Attorney's Office (

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

)

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PLANNING DEPARTMENT

BOARD OF ADJUSTMENT STAFF REPORT

FROM: Thomas R. Mooney, AICP Planning Director

DATE: June 03, 2016 Meeting

RE: File No. ZBA0416-0001 f/k/a 3810 6650 Allison Road – <u>Single Family Residence</u>

The applicant, Todd Glaser is requesting variances to exceed the maximum lot coverage, to reduce the minimum interior side and sum of the side setbacks, and to exceed the maximum area of the second floor for an accessory building in order to construct a new two-story single family home to replace the existing one-story home on the site.

STAFF RECOMMENDATION:

Approval of the variance(s) with conditions.

LEGAL DESCRIPTION:

Lot 27, of "Indian Creek Subdivision", According to the Plat Thereof, as recorded in Plat Book 31 at Page 75 of the Public Records of Miami-Dade County, Florida.

<u>SITE DATA:</u>

Zoning -	RS-2
Future Zoning-	RS
Lot Size -	26,380 SF
Lot Coverage	
Proposed	9,790 SF / 37.1%*
Maximum-	7,914 SF / 30%
Unit size	
Proposed-	8,812 SF / 33.4%
Maximum-	13,190 SF / 50%
Height-	
Proposed-	25'-8" – sloped roof
Maximum-	31'-0" – sloped roof

EXISTING STRUCTURE:

Year Constructed: 1979 Architect: Richard Lefcourt Vacant Lot: No Demolition: Full

* Variance Requested

THE PROJECT:

The applicant has submitted documents and plans entitled "New Residence at: 6650 Allison Road" as prepared by Choeff Levy Fischman, signed and sealed April 20, 2016.

The applicant is requesting variances to exceed the maximum lot coverage, to reduce the minimum interior side and sum of the side setbacks, and to exceed the maximum area of the second floor for an accessory building in order to construct a new two story single family home to replace an existing one-story home.

The applicant is requesting the following variance(s):

- 1. A variance to exceed by 7.1% the maximum allowed lot coverage of 30% for a two story home in order to increase the lot coverage to 37.1%.
 - Variance requested from:

Sec. 142-105. - Development regulations and area requirements.

(b) The development regulations for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:

(1) Lot area, lot width, lot coverage, unit size, and building height requirements. The lot area, lot width, lot coverage, and building height requirements for the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:

Zoning District: RS-2, Maximum Lot Coverage for a 2-story Home (% of lot area): <u>30%.</u>

The proposed new home exceeds the maximum lot coverage allowed by 7.1% (1,872.9 SF). The lot is of irregular shape with significant difference in length between the front property line (57') and the rear property line (208.9'). The site as originally platted has a larger area toward the rear and narrows at the front. The house is proposed with a design that is parallel to the side property lines in a u-shape to accommodate for the site conditions. The open layout based on the pie-shape of the lot creates 3,342 s.f. of unroofed areas enclosed on three sides by structures that are required to be counted in the lot coverage calculations. Without these areas, the house occupies approximately 6,448 s.f. for 24.4% lot coverage, where up to 30% is allowed.

The intent of the Code regarding lot coverage and courtyard areas, is to avoid the perception of a large building as seen from the street, adjacent properties or the waterway. The proposed main structure has setbacks of 16'-7" on both sides that exceed the minimum side setback required of 13'-4" for the property and is mostly open within the rear yard facing the waterway. The second story portions of the home are also setback 130 feet from the front property line and would be perceived as a low scale structure. Staff finds that the shape of the lot directly makes the rear of the property the most reasonable space for the new structure. The proposed structures on site do not exceed the maximum unit size or building height permitted by the Code. Based on this analysis, staff is supportive of the variance request as we find that the irregular shape of the lot creates the practical difficulties that justify the variance requested.

- 2. A variance to reduce by 3'-4" the minimum required interior side setback of 13'-4" in order to construct two detached one-story garage structures at 10'-0" from both side property lines for a new two-story single family home.
 - Variance requested from:

Sec. 142-106. Setback requirements for a single-family detached dwelling.

The setback requirements for a single-family detached dwelling in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows: (2)Side yards:

<u>c. Interior sides. Any one interior side yard shall have a minimum of ten percent</u> of the lot width or seven and one-half feet, whichever is greater

Two detached one-story garage buildings are proposed at the front of the property. Each structure is setback equally 10 feet from both side property lines where the Code requires a minimum of 13'-4". The lot width for this property for zoning purposes is 133 feet based on the average of the length between the front and rear property lines. However, the front property line is approximately 53 feet, and the lot width at 20 feet setback is approximately 70 feet which does not correspond with the technical lot width of the property. The garage structures are parallel to the front property line and angled to the side property lines with setbacks ranging from 10' to 15' which result in a triangular portion to be located within the required side setback. Although the proposed setbacks do not comply with the minimum required for the property, they are larger than the typical setback of 7'-6" minimum side setback for most single family properties and no negative impact is expected on the adjacent properties. The main structure of the home, setback 83 feet from the front, complies with the required side setbacks. Based on the irregular shape of the lot and lot width of the property, staff finds that the applicant's request satisfies the practical difficulties criteria for the variance requested.

- 3. A variance to reduce by 13'-3" the minimum required sum of the side setbacks of 33'-3" in order to construct two one-story garage buildings with with a sum of the side setbacks of 20'-0".
 - Variance requested from:

Sec. 142-106. Setback requirements for a single-family detached dwelling.

The setback requirements for a single-family detached dwelling in the RS-1, RS-2, RS-3, RS-4 single-family residential districts are as follows:

(2)Side yards: a.The sum of the required side yards shall be at least 25 percent of the lot width.

This variance request pertains to the garage structures at the front only. The side setbacks for the garage structures result in a sum of the side setbacks of 20' where 33'-3" is required. The main house including the two-story portion complies with the sum of the side setbacks required. The side setbacks proposed of 10 feet is consistent with the minimum side setbacks for single family properties with a lot width larger than 60 feet. Since the structures are both one-story, the project, as proposed would not be injurious to the neighbors or the urban context. Staff finds that the large difference between the front and rear property lines and the irregular shape of the lot create the practical difficulties that trigger this variance request.

- 4. A variance to exceed by 50% the maximum permitted 50% of the first floor area for a second story in order to construct the second floor of an accessory building with 100% of the first floor area located within the rear yard.
 - Variance requested from:

Sec. 142-1132. Allowable encroachments within required yards.

(a) Accessory buildings.

(2) In single-family districts the following regulations shall apply to accessory buildings within a required rear yard:

<u>c.Two-story structures. The second floor of an accessory building shall not</u> <u>exceed 50 percent of the first floor area.</u>

The City recently adopted Ordinance No. 2016-4009 which among other things, established a minimum and maximum freeboard for the City. Ordinance No. 2016-4009 permits an increase in height from 1 to 5 feet above flood elevation and allows the maximum building height to be measured from flood elevation plus freeboard. This regulation, however, does not include accessory buildings, which are still measured from adjusted grade. The applicant is raising the finish floor of the center area of the house 5 feet above flood elevation in order to address future sea-level rise concerns. The cabana building connected to the pool deck is proposed with the finish floor elevation at 12'-8" NGVD, slightly below the main area with a finish floor elevation of 13' NGVD. The height of the cabana is 19.4' which makes it a two-story structure for zoning purposes. The maximum height for a one-story accessory building is 12 feet from adjusted grade.

As a two-story accessory building, the Code provides that the second floor cannot exceed 50% of the floor area below. In this case, the second floor is also the functional first floor due to the increase in height of the first floor. As the building is open on all sides, except for the raised structure, staff has no objection to the variance requested. The existing grade elevation of the lot is approximately 2.5 feet below the minimum finish floor elevation of 8.0' NGVD. This difference in elevation can impact new single family construction projects when adjusting the new structures to the existing site conditions: such projects have required variances to exceed the maximum elevation in required yards or to exceed building height in accessory buildings. Staff finds that the difference between grade elevation and required finish floor elevation, as well as increasing concerns related to sea-level rise, creates the practical difficulties resulting in the request for the variance.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board of Adjustment finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

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.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the City Code, in addition to the requested variance(s), for the following reasons:

- 1. The building height of the living room-entry foyer area can not exceed 21' from base flood elevation to be considered a one-story structure. As proposed, the space has a height of 21'-11", which would be considered a two-story structure. This portion would have to be counted in the areas of the second floor that are limited to a maximum of 70% of the first floor.
- 2. The proposed elevation in the side yards shall be reduced in height to a maximum of 30 inches above grade or 7.56' NGVD.
- 3. The landing of the access stair on the northeast side can not exceed 30 inches above adjusted grade as an allowable projection within the required yard.

The above noted comments shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

STAFF ANALYSIS:

The subject site is an interior waterfront lot located on the northern portion of Allison Island. A new two-story single family home is proposed to replace the existing one-story residence constructed in 1979. The property has a pie-shape configuration with non-parallel side lines and significant difference in length between the curved front and rear property lines. The site has a narrowed area at the front that increases toward the rear. This condition imposes design challenges to accommodate the new house. The massing of the proposed home has been broken down into two detached-one-story garage structures at the front and the main house in an u-shape form, parallel to the side property lines with one-story portion at the center and sides and two-story portions facing the side and rear. A pool is proposed in the

courtyard area with a cabana structure within the rear yard. As proposed, several areas enclosed on three sides result in an excess in the maximum lot coverage permitted which requires a variance. The applicant is also requesting variances from the maximum area permitted for an accessory building and setback variances for the two garage structures at the front of the new residence.

The irregular shape of the lot as originally platted and the difference in elevation between the existing grade and the flood elevation create practical difficulties that justify the variances requested. Staff has concluded that the applicant's requests meet the requirements of the practical difficulties criteria established in the City Code. As such staff recommends approval of the variances 1, 2, 3 and 4 as proposed.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends **approval** of the variance(s) as requested, subject to the following conditions:

- 1. 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.
- 2. During construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front and street side of the property. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.
- 3. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed

home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.

- d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- e. The overall number of canopy shade trees should be significantly increased and number of palm trees reduced subject to the review and approval of staff.
- f. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.
- g. Canopy shade trees as required by code should be provided in the public ROW subject to the review and approval of the Urban Forestry Division and the Planning Department
- h. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- i. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- j. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- I. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent

with the site and landscape plans approved by the Planning Department for Building Permit.

- 4. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- 5. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- 6. The applicant shall comply with all conditions imposed by the Public Works Department.
- 7. 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.
- 8. The conditions of approval herein are binding on the applicant, the property's owners and all successors in interest and assigns.
- 9. The final 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.
- 10. 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(s) granted herein.
- 11. The Final Order shall be recorded in the Public Records of Miami-Dade County, <u>prior</u> to the issuance of a Building Permit.

TRM:MAB:IV F:\PLAN\\$zba\RECOMM\3810 June 3 2016 - 6650 Allison Road - Side -sum side stbks-lot cov-area acces bldg.docx

MIAMIBEACH LAND USE BOARDS

PROPERTY:

6940 Collins Avenue

FILE NO. ZBA 0416-0004 f/k/a 3811

APPLICANT: Masa International, LLC. d/b/a Iron Sushi

MEETING DATE: 6/3/2016

LEGAL DESCRIPTION:

ATLANTIC HGTS CORR PL PB 9-14 LOTS 11 & 12 BLK D LOT SIZE 100.000 X 125 PER UNITY OF TITLE OR 20666-2077 OR 17872-2997 1197 1 OR 18887-0951 1199 4 COC 21471-4576 07 2003 4

IN RE:

Variance from a Provision of the Land Development Regulations

PRIOR ORDER NUMBER:

ATTACHMENTS:

Description

Туре

D	APPLICATION DOCUMENTS 1	Memo
D	APPLICATION DOCUMENTS 2	Memo
D	EXISTING CONDITIONS	Memo
D	BOARD ORDER	Memo
D	STAFF REPORT	Memo

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2[№] FLOOR MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV 305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

BOARD OF ADJUSTMENT

- □ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- □ APPEAL OF AN ADMINISTRATIVE DECISION

DESIGN REVIEW BOARD

- DESIGN REVIEW APPROVAL
- □ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

☐ HISTORIC PRESERVATION BOARD

- □ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- HISTORIC DISTRICT / SITE DESIGNATION
- □ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

D PLANNING BOARD

- CONDITIONAL USE PERMIT
- LOT SPLIT APPROVAL
- AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

□ FLOOD PLAIN MANAGEMENT BOARD

E FLOOD PLAIN WAIVER

OTHER ____

10940 Collins Avenue, Miami Beach, FL 33141 SUBJECT PROPERTY ADDRESS:

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3211-001-0260

1. APPLICANT: OWNER OF THE SUBJECT PROPERTY	
NAME Maga International LLC DBA Iron Sushi ADDRESS 6940 Collins Ave, Miami Beach, FL 33141 BUSINESS PHONE 305-864-1101 CELL PHONE 786-897-5511 E-MAIL ADDRESS Masa 6940 2 act. Com	
OWNER IF DIFFERENT THAN APPLICANT	
NAME Golden Mile Shoppes Inc. ADDRESS <u>5979</u> NW 151 Street, <u>#103</u> , <u>Miani Lakes, FL 33014</u> BUSINESS PHONE <u>305-825-9575</u> CELL PHONE E-MAIL ADDRESS <u>Sklari Dattinet</u>	
2. AUTHORIZED REPRESENTATIVE(S):	
NAME	
BUSINESS PHONE CELL PHONE EMAIL ADDRESS	
AGENT	
NAME I SAAC SKLav	
ADDRESS 5979 NW 151 Street, #103, Miani Lakes, FL 33014	
BUSINESS PHONE 305 - 825 - 9575 CELL PHONE 305 - 343-1463	
E-MAIL ADDRESS Sklar, @ att.net	
CONTACT:	
NAME	
CELL PHONE	
E-MAIL ADDRESS	
3. PARTY RESPONSIBLE FOR PROJECT DESIGN:	
ADDRESS	
BUSINESS PHONECELL PHONE	
E-MAIL ADDRESS	
FILE NO	_

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

To request approval 2 COP (Baer and Wine License) for reduction of the seat requirement

4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE	YES	[] NO
4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION	C YES	ENO
4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE)		SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$_____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2–482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO.

- IN ACCORDANCE WITH SEC.118-31. DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY:	GWNER OF THE SUBJECT PROPERTY
	AUTHORIZED REPRESENTATIVE
SIGNATURE:	
PRINT NAME: Magamitsu Oct	ni, MGRM Masa International LLC

DBA Iron Sushi

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THE AFOREMENTIONED IS ACKNOWLEDGED BY: OWNER OF THE SUBJECT PROPERTY
SIGNATURE:
PRINT NAME: ISaac Sklan, Authorized Rep.

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 removing this notice after the date of the hearing.

Sworn to and subscribed before me this			SIGNATURE
acknowledged before me by		, 20	The foregoing instrument was
personally known to me and who did/did not	, who	has produced	as identification and/or is
in the and who did/did hot	i lake an oam.		

NOTARY SEAL OR STAMP

My Commission Expires

PRINT NAME

NOTARY PUBLIC

ALTERNATE OWNER AFEIDAVIT FOR CORPORATION, PARTNERSHIP, OF LIMITED LIABILITY COMPANY

(Circle one)

STATE OF

COUNTY OF

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

SIGNATURE

Sworn to and subscribed before me this 29 day of March, 2016. The Masanifse Ochi, MGRM of Masa Infance as identification and/or is personally known to me and who did/did not take an oath.	choose Le C on bobolf of such ontity who has need
	1.

NOTARY SEAL OR STAMP:

My Commission Expires



Maria S. Ramire Z PRIN PRINT NAME

FILE NO

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE 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 removing this notice after the date of the hearing.

Sworn to and subscribed before me thisday of acknowledged before me by, who has personally known to me and who did/did not take an oath.	SIGNATURE , 20 The foregoing instrument was producedas identification and/or is
NOTARY SEAL OR STAMP	NOTARY PUBLIC
My Commission Expires:	PRINT NAME
Sworn to and subscribed before me this 20 day of March 20 16. The day of March	Duss: (1) I am the <u>Authorized Agent</u> (print orate entity). (2) I am authorized to file this all information submitted in support of this aterials, are true and correct to the best of is the owner or tenant of the property that that, before this application may be publicly ion must be complete and all information authorize the City of Miami Beach to enter Public Hearing on the property, as required te of the hearing.
NOTARY SEAL OR STAMP: My Commission Expires: 7/22 17 MARIA S. RAMIREZ MY COMMISSION # FF 030827 EXPIRES: July 22, 2017 Bonded Thru Budget Notary Services 	Maria S. Raminez Maria S. Raminez PRINT NAME
	FILE NO.

See attached Exhibit "B"	6
	,
POWER OF ATTOR	NEY AFFIDAVIT
STATE OF COUNTY OF	
authorize <u>authorize</u> authorize the City of Miami Beach to enter the subject Public Hearing on the property, as required by law. (4) Lar	d deposed, certify as follows: (1) I am the owner or at is the subject of this application.(2) I hereby entative before the BOA Board. (3) I also hereby property for the sole purpose of posting a Notice of n responsible for removing this notice after the data of
and mouning:	
PRINT NAME (and Title, if applicable)	1 contact
(SIGNATURE
Sworn to and subscribed before me this 28 day of March	_, 20 16. The foregoing instrument was acknowledged before me
of	
NOTARY SEAL OR STAMP	Maria S.Ban
MARIA S. RAMIREZ MY Commission Expires 7/22/117 MARIA S. RAMIREZ MY COMMISSION # FF 030827 EXPIRES: July 22, 2017 Bonded Thru Budget Notary Services	Maria S. Ramirez PRINT NAME
CONTRACT FOR F f the applicant is not the owner of the property, but the property, whether or not such contract is contingent on this contract purchasers below, including any and all principal of of the contract purchasers are corporations, partnerships, I entities, the applicant shall further disclose the identity of the ownership interest in the entity. If any contingency claus corporations, partnerships, limited liability companies, trusts corporate entities.*	applicant is a party to a contract to purchase the application, the applicant shall list the names of the ficers, stockholders, beneficiaries, or partners. If any imited liability companies, trusts, or other corporate he individual(s) (natural persons) having the ultimate
NAME	
	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK
	2
n the event of any changes of ownership or changes in co nis application is filed, but prior to the date of a final publ isclosure of interest.	ontracts for purchase, subsequent to the date that lic hearing, the applicant shall file a supplemental
	FILE NO.

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Masa International	LLC DBA Iron Sushi
--------------------	--------------------

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

1830 Radius Dr. # 415 Hollywood, FL 33020

Magamitsu Dchi

% OF OWNERSHIP

	NO OF OWNERDING
-	100%0
_	
_	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO.____

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Golden Mile Shoppes Inc.	
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
Corestinga 1231, Buenos Aire, Argentina	40°/2
Ernesto A. Taraman Arenales 988 300, Quenos Arce, Augentina	30%
Enrique H. Taraman Jucre 2281 1St, Buenes Ative, Argentina	30%
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

7

FILE NO,____

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION DISCLOSURE OF INTEREST

2. TRUSTEE

NIA

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

TRUST NAME

NAME AND ADDRESS

% INTEREST

NOTE: Notarized signature required on page 9

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a. b.			
c.			

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

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

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

APPLICANT AFFIDAVIT

STATE OF

COUNTY OF

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

SIGNATURE

Sworn to and subscribed before me this 29 day of <u>Harch</u>, 2016. 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

My Commission Expires



Mana S. Kamen NOTARY PUBL **PRINT NAME**

7/22/17

FILE NO.

roperty search Application - Miami-Dade County



"Exhibit A"

Summary Report

Generated On : 3/24/2016

Property Information	
Folio:	02-3211-001-0260
Property Address:	6930 COLLINS AVE Miami Beach, FL 33141-3206
Owner	GOLDEN MILE SHOPPES INC
Mailing Address	20454 W DIXIE HWY AVENTURA, FL 33180-1128
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0/0/0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,467 Sq.Ft
Lot Size	12,500 Sq.Ft
Year Built	2002

Assessment Information				
Year	2015	2014	2013	
Land Value	\$2,000,000	\$1,500,000	\$1,187,500	
Building Value	\$297,422	\$289,588	\$92,500	
XF Value	\$12,773	\$12,917	\$0	
Market Value	\$2,310,195	\$1,802,505	\$1,280,000	
Assessed Value	\$1,548,800	\$1,408,000	\$1,280,000	

Benefits Information

Benefit	Туре	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$761,395	\$394,505	
Note: Not all benefit School Board, City,	s are applicable to all Regional).	Taxable Values (i	i.e. County,	

Short Legal Description	
ATLANTIC HGTS CORR PL PB 9-14	
LOTS 11 & 12 BLK D	
LOT SIZE 100.000 X 125	
PER UNITY OF TITLE OR 20666-2077	
OR 17872-2997 1197 1	



Taxable Value Inform	nation		
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,548,800	\$1,408,000	\$1,280,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,310,195	\$1,802,505	\$1,280,000
City		2	in Alexandra Destrict
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,548,800	\$1,408,000	\$1,280,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,548,800	\$1,408,000	\$1,280,000

Sales Information				
Previous Sale	Price	OR Book- Page	Qualification Description	
07/01/2003	\$0	21471- 4576	Sales which are disqualified as a result of examination of the deed	
11/01/1999	\$0	18887- 0951	Sales which are disqualified as a result of examination of the deed	
03/01/1998	\$325,000	18037- 2716	Sales which are qualified	
03/01/1986	\$128,600	12838- 2327	Sales which are qualified	

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

Version:

Exhibit "B"

POWER OF ATTORNEY

Know All Men by These Presents, That ERNESTO A. TARAMAN a/k/a ERNESTO ARGENTINO TARAMAN, ENRIQUE H. TARAMAN a/k/a ENRIQUE HORACIO TARAMAN and ISAAC HECTOR TARAMAN a/k/a ISAAC H. TARAMAN a/k/a HECTOR I. TARAMAN, have made, constituted and appointed, and by these presents does make, constitute and appoint ISAAC SKLAR lawful attorney for them and in their name, place and stead

THIS INSTRUMENT SPECIFICALLY AUTHORIZES ISAAC SKLAR TO NEGOTIATE AND EXECUTE CONSTRUCTION CONTRACTS, APPLY FOR AND NEGOTIATE THE TERMS OF ANY CONSTRUCTION LOANS OR OTHER FINANCING, REPRESENT US IN FRONT OF GOVERNMENTAL AGENCIES OR BODIES, APPLY FOR CONSTRUCTION AND/OR BUILDING PERMITS OF ANY TYPE, AND IN GENERAL TO DO ALL THINGS NECESSARY OR PROPER TO DEVELOP THE FOLLOWING PROPERTY FOR COMMERCIAL PURPOSES:

LOTS 11 AND 12, BLOCK D, CORRECTED PLAT OF ATLANTIC HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Street address: 6930-6944 Collins Avenue, Miami Beach, Florida

Giving and granting unto **ISAAC SKLAR** full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents, and purposes, as they might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that **ISAAC SKLAR** of said attorney's substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof, We have hereunto set our hands and seals this 26th day of August, 2009. and/delivered in the presence of: Signed, seale Witness Signature ERNEST ARAMAN Witness Printed Signature Witness Signature LICOA Witness Printed Signature

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26th day of August, 2009 by ERNESTO A. TARAMAN. He is personally known to me or has produced $\beta \mathcal{D} \mathcal{T}$ as identification.



Notary Public

Notary Printed Signature

Witness Signature

ENRIQUE H. TARAMAN

Witness Printed Signature

Witness Signature

Witness Printed Signature

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26th day of August, 2009 by ENRIQUE H. TARAMAN. He is personally known to me or has produced as identification.

Notary Public

Notary Printed Signature

ISAÁČ HECTOR TARAMAN

Witness Signature

UPILA)KI SUNG Witness Printed Signature

Witness Signature

1.CAA

Witness Printed Signature

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 26th day of August, 2009 by **ISAAC HECTOR TARAMAN**. He is personally known to me or has produced _______ as identification.

as identification. 16 Notary Public MIRNA TRUVILLO DWC CMMIASION # DD 782894 EXPIRES: May 25, 2012 Bonded Thru Notary Public Underwriters

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:	IRON SUSHI/#
IN CARE OF:	MASATAKA OCH
ADDRESS:	1830 RADIUS D
	HOLLYWOOD

MASATAKA OCHI 1830 RADIUS DR, APT 415 HOLLYWOOD, FL 33020-7708

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

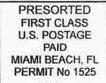
RECEIPT NUMBER: RL-03001379 Beginning: 10/01/2015 Expires: 09/30/2016 Parcel No: 0232110010270

TRADE ADDRESS: 6940 COLLINS AVE

Code 016400	Certificate of Use/Occu RESTAURANT / BARS	pation	
# OF SEA	SBALANCE	900 5 \$ 0.00 5	

FROM:

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



IRON SUSHI / #4 6940 COLLINS AVE MIAMI BEACH, FL 33141-3206

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Masa International LLC 6940 Collins ave Miami Beach FL 33141

April 5, 2016

Members of the Board of Adjustment City of Miami Beach 1700 Convention Center Drive Miami Beach, 33139

Re: Application for the variance of the number of seats required for an establishment to serve beer and wine

Dear Members of the Board of Adjustment,

This letter accompanies the application of Masa International LLC (the applicant) for a public hearing before the Board of Adjustment in order to request a variance for the number of seats required to serve beer and wine in an existing establishment. Masa International LLC. Already has licenses to sell beer and wine for takeout.

The applicant has been operating at this location since March 2003. There are no open violations associated with the space as of date of this letter. The applicant has five seats within the interior space of the location. The requirement is 30 seats to serve beer and wine in an existing establishment. The Applicant has had many clients request either beer or a glass of wine to enjoy with their meal.

The hours of operations are 7days a week from 11 until 12am. As you can seen on the floor plans, a large portion of the space is being used by a large display counter and seating facing the windows. The restrooms are located towards the rear of the space. In order to remain competitive, beer and wine service is needed.

As specified in Sec. 118-353:

In order to authorize any variance from the terms of these land development regulations and sections 6-4and 6-41(a) and (b), the board of adjustment shall find that:

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

The size and location of the business has been establishment by the location and size of the building (2)The specials conditions and circumstances do not result from the action of the applicant; The applicant is placing the permitted amount of seats within the available space

(3)Grating the variance request will not cofer on the applicant any special privilege that is denied by these land development regulations to other lands to others land, building, or structures in the same zoning district;

The granting of the variance will allow the applicant to hae less number of seats to serve beer and win, something other establishments around the area have already been granted.

(4)Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the same terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

Literal interpretation of the Code will not permit the sale of beer and wine with the permitted number of seats

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

This is a minimal variance, providing for reasonable use of the business

(6)The granting of the variance will be in harmony with the general intent and porpuse of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

The variance will not destroy the harmony of the Code not detrimental to the neighborhood

(7)The granting of this request is consistent with the comprehensive plan does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or anytime prior the board of adjustment voting on the applicant's request.

The variance is consistent with the comprehensive plan and does not reduce the levels of service as set forth in that plan.

Sincerely,

献霜 正む

Masamitsu Ochi Managing Member, Masa International LLC.

Type of Payment #///
Cash: Credit Card: Cashiers' Check/Money Order: Check: <u>0455</u>
Date: 4/5/16 Amount: \$2,846,40 Name: MASA FNTERNATIONAL, LC DIBLA IPON SUSHI Address: 6940 COLLINS AVE. MB FL 33141
Account Number: $011.9000.369.442$ Amount Allocated to Account: 322846.40
Account Number: Amount Allocated to Account:
Property Address: 6940 COUGINS AVE.
Payment For: # 3811 2 # 24000 (1 VARIANCE) (# OF SEATS)
Permit/Process Number: N/A Prepared By: ANTOINETTE
1,029 CABELS X 1.60 EA = \$1,646.40
\$100°° FEODEDING

38.0

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MASA INTERNATIONAL LLC DBA IRON SUSHI 6940 Collins Avenue Miami Beach, FL 33141	DATE K- K	6455 63-466/631 Сснеск амоя
The City of Miami Beach Interest hundred fai3-57%	Cu, StDOLLARS-	
FOR	*2*	J MP

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Page 1 of 3

MIAMIBEACH

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.iniamibeachfl.gov 305 673 7550

Address: 6940 Collins Ave



Date: 🤇 File:

A pre-application meeting must be scheduled with staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM	FIRST SUBMITTAL CHECK LIST	Required	Provided
# .	ALL PLANS MUST BE SCALED, LEGIBLE AND DIMENSIONED.	nequireu	riovided
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	One original and one copy of completed Board Application. Affidavits & Disclosures of Interest (original signatures)	×	
31	Copies of all current or previously active Business Tax Receipts	x	N. CA
4	Letter of Intent with details of application request, hardship, etc.	X	
5	DERM recommendation/approval		
6	Application Fee	X	
7 -	Mailing Labels 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	Sten in the
8	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
9	Provide two (2), 11"X17" collated sets, one (1) of which to be dated, signed & sealed, to include the following.	×	
10	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	x	
11	All Applicable Zoning Information (see Zoning Data requirements)	X	S. Alex
12	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	A Martin
13	Survey (original signed & sealed)	X	
14	Full legal Description of the property if not included in survey (For long legal descriptions, attached as a separate document if necessary)	×	T.
15	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
16	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
17	Site Plan indicating location of the business (if within a tenant space)	X	A CARA
18	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google Images)	X	
19	Current, dated color photographs, min 4"X6" of interior space (no Google images)	X	25000
20	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	
21	Existing Conditions Drawings (Floor Plans to show number of seats or furniture, shelves, etc)	X	
22	Floor plan shall indicate area where alcoholic beverages will be displayed.	Charles Control	Malancia Hegel
23	Demolition Plans (Floor Plans & Elevations with dimensions)		
24	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks		
25	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)		
26	Proposed Section Drawings		
27	Landscape Plan - street and onsite - identifying existing, proposed lanscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan		
28	Hardscape Plan, i.e. paving materials, pattern, etc.		
29	Color Renderings (elevations and three dimensional perspective drawings)	i	

MIAMIBEACH

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673,7550

and the second	Business hours of Operations	X x	
31	Copy of the Restaurant Menu		AND ST
32			
33			1
ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
33	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and	Contraction of the Old	
	structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the		
	City's Police Department		
34	Copy of original Building Permit Card, & Microfilm, if available		
35	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building		
1	Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written	0	
1	description of the history and evolution of the original building on the site, all available historic data including		1
	original plans, historic photographs and permit history of the structure)		
36	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
37	Line of Sight studies		
38	Structural Analysis of existing building including methodology for shoring and bracing		
39	Proposed exterior and interior lighting plan, including photometric calculations		
40	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
41	Neighborhood Context Study		
42	Required yards open space calculations and shaded diagrams Proposed Operational Plan		
43	Traffic Study (Hard copy) with 3 CDs, including calculations for peer review. Send digital version as an		
44	attachment via e mail to: Xfalconi@miamibeachfl.gov		
45	Sound Study report (Hard copy) with 1 CD		
	Set of plans 24"x 36"		
	Copies of previous Recorded Final Orders	- ×	7
48	Location Plan, Aerial or survey indicating width of canal (Dimension shall be certified by a surveyor)		
49	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) See Section 6-		
	4 (b) of the Code for details.		
50	Plans shall show total projection from seawall inclusive of of dock, mooring piles, boat lift and boat		
i	dimensions and location		
51	Site Plan (Identify streets and alleys)	·	
la	Identify: setbacksHeightDrive aisle widthsStreets and sidewalks widths		
b	# parking spaces & dimensions Loading spaces locations & dimensions		
С	# of bicycle parking spaces		
d	Interior and loading area location & dimensions	<u>.</u>	
e	Street level trash room location and dimensions	<u> </u>	
f	Delivery routeSanitation operationValet drop-off & pick-upValet route in and out		
g	Valet route to and fromauto-turn analysis for delivery and sanitation vehicles		1000 St 2
48	[Floor Plan (dimensioned)	1.00	and and a
a.	Total floor area in SF	×	Cpan 1
а	Identify # seats indoors outdoors seating in public right of way Total	X	1000
b	Occupancy load indoors and outdoors per venue Total when applicable	<u> </u>	
E I		£	

Page 2 of 3

MIAMIBEACH

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov

305.673.7550

		1 T
49	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:	
50	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)	
51	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
52	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
53	CU - Structures over 50,000 SQ.FT Section 118-192(b) (1)-(11)	
54	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
55	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
	Other information/documentation required for first submittal (to be identified during pre application meeting).	

FINAL SUBMITTAL CHECK LIST:

One (1) signed and sealed 11"X17" unbound collated set of all the required documents, as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPJ resolution.

57 -14 collated copies of all the above documents

58 One (1) CD/DVD with electronic copy of entire final application package

NOTES:

56

Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD

X

APPLICANT'S OR DESIGNEE'S SIGNATURE

Required Provide

х

X

Carlos J. Maradiaga

Georgina Cabrera Property Owners Data Research 3802 SW 79th Avenue, #117 Miami, Florida 33155 *Phone:* (305) 262-8965 *Fax:* (305) 269-3801 *E-mail:* DataResearchAssociates@gmail.com

Date: March, 30, 2016

Number of Owners: _1,029 (including Subject)

COVER LETTER & CERTIFICATION

To: CITY OF MIAMI BEACH, FL Department of BUILDING Planning & Zoning 1700 Convention Center Drive. Miami Beach, FL.

RE:

Property Owners within a <u>375"</u>Foot Radius of: 6940 –6930 Collins Ave. Miami Beach, FL 5

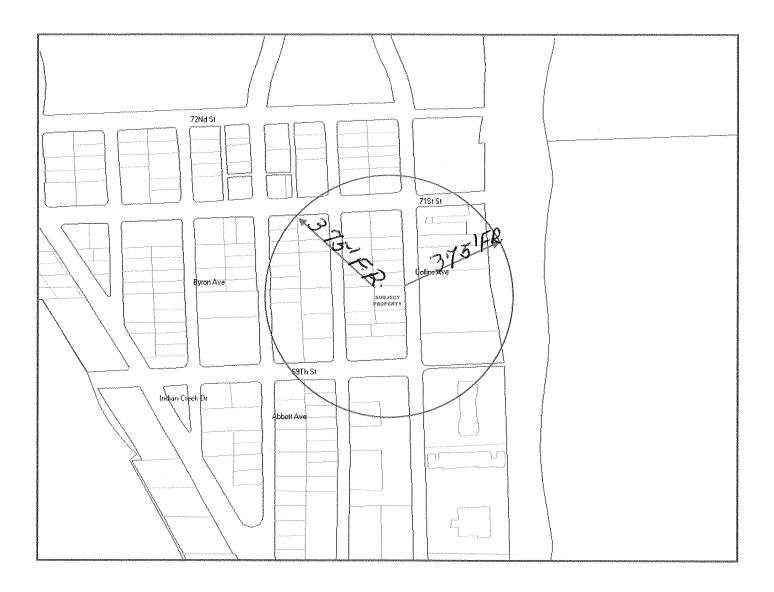
Legal Description: <u>As described in Exhibit "A"</u> ATLANTIC HGTS CORR PL PB 9-14 LOTS 11 & 12 BLK D LOT 100,000 X 125 PER UNITY OF TITLE OR 20666-2077 OR 17872-2997 1197 1 OR 18887-0951

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all real estate property and property owners live (or own) real estate property within **375' FOOT** RADIUS

of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Miami-Dade County Tax Assessor's Office.

NOTE: Unless otherwise specified, all property owners are listed in numerical order by folio further.

Sincerely.



375"FOOT RADIUS MAP

APPROXIMATE SCALE = 1"= 375'

V

PROPERTY ADDRESS: 6940 COLLINS AVE. MIAMI BEACH, FL 33141 LEGAL DESCRIPTION: ATLANTIC HGTS CORR PL PB 9-14 LOTS 11 & 12 BLK D LOT SIZE 100.000 X 125 PER UNITY OF TITLE OR 20666-2077 OR 17872-2997 1197 1 OR 18887-0951 ATLANTIC HEIGHTS.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

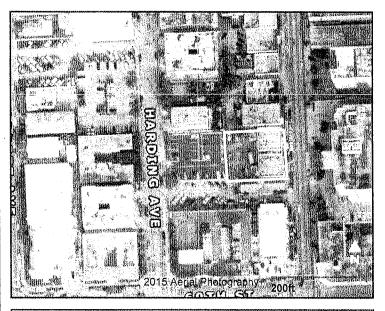
Property Information		
Folio:	02-3211-001-0260	
Property Address:	6930 COLLINS AVE Miami Beach, FL 33141-3206	
Owner	GOLDEN MILE SHOPPES INC	
Mailing Address	20454 W DIXIE HWY AVENTURA, FL 33180-1128	
Primary Zone	6600 COMMERCIAL - LIBERAL	
Primary Land Use	1111 STORE : RETAIL OUTLET	
Beds / Baths / Half	0/0/0	
Floors	1	
Living Units	0	
Actual Area	Sq.Ft	
Living Area	Sq.Ft	
Adjusted Area	4,467 Sq.Ft	
Lot Size	12,500 Sq.Ft	
Year Built	2002	

Assessment Information			
Year	2015	2014	2013
Land Value	\$2,000,000	\$1,500,000	\$1,187,500
Building Value	\$297,422	\$289,588	\$92,500
XF Value	\$12,773	\$12,917	\$0
Market Value	\$2,310,195	\$1,802,505	\$1,280,000
Assessed Value	\$1,548,800	\$1,408,000	\$1,280,000

Benefits	Information
----------	-------------

Deficition information				
Benefit	Туре	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$761,395	\$394,505	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
ATLANTIC HGTS CORR PL PB 9-14	3 4 19 14 19 14 14 14 14 14 14 14 14 14 14 14 14 14
LOTS 11 & 12 BLK D	
LOT SIZE 100.000 X 125	
PER UNITY OF TITLE OR 20666-2077	en nen de service de la constant de
OR 17872-2997 1197 1	



Taxable Value Information			
***********	2015	2014	2013
County		ander an energy of a fight of the second	NATION OF REAL AND A CALLERY OF THE WORK MADE AND A CALLERY AND A CALLERY AND A CALLERY AND A CALLERY AND A CAL
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,548,800	\$1,408,000	\$1,280,000
School Board	nan (har yana) kasa mananan kasa ana kasa na kasa kasa kasa k	*****	*****
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,310,195	\$1,802,505	\$1,280,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,548,800	\$1,408,000	\$1,280,000
Regional	nen 1. Jahren er er einen er eine er eine der den sonen auf der eine eine eine eine eine eine eine ei	ana na mana kana kana kana kana kana kan	in ha tha air chaile air san shi bh an air an tar an ann an ann an ann an ann an ann an
Exemption Value \$0 \$0		\$0	
Taxable Value	\$1,548,800	\$1,408,000	\$1,280,000

Sales Information				
Previous Sale	Price	OR Book- Page	Qualification Description	
07/01/2003	\$0	21471- 4576	Sales which are disqualified as a result of examination of the deed	
11/01/1999	\$0	18887- 0951	Sales which are disqualified as a result of examination of the deed	
03/01/1998	\$325,000	18037- 2716	Sales which are qualified	
03/01/1986	\$128,600	12838- 2327	Sales which are qualified	

EXHIBIT "A"

PROPERTY ADDRESs: 6940-----6930 COLLINS AVE MIAMI BEACH, FL 33141-

MAGDA SABOVICH LE 2 COVINGTON RD # 303 TORONTO, ON MGA3E2 CANADA

EDUARDO JORGE ORESTE CALLE 20 # 389 ENTRE 39 Y 40 LA PLATA, BA ARGENTINA

MARIA WINDMAN LE 285 WINDING LN THORNHILL, ON L4J5K7 CANADA

NORA GOLIC 559 RUE DOMINION MONTREAL, QC H3J2N5 CANADA

FABRIZZIO COLETTO STRADA MASSERANO CALARIA 184 BIELLA, ITALIA

DAVID JOHN EVERETT 402-5213 61 ST RED DEER, AB T4N6N5 CANADA

ALEXANDER PILARSKI TRS 14 DONCREST DR THORNHILL, ON L3T2T1 CANADA

COLLINS AVE LLC & JOHN RIGGS 300 DELAWARE AVE STE 900 WILMINGTON, DE 19801

BAYROCK INVESTMENT CO 1307 W MOREHEAD ST STE. 208 CHARLOTTE, NC 28208

SENTRY BEACH ASSOCIATES 331 69TH ST MIAMI BEACH, FL 33141 GROSS ARNOLD 3000 BATHURST SST # 903 TORONTO, ON M6B3B4 CANADA

CLAUDIA A ROMAGNA DE MIREAULT TRS 4775 MELOCHE PIERREFONDS, QC H9J1Y9 CANADA

ROSS BERNARD 10 RIDERWOOD DR TORONTO, ON M2I2X3 CANADA

ALEJANDRO ABASCAL FINAL CALLE C5 CONJ CRURIMERE CARACAS, VENEZUELA

VINCENZO DI VITO 78 CAPTAINS WAY WINNIPEG, BM R3X2J1 CANADA

JEAN LOUIS SERVRANCKX 1 QUAI AUX FLEURS PARIS, 75004 FRANCIA

GOLDEN SAN SMGW 3180 STRLING RD HOLLYWOOD, FL 33021

FLA POWER & LIGHT CO 700 UNIVERSE BLVD JUNO BEACH, FL 33408

GOLDEN MILE SHOPPES INC 20454 W DIXIE HWY AVENTURA, FL 33180

RAFAEL ZAYAS 6940 HARDING AVE MIAMI BEACH, FL 33141 BRIGITTA MAIER MARIANA DE JESUS # 288 Y PRADERA, QUITO

APAPACHO LLC MONTEVIDEO 2253 BOULOGNE 1609 SAN ISIDRO, BA ARGENTINA

ITAC BEN-SABOT 5700 REMBRANT # 805 COLA ST LUC, QC H4W3E6 CANADA

MARIA MANCA 6890 LEMAY MONTREAL, QC H1T2I9 CANADA

PSCB LLC RUA ALMEIDA GARRET 86 HIGHGATE CENTER, SP VT05459 BRASIL

HOWARD SOKOLOWSKI TRS 2300 YONGE STREET SUITE 807 TORONTO, ON M4P1E4 CANADA

NORTH CARRILLON LLC 1271 AVE. OF THE AMERICAS FL 39 NEW YORK, NY 10020

IHOP COLLINS LLC 2665 S BAYSHORE DR STE 701 COCONUT GROVE, FL 33133

HOUSE INCORPORATED ALFA 6945 ABBOTT AVE MIAMI BEACH, FL 33141

DAVID APTS LLC 767 ARTHUR GODFREY RD MIAMI BEACH, FL 33140 FLORIDA LAKES PROPERTIES LLC 1304 SW 160TH AVE SUNRISE, FL 33326

VENERADO BORREGO 6880 HARDING AVE MIAMI BEACH, FL 33141

HIGH TECHNOLOGY SERVICES INC 444 BRICKELL AVE # 51-418 MIAMI, FL 33131

PW GLOBAL SERVICES INC 337 71ST ST MIAMI BEACH, FL 33141

7130 HARDING AVE LLC 7130 HARDING AVE MIAMI BEACH, FL 33141

AHM ADVISORS LLC 210 71ST ST STE 309 MIAMI BEACH, FL 33141

ELYSEE INVESTMENT ENTERPRISES 301 LINCOLN RD MIAMI BEACH, FL 33139

B COWLES TRS CAROLINE 210 71ST ST STE 309 MIAMI BEACH, FL 33141

CITY NATL BNK OF MIAMI 25 W FLAGER ST MIAMI, FL 33130

MARIA CAMARAZA 9455 COLLINS AVE APT 1005 SURFSIDE, FL 33154 JESUS CAMARAZA PO BOX 970591 MIAMI, FL 33197

HARDING 6882 INC 5805 BLUE LAGOON DR STE 200 MIAMI, FL 33126

RIVIERA TERRACE APTS LLC 20410 NE 20TH CT NORTH MIAMI BEACH, FL 33179

NG VENTURE INC 325 71ST ST MIAMI BEACH, FL 33141

GOLDSTONE INVESTMENTS INC 14077 SW 48TH LN MIAMI, FL 33175

RICHARDS CAPITAL LTD PO BOX 1689 MIAMI, FL 33156

VILARINO PROPERTY GROUP INC 180 ISLAND DR KEY BISCAYNE, FL 33149

LAS VEGAS BEACH INC 6015 GARFIELD ST MIAMI BEACH, FL 33141

SJ BLUE LLC 326 71ST ST MIAMI BEACH, FL 33141

CITY NATIONAL BANK OF FLORIDA 1450 BRICKELL AVE STE 2910 MIAMI, FL 33131 VENERADO BORREGO 6868 HARDING AVE MIAMI BEACH, FL 33141

AL SOL INC 8877 COLLINS AVE APT 901 SURFSIDE, FL 33154

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

BEACH LEGAL PROPERTIES INC 317 71ST ST MIAMI BEACH, FL 33141

CASA GRANDE SHOPPING CENTER LLC 10275 COLLINS AVE APT 708 BAL HARBOUR, FL 33154

ERIC BYRD 5325 ELKHORN BLVD 231 SACRAMENTO, CA 95842

ELYSEE INVESTMENT ENTERPRISES 210 71ST ST STE 309 MIAMI BEACH, FL 33141

R & H REALTY INVESTMENTS INC 210 71ST ST STE 309 MIAMI BEACH, FL 33141

GUZO REALTY INC 20520 NE 20TH CT MIAMI, FL 33179

LUIS D REY 7135 COLLINS AVE APT 331 MIAMI BEACH, FL 33141 ADRIAN VICTORES 4536 W 6TH AVE HIALEAH, FL 33012

FEDERAL NATL MTG ASSN 3900 WISCONSIN AVE NW #1099A WASHINGTON, DC 20016

ISABEL VITERI 468 DE LEON DR MIAMI SPRINGS, FL 33166

TENENBAUM MICHAEL 685 3RD AVE NEW YORK, NY 10017

ROSA M GARCIA 7135 COLLINS AVE APT 412 MIAMI BEACH, FL 33141

SABEH & JOANNE SAMAHA 1745 RANCHO HILLS DR CHINO HILLS, CA 91709

GILLES MATHIEU 7135 COLLINS AVE APT 422 MIAMI BEACH, FL 33141

CASADEVAL MARIO 7135 COLLINS AVE APT 425 MIAMI BEACH, FL 33141

ALEJANDRO NERGUIZIAN 2925 PRAIRIE AVE MIAMI BEACH, FL 33140

RUBEN KATZ 5800 S LE JEUNE RD CORAL GABLES, FL 33146 LA PATAIA CORP 2875 NE 19 ST # 801 MIAMI, FL 33180

OMAR & DUNIA PATRICIA JUEZ 7135 COLLINS AVE APT 336 MIAMI, FL 33141

PUELLO ADALBERTO 2910 SW 92ND PL MIAMI, FL 33165

DANIEL R GARCIA 270 SW 58TH AVE MIAMI, FL 33144

SIERRA ENRIQUE 10700 FAIRHAVEN WAY ORLANDO, FL 32825

GERMAN FILGUEIRA 7135 COLLINS AVE APT 416 MIAMI BEACH, FL 33141

JOSE T RODRIGUEZ 7135 COLLINS AVE APT 423 MIAMI BEACH, FL 33141

JUAN MANUEL PENA 7135 COLLINS AVE MIAMI BEACH, FL 33141

MIRANDA RODOLFO 440 WESTFIELD AVE ELIZABETH, NJ 07208

ALEJANDRO MARCARIAN 7135 COLLINS AVE APT 436 MIAMI BEACH, FL 33141 BURLEIGH HOUSE CONDO INC 7135 COLLINS AVE MIAMI BEACH, FL 33141

JORGE E & YAQUELINE PADRON 3541 SW 105TH CT MIAMI, FL 33165

MIGUEL GUTIERREZ 6767 COLLINS AVE APT 1502 MIAMI BEACH, FL 33141

GRACE P ALARCO 108 SW 128TH AVE PLANTATION, FL 33325

ANN CHRISTINA BRADY 1875 SW 15TH ST MIAMI, FL 33145

ELLIOTT COWAN 6050 LOGANS WAY ELLICOT CITY, MD 21043

STUART L TOCKMAN 5120 SW 156TH PL MIAMI, FL 33185

FERNANDEZ MANUEL 7135 COLLINS AVE APT 431 MIAMI BEACH, FL 33141

ALBERTO & ALBERTO ENRIQUE LOPEZ 7135 COLLINS AVE APT 434 MIAMI BEACH, FL 33141

RICHARD GROSSBERG 181 BEACH 134TH ST BELLE HARBOR, NY 11694 PEDRO ORIHUELA JTRS 7135 COLLINS AVE APT 502 MIAMI BEACH, FL 33141

LAKHKAR BHARAT 7135 COLLINS AVE APT 505 MIAMI BEACH, FL 33141

DAMAJU LLC 7135 COLLINS AVE APT 1016 MIAMI BEACH, FL 33141

GERTRUDE LENCHNER LE 7135 COLLINS AVE MIAMI BEACH, FL 33141

JUAN RAPOSO 7135 COLLINS AVE APT 523 MIAMI BEACH, FL 33141

ANGEL AMENDOLA 7135 COLLINS AVE APT 526 MIAMI BEACH, FL 33141

MARIA EUGENIA CARIONI 7135 COLLINS AVE APT 533 MIAMI BEACH, FL 33141

ROSA LAPIETRA 27 WYOMING ST COMMACK , NY 11725

RODOLFO BARREDO 7135 COLLINS AVE APT 603 MIAMI BEACH, FL 33141

BURLEIGH LLC 16178 NW 1ST ST PEMBROKE PINES, FL 33028 SALAMA ADEL 7135 COLLINS AVE APT 503 MIAMI BEACH, FL 33141

FEDERAL NATL MTG ASSN 3900 WISCONSIN AVE NW WASHINGTON, DC 20016

CRAIG T TRESTER 7135 COLLINS AVE APT 514 MIAMI BEACH, FL 33141

ANGEL R DE ARMAS 7135 COLLINS AVE APT 521 MIAMI BEACH, FL 33141

JOHN & OLGA HUGYECZ 7135 COLLINS AVE APT 524 MIAMI BEACH, FL 33141

HENRY ROCHEL 7135 COLLINS AVE APT 531 MIAMI BEACH, FL 33141

AIDA AWAD 7135 COLLINS AVE APT 534 MIAMI BEACH, FL 33141

ALEX S RUIZ 202 S RAYMOND AVE UNIT 402 PASADENA, CA 91105

CATHALINA ALOIS 7135 COLLINS AVE APT 604 MIAMI BEACH, FL 33141

HECTOR MENDOZA 173 ELM ST NEW ROCHELLE, NY 10805 WENDY BURNEY 7135 COLLINS AVE APT 304 MIAMI BEACH, FL 33141

KELLY MIYAMOTO TRS 3524 HENNEPIN AVE APT 2 MINNEAPOLIS, MN 55408

LESCAILLE FERMIN 2455 DELANOY AVE BRONX, NY 10469

DE PIEROLA GERMAN 7135 COLLINS AVE APT 522 MIAMI BEACH, FL 33141

BURLEIGH HOUSE CONDOMINIUM INC 7135 COLLINS AVE APT 525 MIAMI BEACH, FL 33141

SHIRLEY MARTINELLI TRS 7135 COLLINS AVE APT 532 MIAMI BEACH, FL 33141

IDOLIDIA RODRIGUEZ 7135 COLLINS AVE APT 535 MIAMI BEACH, FL 33141

ARMANDO Z BORREGO 7135 COLLINS AVE APT 602 MIAMI BEACH, FL 33141

JOSEPH MOHAN 7135 COLLINS AVE APT 605 MIAMI BEACH, FL 33141

GESTIONAR CORP 1687 NE 123RD ST NORTH MIAMI BEACH, FL 33181 OBEID SOCHA SILVIA 7135 COLLINS AVE APT 614 MIAMI BEACH, FL 33141

NAMAEV JUASANT LLC 2999 NE 191ST ST PH8 AVENTURA, FL 33180

JUAN J LANA 13941 SW 30TH ST MIAMI, FL 33175

NEW STRUCTURES GROUP LLC 6301 COLLINS AVE APT 1008 MIAMI BEACH, FL 33141

BELRENI LLC 3600 MYSTIC POINTE DR # LP-6 AVENTURA, FL 33180

ANITA GROSS 7135 COLLINS AVE APT 702 MIAMI BEACH, FL 33141

OWB REO LLC 7135 COLLINS AVE MIAMI BEACH, FL 33141

PORTO MORENO ADVOGADOS ASOCIADOS 7135 COLLINS AVE APT 712 MIAMI BEACH, FL 33141

MARTHA L LLERA-LUIS 7135 COLLINS AVE APT 715 MIAMI BEACH, FL 33141

ACOSTA DANIEL 7135 COLLINS AVE APT 723 MIAMI BEACH, FL 33141 BOGUSKI FILGUEIRA LISA 7135 COLLINS AVE APT 615 MIAMI BEACH, FL 33141

ESTELA SOTO 7135 COLLINS AVE APT 622 MIAMI BEACH, FL 33141

CRAIG A DALEY 7135 COLLINS AVE APT 625 MIAMI BEACH, FL 33141

CARLOS E VENEGAS 7135 COLLINS AVE APT 632 MIAMI BEACH, FL 33141

CARLOS A TELLO 87 ARVENE RD WEST ORANGE, NJ 07052

MANUEL GONZALEZ 7135 COLLINS AVE MIAMI BEACH, FL 33141

HARISON HOLDING LLC 7135 COLLINS AVE APT 706 MIAMI BEACH, FL 33141

MARIA TERESA GOMEZ 1111 SW 1ST AVE APT 2822 MIAMI, FL 33130

SALLY FAUST 7135 COLLINS AVE APT 716 MIAMI BEACH, FL 33141

BRIXHAM CORP 1110 BRICKELL AVE STE 310 MIAMI, FL 33131 ANTONIO ZAZZARINO 7135 COLLINS AVE APT 616 MIAMI BEACH, FL 33141

RYAN C KIRWAN 410 FARRELL ST APT 214 SOUTH BURLINGTON, VT 05403

CARA RLTY LLC 661 DAY AVE RIDGEFIELD, NJ 07657

ILEANA JACOBSON 9121 SW 45TH ST MIAMI, FL 33165

ERNEST R PEREZ 2 TUDOR CITY PLAPT 6LS NEW YORK, NY 10017

SANDRA R PASTRANA 7135 COLLINS AVE APT 704 MIAMI BEACH, FL 33141

MONICA G CASOLA 7135 COLLINS AVE APT 711 MIAMI BEACH, FL 33141

A VELAZQUEZ JORGE 8431 NW 163RD TER HIALEAH, FL 33016

ENRIQUE TRIPODORO 7135 COLLINS AVE APT 721 MIAMI BEACH, FL 33141

ANA MARIA PELAEZ 7135 COLLINS AVE APT 725 MIAMI BEACH, FL 33141 MAXIM J NIETO 1100 NE 91ST ST MIAMI, FL 33138

MARIA LIVEIKIS 837 W PARK AVE # 733 LONG BEACH, NY 11561

OIAN JIE 7135 COLLINS AVE APT 736 MIAMI BEACH, FL 33141

EDNA ROTHSTEIN 7135 COLLINS AVE APT 803 MIAMI BEACH, FL 33141

FINE DAVID 7135 COLLINS AVE MIAMI BEACH, FL 33141

GONZALO PULIT 2275 BISCAYNE BLVD STE 1 MIAMI, FL 33137

HENRY W CANFIELD 7135 COLLINS AVE APT 816 MIAMI BEACH, FL 33141

ARA ADAN 7761 SW 122ND AVE MIAMI, FL 33183

JANET J KESSEN LE 99 NORUMBEGA RD APT 103 WESTON, MA 02493

DIEGO D GARCIA 7135 COLLINS AVE APT 833 MIAMI BEACH, FL 33141 JOSE R DELGADO JTRS 7810 SW 120TH PL MIAMI, FL 33183

FRANCISCO HOYOS 7135 COLLINS AVE APT 734 MIAMI BEACH, FL 33141

BURLEIGH 801 CORP 20900 NE 30TH AVE #200-27 AVENTURA, FL 33180

ABDELFATTAH ARAFAT 202 SIENA GARDENS CIR GOTHA, FL 34734

MARSAN REAL ESTATE LLC 1390 BRICKELL AVE STE 200 MIAMI, FL 33131

RADAMES LOPEZ 18401 SW 240TH ST HOMESTEAD, FL 33031

ABDEL FIGUEREDO 7135 COLLINS AVE APT 821 MIAMI BEACH, FL 33141

MADUNKLE LLC 5210 SW 201ST TER SW RANCHES, FL 33332

GENIA SPROTZER LE 3 EDGEHILL DR WOODBRIDGE, CT 06525

CARIDAD A OLIVER LE 7135 COLLINS AVE APT 834 MIAMI BEACH, FL 33141 ALUVIAR LLC 11930 N BAYSHORE DR APT 1409 NORTH MIAMI, FL 33181

GUSTAVO NERGUIZIAN 7135 COLLINS AVE APT 735 MIAMI BEACH, FL 33141

REINA C JOSE 7135 COLLINS AVE APT 802 MIAMI BEACH, FL 33141

KYUNG J LEE 7135 COLLINS AVE APT 805 MIAMI BEACH, FL 33141

ABDUL-CHANI & ANDREA VENANCIO 7135 COLLINS AVE MIAMI BEACH, FL 33141

ALBERT GARRIDO 5 THOMAS CT ROCKY HILL, CT 06067

DOLORES R LASTRA 7135 COLLINS AVE APT 822 MIAMI BEACH, FL 33141

TCR MANAGEMENT COMPANY LLC 10811 SW 30TH ST MIAMI, FL 33165

VERONICA ANDREA LOPEZ 7135 COLLINS AVE APT 832 MIAMI BEACH, FL 33141

ANTONIO PEREZ 254 TORTOISE LN FRANKLIN LAKES, NJ 07417 LEONA KRASNER 440 NEPTUNE AVE APT 8D BROOKLYN, NY 11224

RAYMOND G KATTOURA 7135 COLLINS AVE APT 905 MIAMI BEACH, FL 33141

JOHN PAUL FIORENTINO 7135 COLLINS AVE APT 912 MIAMI BEACH, FL 33141

ELSA PANG 4181 DENMAN ST ELMHURST, NY 11373

RAMON YERO 7135 COLLILNS AVE APT 922 MIAMI BEACH, FL 33141

NANCY FALCO 7135 COLLILNS AVE APT 925 MIAMI BEACH, FL 33141

CARLOS JACINTO 7135 COLLINS AVE APT 932 MIAMI BEACH, FL 33141

MARINA TANTALEAN 7135 COLLINS AVE APT 935 MIAMI BEACH, FL 33141

FRANK F RAPOSO 1021 SW 99TH PL MIAMI, FL 33174

JOSE L RODRIGUEZ 2640 RINCONIA DR LOS ANGELES, CA 90068 CELESTE E CEPERO ABAD 5321SW 162ND PL MIAMI, FL 33185

CHUGANI PRADEEP PO BOX 524281 MIAMI, FL 33152

C MARTINEZ JULIO 101 E 50TH PL HIALEAH, FL 33013

SHIRLEY GELLER 7135 COLLILNS AVE APT 916 MIAMI BEACH, FL 33141

FEDERAL NATL MTG ASSN 7135 COLLILNS AVE APT 923 MIAMI BEACH, FL 33141

GUN GIL GIM 7136 COLLILNS AVE APT 926 MIAMI BEACH, FL 33141

GUSTAVO GARCIARENA 271 OAK ST RIDGEWOOD, NJ 07450

ALFONSO FERNANDEZ 630 SAN ANTONIO AVE CORAL GABLES, FL 33146

SERGIO DEBESA 4135 SW 97TH AVE MIAMI, FL 33165

TSIMPOUKLIS CONSTANTIN 7135 COLLINS AVE APT 1006 MIAMI BEACH, FL 33141 MARK RUTKOWSKI 7135 COLLINS AVE APT 904 MIAMI BEACH, FL 33141

EZPELETA INC 2801 NE 183RD ST SPT 904 NORTH MIAMI BEACH, FL 33160

THOMAS K YAZDGERDI 2831 ARTHUR ST HOLLYWOOD, FL 33020

LOPEZ NARCISO 7135 COLLILNS AVE APT 921 MIAMI BEACH, FL 33141

FERLAZ REALTY CORP INC 8819 FROUDE AVE SAN ANTONIO, TX 78232

MIGDALIA MACHADO 1610 CANYON PARKE DR SAN ANTONIO, TX 78232

GRACE MIRO 7135 COLLINS AVE APT 934 MIAMI BEACH, FL 33141

ERIC M BERAZA TRS 1315 SW 78TH PL MIAMI, FL 33144

BORIS PILCH 7135 COLLINS AVE APT 1005 MIAMI BEACH, FL 33141

NAPOLITTANA LLC 850 W FLAGER SR B-208 MIAMI, FL 33130 JUAN & GRACIELA INES BARBIERI ARHANCET 7135 COLLINS AVE APT 1012 MIAMI BEACH, FL 33141

DORA A NOCERA 7135 COLLINS AVE APT 1015 MIAMI BEACH, FL 33141

BRANDON ALLPORT 7135 COLLINS AVE APT 1022 MIAMI BEACH, FL 33141

JOHN S SNIDER 7135 COLLINS AVE APT 1025 MIAMI BEACH, FL 33141

ROSA DELGADO 7135 COLLINS AVE APT 1032 MIAMI BEACH, FL 33141

LAZARO URRUTIA 7135 COLLINS AVE APT 1805 MIAMI BEACH, FL 33141

CHARLES MARKS 7135 COLLINS AVE APT 1102 MIAMI BEACH, FL 33141

MABEL G COHEN 7135 COLLINS AVE APT 1105 MIAMI BEACH, FL 33141

OREN PENN 7135 COLLINS AVE APT 1112 MIAMI BEACH, FL 33141

JUAN C TEJERA 7135 COLLINS AVE APT 1115 MIAMI BEACH, FL 33141 PANAGIOTIS & WENDY M BINIORIS 280 RIVERSIDE DR APT 8H NEW YORK, NY 10025

JUAN ECEPERO 6420 SW 88TH PATH MIAMI, FL 33173

HASPEL CHARLES 7135 COLLINS AVE APT 1023 MIAMI BEACH, FL 33141

CANDIDA DE AUGUSTIN 7135 COLLINS AVE APT 1026 MIAMI BEACH, FL 33141

CLARA M DIAZ 7135 COLLINS AVE APT 1033 MIAMI BEACH, FL 33141

WILHELM BERNHARD W VOSS 7135 COLLINS AVE APT 1036 MIAMI BEACH, FL 33141

ERNESTO BERNAL 7135 COLLINS AVE APT 1103 MIAMI BEACH, FL 33141

FEIGENBAUM CARLA REV TRUST 7135 COLLINS AVE APT 1106 MIAMI BEACH, FL 33141

LAROSLAV SOLODCHENKO 7135 COLLINS AVE APT 1113 MIAMI BEACH, FL 33141

ANA G HERRERA 7135 COLLINS AVE APT 1116 MIAMI BEACH, FL 33141 KATHY & KEVIN MAHON 7135 COLLINS AVE APT 1014 MIAMI BEACH, FL 33141

BECO MIAMI LLC 1444 BISCAYNE BLVD STE 306 MIAMI, FL 33132

DORIS PARKER FAMILY TRS 7135 COLLINS AVE APT 1024 MIAMI BEACH, FL 33141

GUSTAVO TALAVERA 7135 COLLINS AVE APT 1031 MIAMI BEACH, FL 33141

DENYSE LAMBIN TRUST 7135 COLLINS AVE APT 1034 MIAMI BEACH, FL 33141

HELIO NARDO 7135 COLLINS AVE APT 1101 MIAMI BEACH, FL 33141

RONALD M JTRS 401 E 65TH ST APT 11D NEW YORK, NY 10065

TERESITA BARCELO 3232-34 STREET UNIT 25 LONG ISLAND CITY, NY 11106

SADASHI SHINOGI 7135 COLLINS AVE APT 1114 MIAMI BEACH, FL 33141

SARA LILIANA RENSIN TRS 21391 HIGHLAND LAKES BLVD MIAMI, FL 33179 JORGE FEDERICO TAMBURINI 7135 COLLINS AVE APT 1122 MIAMI BEACH, FL 33141

JOSE L & ANA M TOLEDO 7135 COLLINS AVE APT 1125 MIAMI BEACH, FL 33141

MICHELLE M LOPEZ-TORRES 7135 COLLINS AVE APT 1132 MIAMI BEACH, FL 33141

MARY KIROU TRUST 7135 COLLINS AVE APT 1135 MIAMI BEACH, FL 33141

SILVANA R CASERMEIRO 7135 COLLINS AVE APT 1202 MIAMI BEACH, FL 33141

ELENA VELOSO 7135 COLLINS AVE APT 1205 MIAMI BEACH, FL 33141

GIANLUCA PEDRAZZINI 6767 COLLINS AVE APT 2205 MIAMI BEACH, FL 33141

LUCIO ZAHOUL 7135 COLLINS AVE APT 1215 MIAMI BEACH, FL 33141

CABRERA ANGEL 7135 COLLINS AVE APT 1222 MIAMI BEACH, FL 33141

CESAR ANDRADE 7135 COLLINS AVE APT 1225 MIAMI BEACH, FL 33141 ROLAND M PENA 7135 COLLINS AVE APT 1123 MIAMI BEACH, FL 33141

LLILIAN MORLOTE 7135 COLLINS AVE APT 1126 MIAMI BEACH, FL 33141

OSVALDO ORTEGA 7135 COLLINS AVE APT 1113 MIAMI BEACH, FL 33141

RAHAMIN SHIRAZI 7135 COLLINS AVE APT 1136 MIAMI BEACH, FL 33141

GISELA FERRER 7135 COLLINS AVE APT 1203 MIAMI BEACH, FL 33141

AIMEE TRS 1105 BROMLEY AVE TEANECK, NJ 07666

ALEXANDRA FRIDMAN 7135 COLLINS AVE APT 1213 MIAMI BEACH, FL 33141

JUAN DE DIOS PEREZ 7135 COLLINS AVE APT 1216 MIAMI BEACH, FL 33141

MARK J ROWEN 2826 VAN NESS AVE SAN FRANCISCO, CA 94109

FRANK M MENA 7135 COLLINS AVE APT 1226 MIAMI BEACH, FL 33141 BRIAN ACWORTH 7135 COLLINS AVE APT 1124 MIAMI BEACH, FL 33141

JUAN SOTO 7135 COLLINS AVE APT 1131 MIAMI BEACH, FL 33141

LUKE METHOT 7135 COLLINS AVE APT 1134 MIAMI BEACH, FL 33141

CHARLES AKSELRAD TRS 960 LAWRENCEVILLE RD PRINCETON, NJ 08540

ANDRES PEREZ 6 PINE ST CARTERET, NJ 07008

MARINA INES 10185 COLLINS AVE APT 711 BAL HARBOUR, FL 33154

KFG PROPERTIES LLC 7135 COLLINS AVE APT 1214 MIAMI BEACH, FL 33141

RICARDO VIERA 1820 STONES CROSSING RD EASTON, PA 18045

TORRES MELQUIADES 581 SW 44TH PL CORAL GABLES, FL 33134

VALENTIN MEDINA 1765 BAY DR MIAMI BEACH, FL 33141 FREEDOM BAPTIST CHURCH 12515 SW 72ND ST MIAMI, FL 33183

IVONNE WEINER 7135 COLLINS AVE APT 1236 MIAMI BEACH, FL 33141

CONSUELO LOPEZ 7135 COLLINS AVE APT 1403 MIAMI BEACH, FL 33141

ROBERT & DEBORAH BICKLE 7135 COLLINS AVE APT 1406 MIAMI BEACH, FL 33141

LECOUR MARIO 7135 COLLINS AVE APT 1413 MIAMI BEACH, FL 33141

JOSE N FERNANDEZ 7135 COLLINS AVE APT 1416 MIAMI BEACH, FL 33141

ARIEL STARKAND 7135 COLLINS AVE APT 1423 MIAMI BEACH, FL 33141

RICHARD & ANA MARIA NERRY 73 SAN BENITO RD BRISBANE, CA 94005

MARTIN T LENK 3628 SUMMER BREEZE CT BOWLING GREEN, KY 42104

RUTH E HIRSCH 7135 COLLINS AVE APT 1436 MIAMI BEACH, FL 33141 SEBASTIEN MAURY 5001 ALHAMBRA CIR CORAL GABLES, FL 33146

ALFREDO GONZALEZ 7135 COLLINS AVE APT 1401 MIAMI BEACH, FL 33141

CARLOS J WEBER 7135 COLLINS AVE APT 1404 MIAMI BEACH, FL 33141

R CUETO JOSE 7135 COLLINS AVE APT 1411 MIAMI BEACH, FL 33141

SHIRLEY M YATES 18424 KEDZIE AVE # B HOMEWOOD, IL 60430

LAMBETH USA CORP 540 S SHORE DR MIAMI BEACH, FL 33141

LORETA SANCHEZ PO BOX 15862 MIAMI BEACH, FL 33141

ALLA GRANOVSKY 702 BRIDGEVIEW RD FEASTERVILLE TREVOSE, PA 19053

MARIBEL GARCIA 7135 COLLINS AVE APT 1434 MIAMI BEACH, FL 33141

JEAN M COLTON 4925 38TH WAY S APT 13A ST PETERSBURG, FL 33711 GORAN G ANTIC 7135 COLLINS AVE APT 1234 MIAMI BEACH, FL 33141

DANIEL MARSHALL GOLDMAN 7135 COLLINS AVE APT 1402 MIAMI BEACH, FL 33141

ILLUSIONS SIGNATURE CORP 8390 NW 53 RD ST STE 201 MIAMI, FL 33166

PAUL S THATCHER 7135 COLLINS AVE APT 1412 MIAMI BEACH, FL 33141

SEYMOR LANDSMAN 7135 COLLINS AVE APT 1415 MIAMI BEACH, FL 33141

RODRIGUEZ REV ANGELINA LIVING TRUST 7135 COLLINS AVE APT 1422 MIAMI BEACH, FL 33141

HERMINIA LAURETI 7135 COLLINS AVE MIAMI BEACH, FL 33141

LARDIZABAL MELODY 7135 COLLINS AVE APT MIAMI BEACH, FL 33141

JOSE PRIGOSHIN 7135 COLLINS AVE APT 1435 MIAMI BEACH, FL 33141

JOSEPH P BURKE 7670 SW 132ND PL MIAMI, FL 33183 BORIS VOLEGOV 5051 SW 149TH AVE DAVIE, FL 33331

WIRELESS BOUTIQUE INC 15540 SW 156TH AVE MIAMI, FL 33187

JUMAHE INVESTMENTS LLC 7501 E TREASURE DR APT 7E NORTH BAY VILLAGE, FL 33141

LARISA KRASNER 7135 COLLINS AVE APT 1516 MIAMI BEACH, FL 33141

RIVERO MARIO 7135 COLLINS AVE APT 1523 MIAMI BEACH, FL 33141

DAVID M MURRAY 7135 COLLINS AVE APT 1526 MIAMI BEACH, FL 33141

L ACOSTA GONZALEZ PABLO 7135 COLLINS AVE APT 1533 MIAMI BEACH, FL 33141

FRANCISCO M CRESPO 7135 COLLINS AVE APT 1536 MIAMI BEACH, FL 33141

LILIA V ZAYAS 7135 COLLINS AVE APT 1603 MIAMI BEACH, FL 33141

BELKIS LAGO 7135 COLLINS AVE APT 1611 MIAMI BEACH, FL 33141 COYLE ARTHUR 7135 COLLINS AVE APT 1504 MIAMI BEACH, FL 33141

ALANAXELTATI LLC 7135 COLLINS AVE APT 1511 MIAMI BEACH, FL 33141

UZI PARNES JTRS 120 AVE C # 2 NEW YORK, NY 10009

GREGORY COYLE 7135 COLLINS AVE APT 1521 MIAMI BEACH, FL 33141

TERESITA TZIKAS 10 DEMOND R MALDEN, MA 02148

MABEL 7135 COLLINS AVE APT 1531 MIAMI BEACH, FL 33141

DE GONGORA RUBIO MAGALY 7135 COLLINS AVE APT 1534 MIAMI BEACH, FL 33141

MIRAN VUCIC 9911 BELHAVEN RD BETHESDA, MD 20817

ADRIANA COLOMBI 7135 COLLINS AVE APT 1605 MIAMI BEACH, FL 33141

ANTONIO RIVAS 3230 SW 133RD AVE MIAMI, FL 33175 ROBERT W SHELDON TRUST 500 E 77TH ST APT 726 NEW YORK, NY 10162

BEMCM LLC SALTA 3454 LA LUCILA,

W MORALES ALMONACID CHARLES 7135 COLLINS AVE MIAMI BEACH, FL 33141

ARMANDO SOUTO 1812 SW 124TH PL MIAMI, FL 33175

ALFREDO CAGGIANO 7135 COLLINS AVE APT 1525 MIAMI BEACH, FL 33141

TRASOBARES 273 NW 132ND PL MIAMI, FL 33182

MARIA I DE CASTILHOS ZEINI GONDIM 7135 COLLINS AVE APT 1535 MIAMI BEACH, FL 33141

JOSE A VENCE 7135 COLLINS AVE APT MIAMI BEACH, FL 33141

GREG KALIMAN 7135 COLLINS AVE APT 1606 MIAMI BEACH, FL 33141

BENJIE SPERLING TRUST PO BOX 817058 HOLLYWOOD, FL 33081 RODOLFO BARREDO 2525 SW 105TH CT MIAMI, FL 33165

RAQUEL SOUTUYO 7135 COLLINS AVE APT 1621 MIAMI BEACH, FL 33141

PABLO I TAMBURINI 7135 COLLINS AVE APT 1625 MIAMI BEACH, FL 33141

GUILLERMO GLEIZER 7135 COLLINS AVE APT 1632 MIAMI BEACH, FL 33141

MORGAN CHASE BK NA JP 7255 BAYMEADOWS WAY JACKSONVILLE, FL 32256

BEACH PIT LLC 7135 COLLINS AVE APT 1702 MIAMI BEACH, FL 33141

GREGORY PILLO 7135 COLLINS AVE APT 1705 MIAMI BEACH, FL 33141

JEANNE M WOLF 7135 COLLINS AVE APT 1712 MIAMI BEACH, FL 33141

ROBERTO PUIG PO BOX 360215 SAN JUAN , PR 00936

PUNTO ESTE INC 2487 S GILBERT RD STE 106-25 GILBERT, AZ 85295 N QUINTERO PEDRO 7135 COLLINS AVE APT 1615 MIAMI BEACH, FL 33141

MIGUEL H NERGUIZIAN 7135 COLLINS AVE APT 1623 MIAMI BEACH, FL 33141

GERARDO CABRERA 7135 COLLINS AVE APT 1626 MIAMI BEACH, FL 33141

FERNANDO J ALVAREZ 6940 SEAGRAPE TER MIAMI LAKES, FL 33014

MITCHELL RUBIN 9800 COBBLESTON LAKES CT BOYNTON BEACH, FL 33472

LOUIS MARTIN 7135 COLLINS AVE APT 1703 MIAMI BEACH, FL 33141

GARCIA GUILLERMO 1710 S TREASURE DR NORTH BAY VILLAGE, FL 33141

ELIDA GUERRA LE 7135 COLLINS AVE APT 1713 MIAMI BEACH, FL 33141

JAMES OLEKSA 7135 COLLINS AVE APT 1716 MIAMI BEACH, FL 33141

TANIA J LEON 36 FOREST RIDGE RD NYACK, NY 10960 MARIA P RUIZ 7135 COLLINS AVE APT 1616 MIAMI BEACH, FL 33141

GAIL FRANK 7135 COLLINS AVE APT 1624 MIAMI BEACH, FL 33141

DAKSHESH KUMAR 407 LINCOLN RD STE 4C MIAMI BEACH, FL 33139

LOPEZ FRANK 12314 SW 131ST AVE MIAMI, FL 33186

PAULINE KOSSAR 7331 244TH ST LITTLE NECK, NY 11362

RICARDO MARIA ROQUE DE ESCOBAR 11929 ODEN CT ROCKVILLE, MD 20852

H AI JIBOORI FAISAL 7135 COLLINS AVE MIAMI BEACH, FL 33141

EISENBERG FAY TRUST 7135 COLLINS AVE APT 1714 MIAMI BEACH, FL 33141

ORLANDO PENA 16407 SW 81ST TER MIAMI, FL 33193

MERCEDES E PADRON 700 CALLE LA RESECADORA MAYAGUEZ, PR 00682 LUCAS FOLSE 7135 COLLINS AVE APT 1725 MIAMI BEACH, FL 33141

PATRICK R BRAGGER 6767 COLLINS AVE APT 1404 MIAMI BEACH, FL 33141

ALFONSO KAFITI 7135 COLLINS AVE APT 1735 MIAMI BEACH, FL 33141

SIMONE WILLRICH 180 SUNSET WAY MIAMI SPRINGS, FL 33166

PALOMA REALTY CORP INC 8819 FROUDE AVE SURFSIDE, FL 33154

SEYMOUR HAYDEN 7135 COLLINS AVE APT 1812 MIAMI BEACH, FL 33141

ESTRELLA PANG 7135 COLLINS AVE APT 1815 MIAMI BEACH, FL 33141

LEONA LEVINE 115 PARK ST WOODMERE, NY 11598

JORGE ROWINSKY 7135 COLLINS AVE APT 1825 MIAMI BEACH, FL 33141

M CRESPO FRANCISCO 7135 COLLINS AVE APT 1833 MIAMI BEACH, FL 33141 JOCHE P LLC 8004 NW 154TH ST # 208 MIAMI LAKES, FL 33016

RAY T AZCUY 7135 COLLINS AVE APT 1733 MIAMI BEACH, FL 33141

URSULA M BROWN TRS 2 CLARIDGE DR # 8WH VERONA, NJ 07044

LILIAN PLANAS 7135 COLLINS AVE APT 1803 MIAMI BEACH, FL 33141

TUTTI BIANKI CORP 2030 S DOUGLAS RD STE 208 CORAL GABLES, FL 33134

MARY PENNER 1421 SHERWOOD RD LINDEN, NJ 07036

SERGIO MORENO 7135 COLLINS AVE APT 1816 MIAMI BEACH, FL 33141

SAMUEL & MAGDA RODRIGUEZ 7135 COLLINS AVE APT 1823 MIAMI BEACH, FL 33141

BESSIE E PEASE 326 DEWEY AVE PITTSBURGH, PA 15218

SUZANNE HUGYECZ 7135 COLLINS AVE APT 1834 MIAMI BEACH, FL 33141 KEVINBLACKIE LLC 7135 COLLINS AVE APT 1731 MIAMI BEACH, FL 33141

NORMA OCHOA 7135 COLLINS AVE APT 1734 MIAMI BEACH, FL 33141

JOSE A LORENZO 7135 COLLINS AVE APT 1801 MIAMI BEACH, FL 33141

TRINIDAD ALVAREZ 12709 SW 28TH TER MIAMI, FL 33175

FEDEERAL NATIONAL MORTGAGE ASSN 7135 COLLINS AVE APT 1811 MIAMI BEACH, FL 33141

RANDALL MOOR 1141 NW 78TH AVE PLANTATION, FL 33322

INTEGRATED ART DESING LLC 7135 COLLINS AVE APT 1821 MIAMI BEACH, FL 33141

DORA BRITO 10 DESMOND RD MALDEN, MA 02148

GRADY A SEE 38612 GRANDVILLE DR MIAMI BEACH, FL 33141

DELIO VALDES 7135 COLLINS AVE APT 1835 MIAMI BEACH, FL 33141 LJA CAROLINA LLC 18542 SW 49TH ST MIRAMAR, FL 33029

FERNANDO FUENTES 7135 COLLINS AVE PH 3 MIAMI BEACH, FL 33141

CHARLES AKSELRAD TRS 7135 COLLINS AVE PH 6 MIAMI BEACH, FL 33141

RAFAEL F FERNANDEZ 7135 COLLINS AVE PH 13 MIAMI BEACH, FL 33141

CLAUDIA I GARCIA 521 LES JARDIN DR PALM BEACH GARDENS, FL 33410

OLEMBERG ISAAC 7135 COLLINS AVE PH 33 MIAMI BEACH, FL 33141

FREDERICK J & ELAINE C LITWIN 1313 WILLIAMS ST DENVER, CO 80218

STANLEY JONAS 1560 S TREASURE DR NORTH BAY VILLAGE, FL 33141

STAR RESIDENTIAL LLC 5410 AVENUE SIMONE LUTZ, FL 33558

ZEQUEIRA ORLANDO 11998 SW 35TH ST MIAMI, FL 33175 TERESITA BARTELOMEO 7135 COLLINS AVE PH 1 MIAMI BEACH, FL 33141

JOSE L CASTRO 7135 COLLINS AVE PH 4 MIAMI BEACH, FL 33141

MARIANO LUIS FREIXAS 7135 COLLINS AVE PH 11 MIAMI BEACH, FL 33141

MARIO BARQUIN 792 KINGSLAND AVE RIDGEFIELD, NJ 07657

US BANK NA SERIES 2006-18N TR 7135 COLLINS AVE PH 31 MIAMI BEACH, FL 33141

MARIA E GARCIA TRS 8220 CRESTWOOD HEIGHTS DR APT 1113 MC LEAN, VA 22102

71 COLLINS HOLDINGS LLC 7145 COLLINS AVE MIAMI BEACH, FL 33141

MIRIAM BENITO 6969 COLLINS AVE APT 303 MIAMI BEACH, FL 33141

ARGELIA HERNANDEZ 140 SYLVAN ST RUTHERFORD, NJ 07070

231 233 MARSHALL REALITY LLC 400 TRUMBULL ST ELIZABETH, NJ 07206 JOSE CARLOS LEIVA 7135 COLLINS AVE PH 2 MIAMI BEACH, FL 33141

ROBERT 820 OAKTON ST APT 2A EVANSTON, IL 60202

PAULINE M SIEBENBURGER 1840 W 49TH ST HIALEAH, FL 33012

MOHAMMED ALI GAURI 7135 COLLINS AVE PH 15 MIAMI BEACH, FL 33141

ANTON JANICS 7135 COLLINS AVE PH 32 MIAMI BEACH, FL 33141

GARPRANA LLC 3600 MYSTIC POINTE DR # LP-6 AVENTURA, FL 33180

KAFATI BATARSE MAURICE 6969 COLLINS AVE APT 709 MIAMI BEACH, FL 33141

ACELA SURIS 6969 COLLINS AVE APT 306 MIAMI BEACH, FL 33141

DONNA METLICKA 2612 SWEET BROOM LN NAPERVILLE, IL 60564

DINORAH ROMAN 6969 COLLINS AVE APT 315 MIAMI BEACH, FL 33141 CARLOS COLON 6969 COLLINS AVE APT 401 MIAMI BEACH, FL 33141

JOSEFINA Q DE VALDES 6969 COLLINS AVE APT 405 MIAMI BEACH, FL 33141

JACKIE OLANIEL 16180 SW 60TH ST MIAMI, FL 33193

EDUARDO CABANAS 1020 SW 88TH AVE MIAMI, FL 33174

J VENTURA ENRIQUE 6969 COLLINS AVE APT 415 MIAMI BEACH, FL 33141

MYRTA MARTINEZ JTRS 8 FIRETHORN CT EDISON, NJ 08820

ALEJANDRA SLATAPOLSKY 6969 COLLINS AVE APT 507 MIAMI BEACH, FL 33141

GILDA POMARES 7682 NW 3RD ST MIAMI, FL 33126

IRA MILLMAN 6969 COLLINS AVE APT 514 MIAMI BEACH, FL 33141

JUAN DOMINGUEZ 16 ACME PL COLONIA, NJ 07067 JUAN C DOMINGUEZ 144 KIMBERLY RD COLONIA, NJ 07067

CANDRES INVESTMENTS 2 LLC 2631 PARRISH ST PHILADELPHIA, PA 19130

SARA GOSER 6969 COLLINS AVE APT 409 MIAMI BEACH, FL 33141

WILFREDO MARTI 9240 SW 45TH TER MIAMI, FL 33165

MARLENE FISKEY 6969 COLLINS AVE MIAMI BEACH, FL 33141

EMILIANO DENTICO 6969 COLLINS AVE APT 505 MIAMI BEACH, FL 33141

ROLANDO MURO 8260 SW 43RD ST MIAMI, FL 33155

ROBERTO GARCIA 3329 SE 1ST AVE CAPE CORAL, FL 33904

O'DARE ELIZABETH (TR) 6969 COLLINS AVE APT 515 MIAMI BEACH, FL 33141

ANA C TEIXEIRA 6969 COLLINS AVE APT 603 MIAMI BEACH, FL 33141 MICHAEL D ANNUNZIO TRS 149 JERICHO TPKE OLD WESTBURY, NY 11568

J CASTENEIRA EDUARDO 6969 COLLINS AVE APT 407 MIAMI BEACH, FL 33141

Q DE VALDES JOSEFINA 1135 SW 96TH AVE MIAMI, FL 33174

NICHOLAS R & JEAN H COCKSHUTT 6366 SW 85TH ST MIAMI, FL 33143

231-233 MARSHALL REALTY LLC 6969 COLLINS AVE UNIT 502 MIAMI BEACH, FL 33141

JOSEFINA M CRUANYAS 6969 COLLINS AVE APT 506 MIAMI BEACH, FL 33141

GONZALO PLANAS 7195 W 4TH CT HIALEAH, FL 33014

LAZARO A & ROSE E RAMIREZ 17972 SW 33RD ST MIRAMAR, FL 33029

JORGE PADRON 6969 COLLINS AVE APT 601 MIAMI BEACH, FL 33141

VICTORIA T KRANE TRS 11011 QUEENS BLVD APT 28K FOREST HILLS, NY 11375 ARACELY JUEZ 6969 COLLINS AVE APT 605 MIAMI BEACH, FL 33141

PAUL MOYA 6969 COLLINS AVE APT 608 MIAMI BEACH, FL 33141

CHARLES CATALANO TRS 149 JERICHO TPKE OLD WESTBURY, NY 11568

ELOSOL 2341 LLC 1150 KENO CONCOVA 2ND FL BAY HARBOR ISLANDS, FL 33154

MIRTA MASVIDAL 6969 COLLINS AVE APT 705 MIAMI BEACH, FL 33141

FELIX R RODRIGUEZ 9451 SW 67TH AVE MIAMI, FL 33156

FERRA MAR LLC 6969 COLLINS AVE APT 711 MIAMI BEACH, FL 33141

BLANCA C HERRERA-TORRES 6969 COLLINS AVE APT 715 MIAMI BEACH, FL 33141

FELIPE HILDEMAR 6969 COLLINS AVE MIAMI BEACH, FL 33141

PEDRO A ERRO 165 HABISCUS DR MIAMI BEACH, FL 33139 LUIS QUINONES 6969 COLLINS AVE APT 606 MIAMI BEACH, FL 33141

JORGE L HERNANDEZ 13747 SW 31ST TER MIAMI, FL 33175

CLAUDETTE L SIMPSON 9312 ISPAHAN LOOP LAUREL, MD 20708

CARLOS R ACOSTA 6969 COLLINS AVE APT 703 MIAMI BEACH, FL 33141

FELIX R RODRIGUEZ 417 NE 27TH ST # 1 MIAMI, FL 33137

J KAFATI BATARSE MAURICE 245 S HIGH ST DENVER, CO 80209

BRIXHAM CORP 1110 BRICKELL AVE STE 310 MIAMI, FL 33131

ATEHORTUA CATALINA 6969 COLLINS AVE APT 906 MIAMI BEACH, FL 33141

EDGARDO & MARINA A INSIGNARES 6969 COLLINS AVE APT 804 MIAMI BEACH, FL 33141

FABIO CASCUDO 6969 COLLINS AVE APT 807 MIAMI BEACH, FL 33141 ORLANDO C GONZALEZ 6969 COLLINS AVE APT 607 MIAMI BEACH, FL 33141

PALACIOS SANTIAGO 221 SW 28TH RD MIAMI, FL 33129

DEBRA SNYDER 8 OVERLOOK CT BAYVILLE, NJ 08721

J KAFATI BATARSE MAURICE 6969 COLLINS AVE APT 709 MIAMI BEACH, FL 33141

VALERON NESTOR 6969 COLLINS AVE APT 707 MIAMI BEACH, FL 33141

CHRISTIAN MULLER 6969 COLLINS AVE APT 710 MIAMI BEACH, FL 33141

JOSE J MARTINEZ 4308 W BEECHWOOD AVE MUNCIE, IN 47304

CLAMALU GROUP LLC 2370 NE 184TH TER NORTH MIAMI BEACH, FL 33160

ALEJANDRO BUCHANCOW 2853 N NEVA AVE CHICAGO, IL 60634

NICHOLAS COCKSHUTT 6366 SW 85TH ST MIAMI, FL 33143 D OLIU ANIBAL 890 NE 78TH ST MIAMI, FL 33138

RENE R SANTIESTEBAN 6969 COLLINS AVE APT 812 MIAMI BEACH, FL 33141

LAGLU LLC 2370 NE 184TH TER NORTH MIAMI BEACH, FL 33160

ELIZABETH CARRIL PO BOX 547176 SURFSIDE, FL 33154

ARNALDO RAMIREZ 2150 SANS SOUCI BLVD APT B1005 NORTH MIAMI, FL 33181

ROBERTO GARCIA TRS 3329 SE 1ST AVE CAPE CORAL, FL 33904

LOURDES ALFONSO 6969 COLLINS AVE APT 1001 MIAMI BEACH, FL 33141

GLORIA E CRUZ 6969 COLLINS AVE APT 1004 MIAMI BEACH, FL 33141

MICHAEL D ANNUNZIO TRS 149 JERICHO TPKE OLD WESTBURY, NY 11568

ESTRADA JAVIER & CAROLINA 6969 COLLINS AVE APT 1010 MIAMI BEACH, FL 33141 GARCIA FAUSTINO 11271 SW AVE APT 807 MIAMI BEACH, FL 33141

RAMON L DE GUZMAN 7985 SW 195TH ST CUTLER BAY, FL 33157

BONNEN STEVEN 87 PARKWAY DR ROSLYN HEIGHTS, NY 11577

L RUEDA JOSE 6969 COLLINS AVE APT 905 MIAMI BEACH, FL 33141

ARMANDO A RODRIGUEZ 5700 SW 97TH ST PINECREST, FL 33156

EVA CUSNIER 6969 COLLINS AVE APT 914 MIAMI BEACH, FL 33141

OMAIDA ACHANG 6969 COLLINS AVE APT 1002 MIAMI BEACH, FL 33141

JARP GEORGE 6969 COLLINS AVE APT 1005 MIAMI BEACH, FL 33141

MARIA R CHAVEZ JTRS 6969 COLLINS AVE APT 1008 MIAMI BEACH, FL 33141

DEJU ELLMAN CARMEN PO BOX 163821 MIAMI, FL 33116 LLANES RAFAEL 6969 COLLINS AVE APT 811 MIAMI BEACH, FL 33141

PEDRO A CUNI 6969 COLLINS AVE APT 815 MIAMI BEACH, FL 33141

MURIEL KADIN 6969 COLLINS AVE APT 903 MIAMI BEACH, FL 33141

FEDERAL NATL MTG ASSN 14523 SW MILLIKAN WAY STE 200 BEAVERTON, OR 97005

DONNA HELENE MUELLER 2132 MOUNT VERNON ST PHILADELPHIA, PA 19130

EDUARDO J PADRON 2004 SW 7TH AVE MIAMI, FL 33129

ALEIDA RODRIGUEZ 6969 COLLINS AVE APT 1003 MIAMI BEACH, FL 33141

JOSE SU 6969 COLLINS AVE APT 1006 MIAMI BEACH, FL 33141

VICKI D MARKS 75 WOODLAKE DR W WOODBURY, NY 11797

ALBERTO MESA 2721 SW 33RD AVE MIAMI, FL 33141 EZRA D ESKANDRY LE 401 SE 11TH AVE HIALEAH, FL 33010

LCJL GROUP LLC 3551 NE 169TH ST APT 106 NORTH MIAMI BEACH, FL 33160

GARCIA JORGE 6969 COLLINS AVE APT 1105 MIAMI BEACH, FL 33141

HERREIRA MANUEL 8034 SW 133RD CT MIAMI, FL 33183

ROLANDO GARCIA 9020 NW 166TH TER HIALEAH, FL 33018

ORLANDO O AGOSTI 3226 ELLINGTON CT BENSALEM, PA 19020

ORLANDO ALVAREZ 6969 COLLINS AVE APT 1203 MIAMI BEACH, FL 33141

MARLENE FISKEY 6969 COLLINS AVE APT 1206 MIAMI BEACH, FL 33141

ELA E WAGNERMAN 668 N BROAD ST APT A13 ELIZABETH, NJ 07208

WOLF INVESTMENTS LLC 710 LANDSDOWNE ELIZABETH TOWN, KY 42701 DANIA LOPEZ LE 3329 SE 1ST AVE CAPE CORAL, FL 33904

SOLARE INVESTMENTS INC 333 NE 24TH ST APT 1003 MIAMI, FL 33137

AMALIO P RODRIGUEZ 6969 COLLINS AVE APT 1106 MIAMI BEACH, FL 33141

RACHELLE R COHEN JTRS 6 THE HILLS DR UTICA, NY 13501

MICHAEL DANNUNZIO 149 JERICHO TPKE OLD WESTBURY, NY 11568

231-233 MARSHALL REALTY LLC 400 TRUMBULL ST ELIZABETH, NJ 07206

ANDRES G LOPEZ 6969 COLLINS AVE APT 1204 MIAMI BEACH, FL 33141

EDUARDO SAENZ ROVNER 6801 HARDING AVE APT 319 MIAMI BEACH, FL 33141

CRESPI ANTONIO 6457 SW 16TH ST MIAMI, FL 33155

ABREU JAVIER 4821 SW 129TH AVE MIAMI, FL 33175 JULIO STRATTER 6969 COLLINS AVE APT 1101 MIAMI BEACH, FL 33141

PEDRO RODRIGUEZ 6969 COLLINS AVE APT 1104 MIAMI BEACH, FL 33141

CESAR KUDJA TRS 8253 W 14TH CT HIALEAH, FL 33014

JP MORGAN CHASE BK NA 3415 VISION DR COLUMBUS, OH 43219

IVAN R CABALLERO 6969 COLLINS AVE APT 1114 MIAMI BEACH, FL 33141

FERNANDEZ JUAN 6969 COLLINS AVE APT 1202 MIAMI BEACH, FL 33141

EMMA FERNANDEZ 6969 COLLINS AVE APT 1205 MIAMI BEACH, FL 33141

CHARLES CATALANO TRS 149 JERICHO TPKE OLD WESTBURY, NY 11568

H RAMUDO JOSE 6154 W 12TH AVE HIALEAH, FL 33012

FERRA MAR LLC 2370 NE 184TH TER MIAMI, FL 33160 ARTHUR WONG HUEI SHYANG PO BOX 1141 CUMMING, GA 30028

CORDOVA PEDRO 46 WILSON ST LITTLE FERRY, NJ 07643

MIMITA C LAUCES 3989 50TH ST APT 6B WOODSIDE, NY 11377

JAIME CRUANYAS 6969 COLLINS AVE APT 1410 MIAMI BEACH, FL 33141

RAUL H FERNANDEZ 4256 SW 134TH PL MIAMI, FL 33175

ANTONIO RUIZ 6969 COLLINS AVE APT 1504 MIAMI BEACH, FL 33141

GUILLERMO VILLANUEVA 1840 SW 87TH PL MIAMI, FL 33165

DOROTHY WEST 6969 COLLINS AVE APT 1510 MIAMI BEACH, FL 33141

ERNESTO REGO 2031 SW 106TH CT MIAMI, FL 33165

MARTHA SANTIAGO 7100 KENNEDY BLVD E APT 5E GUTTENBERG, NJ 07093 FERRA MAR LLC 6969 COLLINS AVE APT 1402 MIAMI BEACH, FL 33141

ORLANDO J BASADRE 6969 COLLINS AVE APT 1405 MIAMI BEACH, FL 33141

AMARLETTE RIVERO 6969 COLLINS AVE APT 1408 MIAMI BEACH, FL 33141

ANTONIO VILLANUEVA 6969 COLLINS AVE APT 1411 MIAMI BEACH, FL 33141

LAURA VEITIA 1900 PURDY AVE APT 1701 MIAMI BEACH, FL 33139

SAM NAGAR 6969 COLLINS AVE APT 1505 MIAMI BEACH, FL 33141

ALBERTO MORHAIM 6969 COLLINS AVE APT 1508 MIAMI BEACH, FL 33141

LIANNY TRUJILLO 6965 HARDING AVE APT 201 MIAMI BEACH, FL 33141

ROSA GARCIA LE 6965 HARDING AVE APT 501 MIAMI, FL 33141

RICARDO MEDINA 6965 HARDING AVE APT 502 MIAMI BEACH, FL 33141 CARLOS SALVADOR RAMUNDO 401 OCEAN DR APT 902 MIAMI BEACH, FL 33139

ORLANDO J BASADRE 6969 COLLINS AVE APT 1406 MIAMI BEACH, FL 33141

JUAN M DOMINGUEZ 16 ACME PL COLONIA, NJ 07067

MANUEL COSME PERNAS 6969 COLLINS AVE APT 1414 MIAMI BEACH, FL 33141

NILDA M URQUIZA 6969 COLLINS AVE APT 1503 MIAMI BEACH, FL 33141

PADIGRAFF LLC 2370 NE 184TH TER NORTH MIAMI BEACH, FL 33160

JOSE E MENENDEZ 6969 COLLINS AVE APT 1509 MIAMI BEACH, FL 33141

LUZ P JARAMILLO 2470 SW 26TH LN MIAMI, FL 33133

RAUL R CAIOLA 6965 HARDING AVE APT 202 MIAMI BEACH, FL 33141

JOSEFINA MONTANO 6965 HARDING AVE APT 203 MIAMI BEACH, FL 33141 J MENA OLALIO 6965 HARDING AVE APT 303 MIAMI BEACH, FL 33141

GLORIA T MORALES JTRS MILLFORD RD PO BOX 173 SCARBOROUGH,

PARAKH KERSHI 6965 HARDING AVE APT 504 MIAMI BEACH, FL 33141

SLAVIK VLADIMIR 6965 HARDING AVE APT 405 MIAMI BEACH, FL 33141

VILLA MELILLA INVESTMENTS LLC 6965 HARDING AVE APT 406 MIAMI BEACH, FL 33141

ANGELA SAINZ 6965 HARDING AVE APT 307 MIAMI BEACH, FL 33141

J PEIXOTO EDMUNGO 6920 HARDING AVE APT 201 MIAMI BEACH, FL 33141

DAISY TRITT 44 TIFFANY BLVD NEWARK, NJ 07104

RAUL M MOLLERA TRS 5610 SW 99TH AVE MIAMI, FL 33173

MANUEL MARTINEZ 9440 W FLAGER ST APT 313 MIAMI, FL 33174 MABEL E GIORGETTA 6965 HARDING AVE APT 403 MIAMI BEACH, FL 33141

MOISES KOSS 9048 GARLAND AVE SURFSIDE, FL 33154

HILDA P SANCHEZ PO BOX 16731 DENVER, CO 80216

MARGUND R IVENS LE 6965 HARDING AVE APT 505 MIAMI BEACH, FL 33141

JORGE A QUINTANA 6965 HARDING AVE APT 506 MIAMI BEACH, FL 33141

JULIA ANASTASIO 6965 HARDING AVE APT 407 MIAMI BEACH, FL 33141

MIRTHA MACEIRA MAZZA 515 NE 93RD ST MIAMI SHORES, FL 33138

MARIA L TRS 725 S SHORE DR MIAMI BEACH, FL 33141

JAIME GUILLEN 6920 HARDING AVE APT 502 MIAMI BEACH, FL 33141

MCRAE VINCENT 6920 HARDING AVE APT 403 MIAMI BEACH, FL 33141 JOAQUIN VIEGA 6965 HARDING AVE APT 503 MIAMI BEACH, FL 33141

VIVIAN ALONSO 6965 HARDING AVE APT 404 MIAMI BEACH, FL 33141

NELSON PADRON 6965 HARDING AVE APT 305 MIAMI BEACH, FL 33141

JOSE C IBARRA 6965 HARDING AVE APT 306 MIAMI BEACH, FL 33141

TRINOLOGIC LLC 6965 HARDING AVE APT 207 MIAMI BEACH, FL 33141

CARLO SERVITO 6965 HARDING AVE APT 507 MIAMI BEACH, FL 33141

MABEL GALOPPI 5521 RIVIERA DR CORAL GABLES, FL 33146

MOLINA SANTOS 591 RIDGE ST NEWARK, NJ 07104

SILVIA LLENIN 6801 HARDING AVE APT 221 MIAMI BEACH, FL 33141

ROLAND ORBE 10 BABBIT BRIDGE RD MAHWAH, NJ 07430 PAOLONE ALFREDO 6920 HARDING AVE APT 204 MIAMI BEACH, FL 33141

SIERRA SIXTO 6920 HARDING AVE APT 504 MIAMI BEACH, FL 33141

DORA GORIN-LOPEZ 1325 18TH ST NW APT 412 WASHINGTON, DC 20036

JUAN P MORE 6920 HARDING AVE APT 406 MIAMI BEACH, FL 33141

HILDA LIMA 6920 HARDING AVE APT 307 MIAMI BEACH, FL 33141

ELIZABETH BUTLER 1170 S ALHAMBRA CIR CORAL GABLES, FL 33146

LOYAL CIMA LLC 10545 NW 29TH TER DORAL, FL 33172

LOURDES GONZALEZ 1821 SW 11TH ST MIAMI, FL 33135

THOMAS W HEADLEY 305 69TH ST APT 206 MIAMI BEACH, FL 33141

HENA M AGUIRRE 1221 VENETIA AVE CORAL GABLES, FL 33134 SUAREZ ANTONIO 6920 HARDING AVE APT 304 MIAMI BEACH, FL 33141

MANUEL LOPEZ 1429 45TH ST NORTH BERGEN, NJ 07047

MAX FERRA 6920 HARDING AVE APT 505 MIAMI BEACH, FL 33141

JOHN OSMAN 6920 HARDING AVE APT 506 MIAMI BEACH, FL 33141

STEPHEN M PETERSON 1 LEXINGTON RD SHREWSBURY, MA 01545

CHARLES WILLIAM HOUSEN 7330 OCEAN TER APT 2001 MIAMI BEACH, FL 33141

GRF INVESTMENT LLC 737 E ATLANTIC BLVD POMPANO BEACH, FL 33060

REDKEY CONSULTING LLC PO BOX 414432 MIAMI BEACH, FL 33141

PATTY & COMPANY INC 7330 OCEAN TER APT 501 MIAMI BEACH, FL 33141

305 69 ST CORP 305 69TH ST MIAMI BEACH, FL 33141 TERESA LOPEZ TRS 6039 ALTON RD MIAMI BEACH, FL 33140

JOSE A RODRIGUEZ 6920 HARDING AVE APT 305 MIAMI BEACH, FL 33141

ARCHE CHARLES 6920 HARDING AVE APT 306 MIAMI BEACH, FL 33141

JOYCE OSTROV 6920 HARDING AVE APT 207 MIAMI BEACH, FL 33141

DEILYA ELSA LEAL 6920 HARDING AVE APT 507 MIAMI BEACH, FL 33141

CY HOLDINGS LLC 12454 SW 122ND CT MIAMI, FL 33186

ROGERS R 12555 BISCAYNE BLVD # 934 NORTH MIAMI, FL 33181

CARLOS A S D BARBOSA 305 69TH ST UNIT 106 MIAMI BEACH, FL 33141

ILEANA LOPEZ 1821 SW 11TH ST MIAMI, FL 33135

JUAN SECADA 5175 SW 62ND AVE MIAMI, FL 33155 MARIA LUCIA TRUCILLO 315 69TH ST APT 110 MIAMI BEACH, FL 33141

SANTO MARIA 504 SW 120TH AVE MIAMI, FL 33184

CRYSTAL BEACH INC 5000 AVENUE OF THE STARS KISSIMMEE, FL 34746

GONZALEZ & NERIDA FAUSTO 6917 COLLINS AVE APT L-102 MIAMI BEACH, FL 33141

FERNANDO & MIREYA RIVEIRO 16100 ABERDEEN WAY HIALEAH, FL 33014

M STERMAN HELENE 32 CHARLOTTE LN SCARSDALE, NY 10583

SALOMON RIVERA 698 W 204TH ST NEW YORK, NY 10034

MICHAEL L ELIZONDO 134 DELA PARK RD WESTWOOD, MA 02090

PORTANT PROP INC 6917 COLLINS AVE APT 1601 MIAMI BEACH, FL 33141

SAATEI KERIM 6917 COLLINS AVE APT 502 MIAMI BEACH, FL 33141 JOSE RAMON PEREZ 1382 NE 181ST ST NORTH MIAMI BEACH, FL 33162

JUAN MANUEL DRAGANI 315 69TH ST APT 112 MIAMI BEACH, FL 33141

FIRST LEISURE CORP PO BOX 421704 KISSIMMEE, FL 34742

ARTHUR J FURIA 1717 N BAYSHORE DR PH C57 MIAMI, FL 33132

RODRIGUES DE SOUSA ORLANDO 6917 COLLINS AVE APT 401 MIAMI BEACH, FL 33141

CASANOVA FAMILY INVESTMENTS LLP 10700 SW 69TH AVE PINECREST, FL 33156

MARIA FABIAN CASTELLON 9400 SW 100TH ST MIAMI, FL 33176

ANDREW ROBERTSON 6917 COLLINS AVE APT 1401 MIAMI BEACH, FL 33141

ALICIA J NOY 11060 GIRASOL AVE CORAL GABLES, FL 33156

COLLINS AVENUE UNIT 602 L 6917 6138 FRANKLIN AVE HOLLYWOOD, CA 90028 CHARLES W HOUSEN 7330 OCEAN TER APT 2001 MIAMI BEACH, FL 33141

NURY CARBAJAL 900 W 49TH ST STE 448 HIALEAH, FL 33012

JOANN ELENSON PO BOX 69 WOODSTOCK, NY 12498

FERNANDO RIVEIRO 7900 NW 155TH ST STE 101 MIAMI LAKES, FL 33016

JOSE M SANCHEZ 6917 COLLINS AVE APT 501 MIAMI BEACH, FL 33141

UNIT 801 6917 COLLINS LLC 6917 COLLINS AVE APT 801 MIAMI BEACH, FL 33141

LUC CHAPELLE JEAN 3060 HOLIDAY SPRINGS BLVD APT 208 MARGARET, FL 33063

INVEST CONCORD 801 BRICKELL KEY BLVD APT 1411 MIAMI, FL 33131

MACADVISORS LLC 4801 SW 86TH TER MIAMI, FL 33143

EDUARDO & DORA REYES 6917 COLLINS AVE APT 702 MIAMI BEACH, FL 33141 CAPITAL HOMES LENDING LLC 2137 N COMMERCE PKWY WESTON, FL 33326

ROSLANE PICHS 6917 COLLINS AVE APT 1102 MIAMI BEACH, FL 33141

D JULIANNA DREYFUS CAROLINE 6917 COLLINS AVE APT 1602 MIAMI BEACH, FL 33141

DE INOCENCIO ROBERTO 6917 COLLINS AVE APT 503 MIAMI BEACH, FL 33141

ROBERT DOVAL 6917 COLLINS AVE APT 803 MIAMI BEACH, FL 33141

CAFELIP LLC 6917 COLLINS AVE APT 1103 MIAMI BEACH, FL 33141

ALFEU PINTO 6917 COLLINS AVE APT 1503 MIAMI BEACH, FL 33141

RODOLFO R GARCIA 720 SW 164TH AVE PEMBROKE PINES, FL 33027

CUBANA Y ORTOPEDIA 5840 W FLAGER ST MIAMI, FL 33144

ANTONIO PENATE 7411 SW 56TH CT MIAMI, FL 33143 VICTORIA M GONZALEZ 70 BUSH AVE GREENWICH, CT 06830

LEON KUCHEROVSKY 502 9TH AVE APT 10B NEW YORK, NY 10018

RAMON JAVIER 15704 82ND ST HOWARD BEACH, NY 11414

N & M INVEST OF SOUTH FLORIDA INC 6917 COLLINS AVE APT 1103 MIAMI BEACH, FL 33141

ISOLDA LARGAESPADA MARIA 9782 SW 57TH ST MIAMI, FL 33173

RAMSEY RIFAI 12066 E CORTEZ DR SCOTTSDALE, AZ 85259

HORATIO REAL ESTATE HOLDINGS LLC 6917 COLLINS AVE PH 3 MIAMI BEACH, FL 33141

YAMILET HOYO 231 SW 68TH AVE MIAMI, FL 33144

SBD MIAMI LLC 6917 COLLINS AVE APT 1004 MIAMI BEACH, FL 33141

RITA M CLARO 6917 COLLINS AVE APT 1404 MIAMI BEACH, FL 33141 MANUEL BLANCO 6917 COLLINS AVE APT 1002 MIAMI BEACH, FL 33141

FRANK & JEANNE PIERCE 6917 COLLINS AVE APT 1502 MIAMI BEACH, FL 33141

POSTIGLIONE RICK 3272 CHURCHILL DR TOMS RIVER, NJ 08753

ALVAREZ HECTOR 43 RANDOLPH DR HUNTINGTON STATION, NY 11746

DAVID JACOB 6917 COLLINS AVE APT 1003 MIAMI BEACH, FL 33141

CHRISTINA ROMERO 6917 COLLINS AVE APT 1403 MIAMI BEACH, FL 33141

JOSE A VALDES 6100 NW 40TH TER VIRGINIA GARDENS, FL 33166

COLLINS CONDO ASSN INC 1900 N COMMERCE PKWY WESTON, FL 33326

JAVIER RODRIGUEZ 510 CADIMA AVE CORAL GABLES, FL 33134

JUEZ WADER 6115 97TH ST APT 4B REGO PARK, NY 11374 MARIO J PEREZ 5071 SW 173RD AVE MIRAMAR, FL 33029

PETER TESTEN 6917 COLLINS AVE APT 505 MIAMI BEACH, FL 33141

MIGUEL CRESPO 6917 COLLINS AVE APT 805 MIAMI BEACH, FL 33141

KATHI K CHANG 6917 COLLINS AVE APT 1105 MIAMI BEACH, FL 33141

ANA L SCHULZE 6917 COLLINS AVE APT 1605 MIAMI BEACH, FL 33141

RAFAEL MANDULEY 6917 COLLINS AVE APT 506 MIAMI BEACH, FL 33141

GARCIA FAMILY LIVING TRUST 6917 COLLINS AVE APT 806 MIAMI BEACH, FL 33141

HATNIA LLC 350 S MIAMI AVE APT 2801 MIAMI, FL 33130

CESAR S DICK 5055 COLLINS AVE APT 2I MIAMI BEACH, FL 33140

WILLIAM G MCCULLOUGH 7390 SW 132ND ST PINECREST, FL 33156 DOMINGO JIMENEZ 12869 SW 24TH ST MIRAMAR, FL 33027

RUBEN ALVAREZ 8416 NW 201ST ST HIALEAH, FL 33015

MICHAEL & KATHRYN MALCOLMSON 232 POND VIEW DR PORT WASHINGTON, NY 11050

HERNANDEZ PILOTO SUHEYL 6917 COLLINS AVE APT 1205 MIAMI BEACH, FL 33141

SOLOMON CHADOWITZ 288 PLAINFIELD RD EDISON, NJ 08820

PEDRO LEON 13160 NW 7TH TER MIAMI, FL 33182

PETER SUDASASSI 6917 COLLINS AVE APT 906 MIAMI BEACH, FL 33141

TIFFANYBLUE OCEAN LLC 9055 SW 73RD CT APT 303 MIAMI, FL 33156

FEDERAL NATL MTG ASSN 7255 BAYMEADOWS WAY JACKSONVILLE, FL 32256

JUAN REYES 48 SW 136TH PL MIAMI, FL 33184 A SOTOLONGO VICENTE 6917 COLLINS AVE APT 405 MIAMI BEACH, FL 33141

VIVIANA G ULLO FAMILY TRUST 2030 S DOUGLAS RD APT 501 CORAL GABLES, FL 33134

THE COLLINS CONDO ASSN INC 3650 N FEDERAL HWY STE 202 LIGHTHOUSE POINT, FL 33064

OCTAVIO A BRAVO 7705 SW 47TH PL MIAMI, FL

MANUEL E COSTA 6917 COLLINS AVE APT 406 MIAMI BEACH, FL 33141

MATILDE P BERG 6917 COLLINS AVE APT 706 MIAMI BEACH, FL 33141

TENSEA INC 235 SE 1ST ST MIAMI, FL 33131

FAROKH BAGHA 6928 RIVER OAKS DR MC LEAN, VA 22101

JOSE MIRANDA 6917 COLLINS AVE PH 6 MIAMI BEACH, FL 33141

JUANA LORENZO 2711 SW 15TH ST MIAMI, FL 33145 OSCAR FERREIRA 6917 COLLINS AVE APT 707 MIAMI BEACH, FL 33141

ENRIQUE LOPEZ 403 N PARK AVE LINDEN, NJ 07036

ELIZABETH ROBAYNA 490 SW 123RD AVE MIAMI, FL 33184

BEACH CHA LLC 6917 COLLINS AVE UNIT 408 MIAMI BEACH, FL 33141

JAUN C NOVO 2871 SW 143RD PL MIAMI, FL 33175

ELIZABETH ROBAYNA 6917 COLLINS AVE MIAMI BEACH, FL 33141

BRUNO BEAUTES 6917 COLLINS AVE APT 1408 MIAMI BEACH, FL 33141

BARRY D SULLIVAN 468 ARTHUR TER PARAMUS, NJ 07652

HECTOR M PLACERES 6917 COLLINS AVE APT 609 MIAMI BEACH, FL 33141

SERPA LUIS 6917 COLLINS AVE APT 909 MIAMI BEACH, FL 33141 LMP ACQUISITION LLC 8251 SW 52ND AVE MIAMI, FL 33143

PADRINO REALTY LLC 78 OXFORD BLVD GARDEN CITY, NY 11530

CARY D HIRSCHFIELD 144 W 75TH ST APT 2B NEW YORK, NY 10023

FREDY PELAEZ 701 BRICKELL KEY BLVD APT 701 MIAMI, FL 33131

CARLOS A PEREZ 11805 SW 46TH ST MIAMI, FL 33175

JOHN S ALBERT 14001 SW 92ND AVE MIAMI, FL 33176

STEVENS PAUL 6917 COLLINS AVE APT 1508 MIAMI BEACH, FL 33141

MICHAEL A MILLER 6917 COLLINS AVE APT 409 MIAMI BEACH, FL 33141

LAS BRISAS DE COLLINS LTD 11710 NW SOUTH RIVER DR STE 216 MEDLEY, FL 33178

JUAN P GUZMAN 429 E YVON DR TUCSON, AZ 85704 ADRIAN C LONGOBUCCO 6917 COLLINS AVE APT 907 MIAMI BEACH, FL 33141

ALEJANDRO A HANNA 13630 SW 97TH AVE MIAMI, FL 33176

FRANCISCO M TRUJILLO 6325 SW 82ND AVE MIAMI, FL 33143

HARRY MEYNAREZ 10450 SW 56TH TER MIAMI, FL 33173

ALEXANDER & ANGELES YOLANDA BLANCO 3000 CORAL WAY APT 521 CORAL GABLES, FL 33145

ACHALA SA 6917 COLLINS AVE APT 1208 MIAMI BEACH, FL 33141

SUSANA & GIUSEPPE IMBERLINA 6335 WALNUT ST PITTSBURGH, PA 15206

STUBBLEBINE GEORGE 6917 COLLINS AVE APT 509 MIAMI BEACH, FL 33141

PETER ZALEWSKI 6917 COLLINS AVE APT 809 MIAMI BEACH, FL 33141

SEBASTIAN G RIERA 11248 NW 77TH TER MEDLEY, FL 33178 ADRIANA M GONZALEZ 6917 COLLINS AVE APT 1209 MIAMI BEACH, FL 33141

HERMAN GARY 1719 SPARROW LN WESTON, FL 33327

FIVE PRS INC 1688 WETS AVE APT 1901 MIAMI BEACH, FL 33139

RUSSELL HAGY 1148 SHERIDAN CT NE ATLANTA , GA 30324

YAZMINA RAMIREZ 15011 SW 136TH PL MIAMI, FL 33186

OCEAN BANK 7601 E TREASURE DR APT 622 NORTH BAY VILLAGE, FL 33141

ANAYDA MOUSSA 5736 SW 49TH ST MIAMI, FL 33155

JOHN L EVANS PO BOX 297666 HOLLYWOOD, FL 33029

TC 1211 INC 6917 COLLINS AVE APT 1211 MIAMI BEACH, FL 33141

INVERSAFE LLC 6917 COLLINS AVE APT 1611 MIAMI BEACH, FL 33141 BISCAYA PALACE HOLDINGS LLC 444 BRICKELL AVE STE 417 MIAMI, FL 33131

JOSE E HERNANDEZ 552 E 51ST ST HIALEAH, FL 33013

SPRAY 2003 PARTNERSHIP PO BOX 464 REDDING RIDGE, CT 06876

JESSIKA X LORIE 6917 COLLINS AVE APT 1010 MIAMI BEACH, FL 33141

RICHARD LLANES 6917 COLLINS AVE APT 1410 MIAMI BEACH, FL 33141

LINDA L CAIN 9 ISLAND AVE APT 1708 MIAMI BEACH, FL 33139

BRUCE LAMPARELLO 6917 COLLINS AVE APT 611 MIAMI BEACH, FL 33141

BERNARD G LATHAM 1300 N LAKE SHORE DR APT 10C CHICAGO, IL 60610

MANTEL 457 FDR DR APT A1807 NEW YORK, NY 10002

RODRIGUEZ NELSON 15953 SW 63RD TER MIAMI, FL 33193 GUBBI RANGANATH 6917 COLLINS AVE APT 1509 MIAMI BEACH, FL 33141

COLLINS RIDGE LLC 8310 NW 156TH TER MIAMI LAKES, FL 33016

TOMAS A MAURI 12040 SW 29TH TER MIAMI, FL 33175

ADALBERTO RAFULS 6917 COLLINS AVE APT 1110 MIAMI BEACH, FL 33141

KLEM INVESTMENT LLC 12260 SW 10TH TER MIAMI, FL 33184

MARIA D COMAS 6917 COLLINS AVE APT 411 MIAMI BEACH, FL 33141

OCEAN 69 LLC 2500 WESTONRD STE 311 WESTON, FL 33331

ALAN COLLINS LLC 6917 COLLINS AVE APT 1111 MIAMI BEACH, FL 33141

BARRY SULLIVAN 486 ARTHUR TER PARAMUS, NJ 07652

MAVIBER GROUP LLC 900 BAY DR APT 415 MIAMI BEACH, FL 33141 ALFREDO ZACCA 6917 COLLINS AVE APT 512 MIAMI BEACH, FL 33141

RENE GARCIA 6917 COLLINS AVE APT 812 MIAMI BEACH, FL 33141

SHAZZIA KHAN 152 BURNS ST FOREST HILLS, NY 11375

LEONID SORKIN 16485 COLLINS AVE APT 2736 SUNNY ISLES BEACH, FL 33160

CHANTEE WEST 6917 COLLINS AVE APT 414 MIAMI BEACH, FL 33141

AB ABOGADOS INC 6917 COLLINS AVE APT 714 MIAMI BEACH, FL 33141

OSCAR L QUINTERO 6917 COLLINS AVE APT 1014 MIAMI BEACH, FL 33141

JEAN J PELLETIER 6917 COLLINS AVE APT 1414 MIAMI BEACH, FL 33141

ORLANDO B LORENZO 6917 COLLINS AVE PH 14 MIAMI BEACH, FL 33141

HORATIO REAL EST HOLDING LLC 6917 COLLINS AVE # 3 MIAMI BEACH, FL 33141 FRANCISCO M FUENTES 6917 COLLINS AVE APT 612 MIAMI BEACH, FL 33141

CASANOVA FAMILY PROPERTIES LLLP 10700 SW 69TH AVE MIAMI, FL 33156

ALEXANDER SHVARTS 6917 COLLINS AVE APT 1212 MIAMI BEACH, FL 33141

JULIO PRADO 104 SW 180TH AVE PEMBROKE PINES, FL 33029

ENRIQUE & ROSA M REYES LOPEZ 403 N PARK AVE LINDEN, NJ 07036

KEMBALL LLC 100 BISCAYNE BLVD STE 2904 MIAMI BEACH, FL 33141

NELSON G GUTIERREZ 6917 COLLINS AVE APT 1114 MIAMI BEACH, FL 33141

MILVIA WOOLF 6917 COLLINS AVE APT 1514 MIAMI BEACH, FL 33141

ARNALDO FERNANDEZ 11710 NW SOUTH RIVER DR STE 216 MEDLEY, FL 33178

CARLOS H PADILLA 6917 COLLINS AVE APT 715 MIAMI BEACH, FL 33141 GEOMETRIA CORP 3135 NE 184TH ST APT 2104 NORTH MIAMI BEACH, FL 33160

FEDERAL NATL MTG ASSN 3900 WISCONSIN AVE NW WASHINGTON, DC 20016

MARIANNA L NEWLIN 6917 COLLINS AVE APT 1412 MIAMI BEACH, FL 33141

KEILA MESQUITA 6917 COLLINS AVE PH 12 MIAMI BEACH, FL 33141

OMAR MEJIA 6917 COLLINS AVE APT 614 MIAMI BEACH, FL 33141

RAYDEL LEIVA 6917 COLLINS AVE APT 914 MIAMI BEACH, FL 33141

INNA TOMIN TRS 18201 COLLINS AVE APT 2001 SUNNY ISLES BEACH, FL 33160

SUSANNA AVESANI 6917 COLLINS AVE APT 801 MIAMI BEACH, FL 33141

VIVA RLTY LLC 168 AVENUE FD SAN JUAN, PR 00918

GENE L STUDT 1666 MARINA LN EAGAN, MN 55122 JONATHAN DAVID CUTLER PO BOX 1930 CHAMPLAIN, NY 12919

DIPAK PATEL 6917 COLLINS AVE APT 1215 MIAMI BEACH, FL 33141

THE COLLINS CONDO ASSN INC 3650 FED HWY # 202 LIGHTHOUSE POINT, FL 33064

SHIAM GUPTA 3366 KENWOOD DR ROCHESTER HILLS, MI 48309

WAIMAR LLC 6917 COLLINS AVE APT 820 MIAMI BEACH, FL 33141

JOSE F ROSADO 6811 SW 159TH PL MIAMI, FL 33193

ANDRES JR GONZALEZ 6917 COLLINS AVE APT 1620 MIAMI BEACH, FL 33141

HUMBERTO M LOPEZ 6917 COLLINS AVE APT 522 MIAMI BEACH, FL 33141

JULIO ALVARADO 6917 COLLINS AVE APT 822 MIAMI BEACH, FL 33141

COLLINS 1122 LLC 62 W HOMESTEAD AVE PALISADES PARK, NJ 07650 SILVIO PINTO 6917 COLLINS AVE APT 1015 MIAMI BEACH, FL 33141

ANTONIO VILARINO 6917 COLLINS AVE APT 1415 MIAMI BEACH, FL 33141

MARIA E PENA 3005 SW 115TH AVE MIAMI, FL 33165

J DEL CAMPILLO FRANCISCO 1550 SW 16TH AVE MIAMI, FL 33145

GERARDO USALLAN 7265 POINCIANA CT MIAMI LAKES, FL 33014

CESAR M ALFONZO 6917 COLLINS AVE APT 1420 MIAMI BEACH, FL 33141

RUTH KLEIN 166 BANK ST NEW YORK, NY 10014

STANLEY R MILES 1627 TREVILIAN WAY LOUISVILLE, KY 40205

CARLOS PEREZ 9261 SW 85TH ST MIAMI, FL 33173

SAINT ROSE INC 1695 NE 123RD ST NORTH MIAMI, FL 33181 JORGE MEDINA 6917 COLLINS AVE APT 1115 MIAMI BEACH, FL 33141

SCOTT R MINCHEW TRUST 6917 COLLINS AVE APT 1515 MIAMI BEACH, FL 33141

ALBERT WILK 1607 UNION AVE HEWLETT, NY 11557

DOUGLAS WAYNE BUSH 5833 44TH AVE FL1 FLUSINHG, NY 11377

SIBYLLE KLAEBISCH 15334 SW 16TH TER MIAMI, FL 33185

ADOLFO RODRICIO 6917 COLLINS AVE APT 1520 MIAMI BEACH, FL 33141

COLLINS CONDO ASSN INC 6917 COLLINS AVE APT 422 MIAMI BEACH, FL 33141

LAS 3 M LLC 2875 NE 191ST STE 801 AVENTURA, FL 33180

ALBERTO JAVIER VALLE 1408 MICHIGAN AVE MIAMI BEACH, FL 33141

MASS COMMODITIES LLC 200 BISCAYNE BOULEVARD WAY # 52 MIAMI, FL 33131 TINKIEL REALTY LLC 7011 LOCH NESS DR HIALEAH, FL 33014

LAS BRISAS DE COLLINS LTD 11710 NW SOUTH RIVER DR STE 216 MEDLEY, FL 33178

CARRIE L ROBBEN 1705 DOCK ST UNIT 445 TACOMA, WA 98402

ROSA M HERRERA 115 ROMANO AVE CORAL GABLES, FL 33134

MONZON DOMINGO 13744 SW 34TH ST MIAMI, FL 33175

GIANNI IANNELLI 1625 KENNESY CSWY # 909 NORTH BAY VILLAGE, FL 33141

EMILIE M FONG 6917 COLLINS AVE APT 826 MIAMI BEACH, FL 33141

MICHAEL STUKALIN 6917 COLLINS AVE APT 1126 MIAMI BEACH, FL 33141

FREDERIC FAUCHER 5148 NW 106TH AVE DORAL, FL 33178

COLLINS CONDO ASSN INC 6917 COLLINS AVE # CU-1 MIAMI BEACH, FL 33141 MORIAHROSE INC 6917 COLLINS AVE APT 1622 MIAMI BEACH, FL 33141

SARMIENTO MIAMI LLC 8700 W FLAGER ST STE 160 MIAMI, FL 33174

JUAN C TEJERA 12872 NW 101ST PI HIALEAH GARDENS, FL 33018

LANA CALLEN 6917 COLLINS AVE APT 1124 MIAMI BEACH, FL 33141

A UZCATEGUI DE LA CABADA REMBERTO 6917 COLLINS AVE APT 1524 MIAMI BEACH, FL 33141

MARIA C GALVIS 19900 E COUNTRY CLUB DR APT 109 MIAMI, FL 33180

PATRICIA ELIZEE 1110 BRICKELL AVE STE 315 MIAMI, FL 33131

TRAVIS GOAD 6917 COLLINS AVE APT 1226 MIAMI BEACH, FL 33141

YALE EPSTEIN 20 WILEY LN WOODSTOCK, NY 12498

ISSAC CORRE 163E 80TH ST NEW YORK, NY 10075 VALENCIA 218 LLC 5335 NW 196TH CT DORAL, FL 33178

DIANA V MARIN 431 NE 52ND TER MIAMI, FL 33137

RAQUEL A RODRIGUEZ 6917 COLLINS AVE APT 924 MIAMI BEACH, FL 33141

MARIA FABIAN CASTELLON 9400 SW 100TH ST MIAMI, FL 33176

ELLA SEMYONOVA 61 W 62ND ST APT 27F NEW YORK , NY 10023

SPRAY PARTNERSHIP 222 DELAWARE AVE FL 10 WILMINGTON, DE 19801

VAMA PROP LDC 6917 COLLINS AVE APT 1026 MIAMI BEACH, FL 33141

NABIL AZAR 8429 BELLS RIDGE TER POTOMAC, MD 20854

MAYRA ALVAREZ 12962 SW 27TH ST MIAMI, FL 33175

ROBERT L ROSEN 67 PECKSLAND RD GREENWICH, CT 06831 NAN LEVY 18 MAYFAIR LN GREENWICH, CT 06831

MICHAEL GELTZEILER 130 W 12TH ST APT 8A NEW YORK, NY 10011

SUSANNE BIRDRAGHER 6899 COLLINS AVE UNIT 1401 MIAMI BEACH, FL 33141

ANDREW & PAIGE CHARLES 7 CARRIAGE DR OLD WESTBURY, NY 11568

STARS RESIDENCE LLC 11 BIRCHALL DR SCARSDALE, NY 10583

CAP REAL ESTATE INVESTMENTS LLC 6801 COLLINS AVE # 2401 MIAMI BEACH, FL 33141

BART KAVANAUGH TRS 6899 COLLINS AVE UNIT 2704 MIAMI BEACH, FL 33141

LEO A III & GREGA G III DALY 6899 COLLINS AVE UNIT 3001 MIAMI BEACH, FL 33141

STANLEY J WACHTENHEIM 41 BASSETT ST PROVIDENCE, RI 02903

GRIMSUR LLC 6899 COLLINS AVE UNIT 904 MIAMI BEACH, FL 33141 ALBATROSS CR ONE LLC 109 GRIFFEN AVE SCARSDALE, NY 10583

DINO & JULIE TREVISANI 79 TACKORA TRL RIDGEFIELD, CT 06877

J WILLIAM UHRIG 37 W 20TH ST STE 908 NEW YORK, NY 10011

JOEL MANDELBAUM 220 OAK RIDGE AVE SUMMIT, NJ 07901

ROBERT L & LUCY MASTRODDI PITARO 1 WITTMAN DR KATONAH, NY 10536

BLUE HERON INVESTMENTS INC 304 INDIAN TRCE #615 WESTON, FL 33326

PAUL A BRETT 6899 COLLINS AVE UNIT 2801 MIAMI BEACH, FL 33141

GULAB BHATIA TRS 6899 COLLINS AVE UNIT 3101 MIAMI BEACH, FL 33141

LIZBETH KRUPP 7 WOODCHESTER DR CHESTNUT HILL, MA 02467

DANIEL WALLEN TRS 101 PLEASANT RIDGE RD HARRISON, NY 10528 FAWN S RICH 16 APPLEGREEN DR OLD WESTBURY, NY 11568

JACQUELINE DUFOUR 118 PARK AVE LARCHMONT, NY 10538

AKRAM RAFLA 60 BUCKSKIN DR WESTON, MA 02493

HENRY OPATUT 18 GREENLAND CT PRINCETON, NJ 08540

LINDA M SWARTZ TRS PO BOX 309 PALM BEACH, FL 33480

BHENOY & EMILIA DEMBLA 550 N KINGSBURY ST APT R02 CHICAGO , IL 60654

MARIA DAHDAH EI KHAWAJE EVELYN 304 INDIAN TRCE #615 WESTON, FL 33326

GRAHAM GUND 5 LOWELL ST CAMBRIDGE, MA 02138

PAMELA LIEBMAN 9 STRATFORD CT WARREN, NJ 07059

RD2 MIAMI LLC 38 FRANKLIN RD SCARSDALE, NY 10583 JUDITH YAVITZ TRS 3 LARCH LN LARCHMONT, NY 10538

JOHN C & JULIE A HEINMILLER 7317 AUTO CLUB RD BLOOMINGTON, MN 55438

SUSAN R GOLDSTEIN 1930 BROADWAY APT 27G NEW YORK, NY 10023

STARS RESIDENCE II LLC 11 BIRCHALL DR SCARSDALE, NY 10583

CAROLEE FRIEDLANDER 19 E ELM ST GREENWICH, CT 06830

GUY BENHAMOU 606 S OLIVE ST STE 2150 LOS ANGALES, CA 90014

TURIN GLOBAL INVESTMENTS LTD 90 ALMERIA AVE CORAL GABLES, FL 33134

JAMES P & DENISE M GEORGE 3570 ERIE DR ORCHARD LAKE, MI 48324

ELAINE SAMSON 41 TUDOR CT MARLTON, NJ 08053

MEI IMMERGUT 6899 COLLINS AVE UNIT 2303 MIAMI BEACH, FL 33141 ELVEA CAPITAL SARL 116 JOHN ST APT 1313 NEW YORK, NY 10038

SQUIRE HURST & HURST S GREGORY 3 FERNWOOD CT EAST BRUNSWICK, NJ 08816

GEQ INVESTMENTS LLC 6899 COLLINS AVE UNIT 1803 MIAMI BEACH, FL 33141

KAMRAN T ELGHANAYAN 387 PARK AVE S FL 7 NEW YORK, NY 10016

SLC PROPERTY CORP 2000 PONCE DE LEON BLVD # 617 CORAL GABLES, FL 33134

LUDIX CORP 1925 BRICKELL AVE STE D205 MIAMI, FL 33129

CARLOS MURILLO URIBE JUAN 6899 COLLINS AVE UNIT 1503 MIAMI BEACH, FL 33141

ARMANDO RODRIGUEZ 965 MIDLAND AVE YONKERS, NY 10704

RICHARD LIPSKY 6899 COLLINS AVE UNIT 2103 MIAMI BEACH, FL 33141

STUDIO CV INC 6899 COLLINS AVE UNIT 2403 MIAMI BEACH, FL 33141 ROGER ABBOUD 10910 NW 92ND TER MEDLEY, FL 33178

SUSAN M BLANK 400 12TH ST APT 10C NEW YORK, NY 10014

PETA 1902 LLC 6899 COLLINS AVE UNIT 1902 MIAMI BEACH, FL 33141

GERALD BREGMAN 6899 COLLINS AVE UNIT 403 MIAMI BEACH, FL 33141

NEW ENG INTERNATIONAL LLC 1627 BRIKELL AVE APT 2803 MIAMI, FL 33129

THOMAS N SZABO 66 LEONARD ST APT 8D NEW YORK, NY 10013

OUR BEACH 10 INC 1000 BRICKELL AVE STE 215 MIAMI, FL 33131

REDCLIFF SQUARE LLC 6899 COLLINS AVE UNIT 1903 MIAMI BEACH, FL 33141

MIA 2203 LLC 6899 COLLINS AVE UNIT 2203 MIAMI BEACH, FL 33141

RASIKARAN & JHANSI BOAZ 6799 COLLINS AVE APT 1702 MIAMI BEACH, FL 33141 CR 2803 LLC 120 E END AVE # 17-B NEW YORK, NY 10028

ENVIRENOV CANYON LLC 90 ALTON RD MIAMI BEACH, FL 33139

JOHN SHEA 5233 MONUMENT AVE UNIT 3C RICHMOND, VA 23226

RICHARD & VIRGINIA SCOZA 30 OAKLAWN DR COMMACK , NY 11725

MASSUD LLC 11402 NW 41ST ST STE 202 DORAL, FL 33178

KARL DANNENBAUM 6899 COLLINS AVE UNIT 2404 MIAMI BEACH, FL 33141

HENRY OPATUT 6899 COLLINS AVE UNIT 2804 MIAMI BEACH, FL 33141

DAVID & JENNIFER W PURITZ 39 HARRISON ST NEW YORK, NY 10013

SAMUEL MANDEL 6899 COLLINS AVE UNIT 3504 MIAMI BEACH, FL 33141

J & B RANCHO MIAMI LLC 1600 S OCEAN DR APT 2D HOLLYWOOD, FL 33019 FL 6801 COLLINS NORTH LLC 1271 AVENUE OF THE AMERICAS FL 46 NEW YORK, NY 10020

MONICA GREIDINGER 6899 COLLINS AVE UNIT 1104 MIAMI BEACH, FL 33141

REGINA BEHAR 1570 STILLWATER DR MIAMI BEACH, FL 33141

TIFFANY M FIELD TRS 2889 MCFARLANE RD UNIT 1902 MIAMI, FL 33133

ELZBIETA PRUSZYNSKA 6899 COLLINS AVE UNIT 2204 MIAMI BEACH, FL 33141

KARL J WALL 700 1ST AVE S TIERRA VERDE, FL 33715

CR2904 HOLDINGS LLC 6899 COLLINS AVE UNIT 2904 MIAMI BEACH, FL 33141

LUIS A OBERTO 255 E 74TH ST APT 19A NEW YORK, NY 10021

FL 6801 COLLINS N LLC 1271 AVENUE OF THE AMERICAS FL 46 NEW YORK, NY 10020

BOTUCATU CORP 1110 BRICKELL AVE STE 310 MIAMI, FL 33131 MZ CAPITAL HOLDINGS LLC 333 GREEWICH ST NEW YORK, NY 10013

COLLINS 1204 LLC 12300 SOUTHSHORE BLVD STE 200 WELLINGTON, FL 33414

WILLIAM J UHRIG 6899 COLLINS AVE UNIT 1604 MIAMI BEACH, FL 33141

BART KAVANAUGH TRS 6899 COLLINS AVE UNIT 2004 MIAMI BEACH, FL 33141

MATTHEW LEEBOW 60 HAMLET CT CLEVELAND, OH 44108

ROBERT GRAIFMAN 6899 COLLINS AVE UNIT 2604 MIAMI BEACH, FL 33141

ASK FLORIDA LLC 21 LAW DR FAIRFIELD, NJ 07004

MARTA A WITER TRS 89 EDISON AVE MOUNT VERNON, NY 10550

NORA E DELGADO 6899 COLLINS AVE UNIT 405 MIAMI BEACH, FL 33141

RENE J VALVERDE 460 LEUCADENDRA DR CORAL GABLES, FL 33156 CARILLON BEACH NORTH 1605 LLC 5451 PINE TREE DR MIAMI BEACH, FL 33140

CARMEN C LAURIA 6899 COLLINS AVE UNIT 1905 MIAMI BEACH, FL 33141

706 CARILLON INVESTMENTS INC 2699 S BAYSHORE DR STE 300 MIAMI, FL 33133

GHASSAN ABBOUD 6100 SW 92ND ST MIAMI, FL 33156

ADAMAR CORP 1060 BRICKELL AVE APT 1805 MIAMI, FL 33131

ROTINA MIAMI INC 1401 BRICKELL AVE STE 520 MIAMI, FL 33131

METSER RAM PO BOX 147 WABAN, MA 02468

ALEXANDRE PEREZ 70 SHERWOOD AVE GREENWICH, CT 06831

ISABELI B FONTANA 6899 COLLINS AVE UNIT 1104 MIAMI BEACH, FL 33141

OCEAN FANTASY DEVELOPMENT LTD 6899 COLLINS AVE UNIT 1807 MIAMI BEACH, FL 33141 FAREECHA I KHAN 10416 VAN PATTEN LN GREAT FALLS, VA 22066

CANYON RANCH N2005 INC 6899 COLLINS AVE UNIT 2005 MIAMI BEACH, FL 33141

MISTRAL AMERICAS LLC 225 CANNON CT E PONTE VEDRA BEACH, FL 32082

TIMOTHY M HOGLE 720 NE 68TH ST APT 19N MIAMI, FL 33138

BRIAN PERKINS 160 W 66TH ST APT 57B NEW YORK, NY 10023

JOSE REYES ROJAS RODOLFO 465 BRICKELL AVE APT 5605 MIAMI, FL 33131

2206 CORP TRUST 6899 COLLINS AVE UNIT 2206 MIAMI BEACH, FL 33141

CANDACE MAHER-WALSH TRS 1330 W 29TH ST MIAMI BEACH, FL 33140

EDUARDO FERRAZ DO AMARAL BODRA 6899 COLLINS AVE UNIT 1207 MIAMI BEACH, FL 33141

MANBIR N SINGH 480 PARK AVE APT 12C NEW YORK, NY 10022 MILAGROS C CASTILLO 6899 COLLINS AVE UNIT 1805 MIAMI BEACH, FL 33141

JANE COE STOKER TRS 6899 COLLINS AVE UNIT 606 MIAMI BEACH, FL 33141

CARILLON BEACH LL NERI 6899 COLLINS AVE UNIT 1006 MIAMI BEACH, FL 33141

BENEDICT SILVERMAN 6899 COLLINS AVE UNIT 1406 MIAMI BEACH, FL 33141

HELENE FORTUNOFF 6899 COLLINS AVE UNIT 1706 MIAMI, FL 33141

PALM ASHLEY G 6899 COLLINS AVE UNIT 2006 MIAMI BEACH, FL 33141

RANI KHURANA SEEMA 6899 COLLINS AVE UNIT 707 MIAMI BEACH, FL 33141

ERNEST GAMBARO 5550 LAGORCE DR MIAMI BEACH, FL 33140

LISA MARCUS 6899 COLLINS AVE UNIT 1707 MIAMI BEACH, FL 33141

SUN RESIDENCE LLC PO BOX 147 WABAN, MA 02468 BENOIT R PIUSSAN 6899 COLLINS AVE UNIT 2307 MIAMI BEACH, FL 33141

ANN WEINER 5 CHARMERS LNDG WESTPORT, CT 06880

STEVEN & DARYL ROTH 770 PARK AVE APT 7TH NEW YORK, NY 10021

AD ASTRA ENTERPRISES LLC 20801 BISCAYNE BLVD STE 501 AVENTURA, FL 33180

BRUCE M STACNENFELD 29 ROLLING HILL DR CHATHAM, NJ 07928

SS CANYON RANCH LLC 25 SUTTON PI S APT 19G NEW YORK, NY 10022

HARRY W & HIROKO S LANGE 6899 COLLINS AVE UNIT 2008 MIAMI BEACH, FL 33141

STUART FRANKEL TRS 6899 COLLINS AVE UNIT 2308 MIAMI BEACH, FL 33141

GRAHAM GUND 5 LOWELL ST CAMBRIDGE, MA 02138

DINA HOROWITZ 1662 E 28TH ST BROOKLYN, NY 11229 JERALD SIEGEL 6899 COLLINS AVE UNIT 2407 MIAMI BEACH, FL 33141

LMT PROPERTIES LLC 2 GREENWICH OFFICE PARK STE 2 GREENWICH, CT 06831

DIOS MANDA LLC 9520 HARDING AVE STE 2 SURFSIDE, FL 33154

JOSEPHINE PALLANTE 6 ALLARD RD BAYVILLE, NJ 08721

POPOV ALEXANDER 6899 COLLINS AVE UNIT 1508 MIAMI BEACH, FL 33141

HOWARD J VOGEL 6899 COLLINS AVE UNIT 1808 MIAMI BEACH, FL 33141

CYNTHIA S FERRAL TRS 6899 COLLINS AVE UNIT 2108 MIAMI BEACH, FL 33141

DARYL ROTH 888 7TH AVE FL 46 NEW YORK, NY 10106

DARYL ROTH 770 PARK AVE APT 7TH NEW YORK, NY 10021

RICHARD A & MAHA SHELALA 8 HICKORY LN GLEN COVE, NY 11542 ANTONIO C ALVAREZ 200 CHESTNUT ST ENGLEWOOD, NJ 07631

CR 2807 LLC 30 HOMEWOOD DR MORRISTOWN, NJ 07960

MARIA AUGUSTA MIRANDA 6899 COLLINS AVE UNIT 808 MIAMI BEACH, FL 33141

MISKKA CORP 2875 NE 191ST STE 801 AVENTURA, FL 33180

JOHN R RHINELANDER 8 LOANTAKA LN N MORRISTOWN, NJ 07960

TRACEY HUNTER 725 NE 125TH ST NORTH MIAMI, FL 33161

MARTIN MARRON 121 W 85TH ST NEW YORK, NY 10024

PAUL & MARGARITA SPRAGUE 6899 COLLINS AVE UNIT 2608 MIAMI BEACH, FL 33141

NEW PETROBAL LLC 6899 COLLINS AVE UNIT 709 MIAMI BEACH, FL 33141

LIHO PROPERTIES LLC 191 BEALE ST MEMPHIS, TN 38103 NEIL ALAN SIMMONS 550 HILL GROVE RD MANAKIN SABOT, VA 23103

MATTHEW STAPEN 15 W 20TH ST APT 8A NEW YORK, NY 10011

HOWARD J & AMY P VOGEL 2127 BRICKELL AVE APT 1002 MIAMI, FL 33129

KORINA INVEST LTD 20801 BISCAYNE BLVD STE 501 AVENTURA, FL 33180

VISOSAN CORPORATION 5210 SW 201 ST TER SOUTHWEST RANCHES, FL 33332

FAHRIE EDELSON GLENN 35 PARK AVE APT 4G NEW YORK, NY 10016

POMEROY DELAWARE INVST #2 LLC 5480 CORPORATE DR STE 230 TROY, MI 48098

HERCULES SACCHI R DR JOSE VICENTE 684 MCGRAW, NY 13101

JOHN R ROTTKAMP 6899 COLLINS AVE UNIT 2210 MIAMI BEACH, FL 33141 ROBERT L PINCUS 79 LAIGHT ST APT 3F NEW YORK, NY 10013

ALEX ZATUCHNY 6899 COLLINS AVE UNIT 1609 MIAMI BEACH, FL 33141

KENNETH COHEN 6899 COLLINS AVE UNIT 1909 MIAMI BEACH, FL 33141

TEEPEE TOWN HOLDINGS LLC 666 OLD COUNTRY RD GARDEN CITY, NY 11530

SUN RESIDENCE LLC PO BOX 147 WABAN , MA 02468

DAVID SORIA 950 PENINSULA CORPORATE CIR STE 2000 BOCA RATON, FL 33487

HELENE FORTUNOFF 68 KENSINGTON CIR MANHASSET, NY 11030

GRANDSON 3 LLC 6899 COLLINS AVE UNIT 2010 MIAMI BEACH, FL 33141

DARYL ROTH 888 7TH AVE FL 46 NEW YORK, NY 10106 BENEDICT SILVERMAN 201 NE 1ST AVE DELRAY BEACH, FL 33444

HELENE FORTUNOFF 6899 COLLINS AVE UNIT 1709 MIAMI BEACH, FL 33141

PETER A SOHIER TRS 6899 COLLINS AVE UNIT 2009 MIAMI BEACH, FL 33141

LINCOLN 255 HOLDINGS LLC 437 HIGHVIEW RD ENGLEWOOD, NJ 07631

NEW ENG INTERNATIONAL LLC 1627 BRIKELL AVE APT 2803 MIAMI, FL 33129

A RATNER CAROL TRUST 621 WINDSOR PKWY ATLANTA , GA 30342

MARVEL ADVISORY LTD 6899 COLLINS AVE UNIT 1810 MIAMI BEACH, FL 33141

FAUNA & FLORA PROPERTIES LLC 6899 COLLINS AVE UNIT 2110 MIAMI BEACH, FL 33141

ANTONIO C ALVAREZ 200 CHESTNUT ST ENGLEWOOD, NJ 07631

<u>NAME</u> MAGDA SABOVICH LE	ADDRESS 2 COVINGTON RD # 303	<u>CITY</u> TORONTO	<u>STATE</u> ON	<u>ZIP</u> MGA3E2	COUNTRY CANADA
GROSS ARNOLD	3000 BATHURST SST # 903	TORONTO	ON	M6B3B4	CANADA
BRIGITTA MAIER	MARIANA DE JESUS # 288 Y	PRADERA			QUITO
EDUARDO JORGE ORESTE	CALLE 20 # 389 ENTRE 39 Y 40	LA PLATA	BA		ARGENTINA
CLAUDIA A ROMAGNA DE MIREAULT TRS	4775 MELOCHE	PIERREFONDS	QC	H9J1Y9	CANADA
APAPACHO LLC	MONTEVIDEO 2253 BOULOGNE	1609 SAN ISIDRO	BA		ARGENTINA
MARIA WINDMAN LE	285 WINDING LN	THORNHILL	ON	L4J5K7	CANADA
ROSS BERNARD	10 RIDERWOOD DR	TORONTO	ON	M2I2X3	CANADA
ITAC BEN-SABOT	5700 REMBRANT # 805	COLA ST LUC	QC	H4W3E6	CANADA
NORA GOLIC	559 RUE DOMINION	MONTREAL	QC	H3J2N5	CANADA
ALEJANDRO ABASCAL	FINAL CALLE C5 CONJ CRURIMERE	CARACAS			VENEZUELA
MARIA MANCA	6890 LEMAY	MONTREAL	QC	H1T2I9	CANADA
FABRIZZIO COLETTO	STRADA MASSERANO CALARIA 184	BIELLA			ITALIA
VINCENZO DI VITO	78 CAPTAINS WAY	WINNIPEG	BM	R3X2J1	CANADA
PSCB LLC	RUA ALMEIDA GARRET 86	HIGHGATE	SP	VT05459	BRASIL
DAVID JOHN EVERETT	402-5213 61 ST	CENTER RED DEER	AB	T4N6N5	CANADA
JEAN LOUIS SERVRANCKX	1 QUAI AUX FLEURS	PARIS		75004	FRANCIA
HOWARD SOKOLOWSKI TRS	2300 YONGE STREET SUITE 807	TORONTO	ON	M4P1E4	CANADA
ALEXANDER PILARSKI TRS	14 DONCREST DR	THORNHILL	ON	L3T2T1	CANADA
GOLDEN SAN SMGW	3180 STRLING RD	HOLLYWOOD	FL	33021	
NORTH CARRILLON LLC	1271 AVE. OF THE AMERICAS FL 39	NEW YORK	NY	10020	
COLLINS AVE LLC & JOHN RIGGS	300 DELAWARE AVE STE 900	WILMINGTON	DE	19801	
FLA POWER & LIGHT CO	700 UNIVERSE BLVD	JUNO BEACH	FL	33408	
IHOP COLLINS LLC	2665 S BAYSHORE DR STE 701	COCONUT GROVE	FL	33133	
BAYROCK INVESTMENT CO	1307 W MOREHEAD ST STE. 208	CHARLOTTE	NC	28208	
GOLDEN MILE SHOPPES INC	20454 W DIXIE HWY	AVENTURA	FL.	33180	
HOUSE INCORPORATED ALFA	6945 ABBOTT AVE	MIAMI BEACH	FL	33141	
SENTRY BEACH ASSOCIATES	331 69TH ST	MIAMI BEACH	FL	33141	
RAFAEL ZAYAS	6940 HARDING AVE	MIAMI BEACH	FL	33141	
DAVID APTS LLC	767 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	
FLORIDA LAKES PROPERTIES LLC	1304 SW 160TH AVE	SUNRISE	FL	33326	
JESUS CAMARAZA	PO BOX 970591	MIAMI	FL	33197	
VENERADO BORREGO	6868 HARDING AVE	MIAMI BEACH	FL	33141	
VENERADO BORREGO	6880 HARDING AVE	MIAMI BEACH	FL	33141	
HARDING 6882 INC	5805 BLUE LAGOON DR STE 200	MIAMI	FL	33126	
AL SOL INC	8877 COLLINS AVE APT 901	SURFSIDE	FL	33154	
HIGH TECHNOLOGY SERVICES INC	444 BRICKELL AVE # 51-418	MIAMI	FL	33131	
RIVIERA TERRACE APTS LLC	20410 NE 20TH CT	NORTH MIAMI BEACH	FL	33179	
SOUTHERN BELL TEL & TEL CO	PO BOX 7207	BEDMINSTER	NJ	07921	
PW GLOBAL SERVICES INC	337 71ST ST	MIAMI BEACH	FL	33141	
NG VENTURE INC	325 71ST ST	MIAMI BEACH	FL	33141	
BEACH LEGAL PROPERTIES INC	317 71ST ST	MIAMI BEACH	FL	33141	
7130 HARDING AVE LLC	7130 HARDING AVE	MIAMI BEACH	FL	33141	
GOLDSTONE INVESTMENTS INC	14077 SW 48TH LN	MIAMI	FL	33175	
CASA GRANDE SHOPPING CENTER LLC	10275 COLLINS AVE APT 708	BAL HARBOUR	FL	33154	

AHM ADVISORS LLC	210 71ST ST STE 309	MIAMI BEACH	FL	33141
RICHARDS CAPITAL LTD	PO BOX 1689	MIAMI	FL	33156
ERIC BYRD	5325 ELKHORN BLVD 231	SACRAMENTO	CA	95842
ELYSEE INVESTMENT ENTERPRISES	301 LINCOLN RD	MIAMI BEACH	FL	33139
VILARINO PROPERTY GROUP INC	180 ISLAND DR	KEY BISCAYNE	FL	33149
ELYSEE INVESTMENT ENTERPRISES	210 71ST ST STE 309	MIAMI BEACH	FL	33141
B COWLES TRS CAROLINE	210 71ST ST STE 309	MIAMI BEACH	FL	33141
LAS VEGAS BEACH INC	6015 GARFIELD ST	MIAMI BEACH	FL	33141
R & H REALTY INVESTMENTS INC	210 71ST ST STE 309	MIAMI BEACH	FL	33141
CITY NATL BNK OF MIAMI	25 W FLAGER ST	MIAMI	FL	33130
SJ BLUE LLC	326 71ST ST	MIAMI BEACH	FL	33141
GUZO REALTY INC	20520 NE 20TH CT	MIAMI	FL	33179
MARIA CAMARAZA	9455 COLLINS AVE APT 1005	SURFSIDE	FL	33154
CITY NATIONAL BANK OF FLORIDA	1450 BRICKELL AVE STE 2910	MIAMI	FL	33131
LUIS D REY	7135 COLLINS AVE APT 331	MIAMI BEACH	FL	33141
ADRIAN VICTORES	4536 W 6TH AVE	HIALEAH	FL	33012
LA PATAIA CORP	2875 NE 19 ST # 801	MIAMI	FL	33180
BURLEIGH HOUSE CONDO INC	7135 COLLINS AVE	MIAMI BEACH	FL	33141
FEDERAL NATL MTG ASSN	3900 WISCONSIN AVE NW #1099A	WASHINGTON	DC	20016
OMAR & DUNIA PATRICIA JUEZ	7135 COLLINS AVE APT 336	MIAMI	FL	33141
JORGE E & YAQUELINE PADRON	3541 SW 105TH CT	MIAMI	FL	33165
ISABEL VITERI	468 DE LEON DR	MIAMI SPRINGS	FL	33166
PUELLO ADALBERTO	2910 SW 92ND PL	ΜΙΑΜΙ	FL	33165
MIGUEL GUTIERREZ	6767 COLLINS AVE APT 1502	MIAMI BEACH	FL	33141
TENENBAUM MICHAEL	685 3RD AVE	NEW YORK	NY	10017
DANIEL R GARCIA	270 SW 58TH AVE	ΜΙΑΜΙ	FL	33144
GRACE P ALARCO	108 SW 128TH AVE	PLANTATION	FL	33325
ROSA M GARCIA	7135 COLLINS AVE APT 412	MIAMI BEACH	FL	33141
SIERRA ENRIQUE	10700 FAIRHAVEN WAY	ORLANDO	FL	32825
ANN CHRISTINA BRADY	1875 SW 15TH ST	ΜΙΑΜΙ	FL	33145
SABEH & JOANNE SAMAHA	1745 RANCHO HILLS DR	CHINO HILLS	CA	91709
GERMAN FILGUEIRA	7135 COLLINS AVE APT 416	MIAMI BEACH	FL	33141
ELLIOTT COWAN	6050 LOGANS WAY	ELLICOT CITY	MD	21043
GILLES MATHIEU	7135 COLLINS AVE APT 422	MIAMI BEACH	FL	33141
JOSE T RODRIGUEZ	7135 COLLINS AVE APT 423	MIAMI BEACH	FL	33141
STUART L TOCKMAN	5120 SW 156TH PL	MIAMI	FL	33185
CASADEVAL MARIO	7135 COLLINS AVE APT 425	MIAMI BEACH	FL	33141
JUAN MANUEL PENA	7135 COLLINS AVE	MIAMI BEACH	FL	33141
FERNANDEZ MANUEL	7135 COLLINS AVE APT 431	MIAMI BEACH	FL	33141
ALEJANDRO NERGUIZIAN	2925 PRAIRIE AVE	MIAMI BEACH	FL	33140
MIRANDA RODOLFO	440 WESTFIELD AVE	ELIZABETH	NJ	07208
ALBERTO & ALBERTO ENRIQUE LOPEZ	7135 COLLINS AVE APT 434	MIAMI BEACH	FL	33141
RUBEN KATZ	5800 S LE JEUNE RD	CORAL GABLES	FL	33146
ALEJANDRO MARCARIAN	7135 COLLINS AVE APT 436	MIAMI BEACH	FL	33141
RICHARD GROSSBERG	181 BEACH 134TH ST	BELLE HARBOR	NY	11694
PEDRO ORIHUELA JTRS	7135 COLLINS AVE APT 502	MIAMI BEACH	FL	33141

SALAMA ADEL	7135 COLLINS AVE APT 503	MIAMI BEACH	FL	33141
WENDY BURNEY	7135 COLLINS AVE APT 304	MIAMI BEACH	FL	33141
LAKHKAR BHARAT	7135 COLLINS AVE APT 505	MIAMI BEACH	FL	33141
FEDERAL NATL MTG ASSN	3900 WISCONSIN AVE NW	WASHINGTON	DC	20016
KELLY MIYAMOTO TRS	3524 HENNEPIN AVE APT 2	MINNEAPOLIS	MN	55408
DAMAJU LLC	7135 COLLINS AVE APT 1016	MIAMI BEACH	FL	33141
CRAIG T TRESTER	7135 COLLINS AVE APT 514	MIAMI BEACH	FL	33141
LESCAILLE FERMIN	2455 DELANOY AVE	BRONX	NY	10469
GERTRUDE LENCHNER LE	7135 COLLINS AVE	MIAMI BEACH	FL	33141
ANGEL R DE ARMAS	7135 COLLINS AVE APT 521	MIAMI BEACH	FL	33141
DE PIEROLA GERMAN	7135 COLLINS AVE APT 522	MIAMI BEACH	FL	33141
JUAN RAPOSO	7135 COLLINS AVE APT 523	MIAMI BEACH	FL	33141
JOHN & OLGA HUGYECZ	7135 COLLINS AVE APT 524	MIAMI BEACH	FL	33141
BURLEIGH HOUSE CONDOMINIUM INC	7135 COLLINS AVE APT 525	MIAMI BEACH	FL	33141
ANGEL AMENDOLA	7135 COLLINS AVE APT 526	MIAMI BEACH	FL	33141
HENRY ROCHEL	7135 COLLINS AVE APT 531	MIAMI BEACH	FL	33141
SHIRLEY MARTINELLI TRS	7135 COLLINS AVE APT 532	MIAMI BEACH	FL	33141
MARIA EUGENIA CARIONI	7135 COLLINS AVE APT 533	MIAMI BEACH	FL.	33141
AIDA AWAD	7135 COLLINS AVE APT 534	MIAMI BEACH	FL	33141
IDOLIDIA RODRIGUEZ	7135 COLLINS AVE APT 535	MIAMI BEACH	FL	33141
ROSA LAPIETRA	27 WYOMING ST	COMMACK	NY	11725
ALEX S RUIZ	202 S RAYMOND AVE UNIT 402	PASADENA	CA	91105
ARMANDO Z BORREGO	7135 COLLINS AVE APT 602	MIAMI BEACH	FL	33141
RODOLFO BARREDO	7135 COLLINS AVE APT 603	MIAMI BEACH	FL	33141
CATHALINA ALOIS	7135 COLLINS AVE APT 604	MIAMI BEACH	FL	33141
JOSEPH MOHAN	7135 COLLINS AVE APT 605	MIAMI BEACH	FL	33141
BURLEIGH LLC	16178 NW 1ST ST	PEMBROKE PINES	FL	33028
HECTOR MENDOZA	173 ELM ST	NEW ROCHELLE	NY	10805
GESTIONAR CORP	1687 NE 123RD ST	NORTH MIAMI	FL	33181
OBEID SOCHA SILVIA	7135 COLLINS AVE APT 614	BEACH MIAMI BEACH	FL	33141
BOGUSKI FILGUEIRA LISA	7135 COLLINS AVE APT 615	MIAMI BEACH	FL	33141
ANTONIO ZAZZARINO	7135 COLLINS AVE APT 616	MIAMI BEACH	FL	33141
NAMAEV JUASANT LLC	2999 NE 191ST ST PH8	AVENTURA	FL	33180
ESTELA SOTO	7135 COLLINS AVE APT 622	MIAMI BEACH	FL	33141
RYAN C KIRWAN	410 FARRELL ST APT 214	SOUTH	vт	05403
JUAN J LANA	13941 SW 30TH ST	BURLINGTON MIAMI	FL	33175
CRAIG A DALEY	7135 COLLINS AVE APT 625	MIAMI BEACH	FL	33141
CARA RLTY LLC	661 DAY AVE	RIDGEFIELD	NJ	07657
NEW STRUCTURES GROUP LLC	6301 COLLINS AVE APT 1008	MIAMI BEACH	FL	33141
CARLOS E VENEGAS	7135 COLLINS AVE APT 632	MIAMI BEACH	FL	33141
ILEANA JACOBSON	9121 SW 45TH ST	ΜΑΜΙ	FL	33165
BELRENILLC	3600 MYSTIC POINTE DR # LP-6	AVENTURA	FL	33180
CARLOS A TELLO	87 ARVENE RD	WEST ORANGE	NJ	07052
ERNEST R PEREZ	2 TUDOR CITY PLAPT 6LS	NEW YORK	NY	10017
ANITA GROSS	7135 COLLINS AVE APT 702	MIAMI BEACH	FL	33141
MANUEL GONZALEZ	7135 COLLINS AVE	MIAMI BEACH	FL	33141
· · ·				UU ITI

SANDRA R PASTRANA	7135 COLLINS AVE APT 704	MIAMI BEACH	FL	33141
OWB REO LLC	7135 COLLINS AVE	MIAMI BEACH	FL	33141
HARISON HOLDING LLC	7135 COLLINS AVE APT 706	MIAMI BEACH	FL	33141
MONICA G CASOLA	7135 COLLINS AVE APT 711	MIAMI BEACH	FL	33141
PORTO MORENO ADVOGADOS ASOCIADOS	7135 COLLINS AVE APT 712	MIAMI BEACH	FL	33141
MARIA TERESA GOMEZ	1111 SW 1ST AVE APT 2822	MIAMI	FL	33130
A VELAZQUEZ JORGE	8431 NW 163RD TER	HIALEAH	FL	33016
MARTHA L LLERA-LUIS	7135 COLLINS AVE APT 715	MIAMI BEACH	FL	33141
SALLY FAUST	7135 COLLINS AVE APT 716	MIAMI BEACH	FL	33141
ENRIQUE TRIPODORO	7135 COLLINS AVE APT 721	MIAMI BEACH	FL	33141
ACOSTA DANIEL	7135 COLLINS AVE APT 723	MIAMI BEACH	FL	33141
BRIXHAM CORP	1110 BRICKELL AVE STE 310	MIAMI	FL	33131
ANA MARIA PELAEZ	7135 COLLINS AVE APT 725	MIAMI BEACH	FL	33141
MAXIM J NIETO	1100 NE 91ST ST	MIAMI	FL	33138
JOSE R DELGADO JTRS	7810 SW 120TH PL	MIAMI	FL	33183
ALUVIAR LLC	11930 N BAYSHORE DR APT 1409	NORTH MIAMI	FL	33181
MARIA LIVEIKIS	837 W PARK AVE # 733	LONG BEACH	NY	11561
FRANCISCO HOYOS	7135 COLLINS AVE APT 734	MIAMI BEACH	FL	33141
GUSTAVO NERGUIZIAN	7135 COLLINS AVE APT 735	MIAMI BEACH	FL	33141
OIAN JIE	7135 COLLINS AVE APT 736	MIAMI BEACH	FL	33141
BURLEIGH 801 CORP	20900 NE 30TH AVE #200-27	AVENTURA	FL	33180
REINA C JOSE	7135 COLLINS AVE APT 802	MIAMI BEACH	FL	33141
EDNA ROTHSTEIN	7135 COLLINS AVE APT 803	MIAMI BEACH	FL	33141
ABDELFATTAH ARAFAT	202 SIENA GARDENS CIR	GOTHA	FL	34734
KYUNG J LEE	7135 COLLINS AVE APT 805	MIAMI BEACH	FL	33141
FINE DAVID	7135 COLLINS AVE	MIAMI BEACH	FL	33141
MARSAN REAL ESTATE LLC	1390 BRICKELL AVE STE 200	МІАМІ	FL	33131
ABDUL-CHANI & ANDREA VENANCIO	7135 COLLINS AVE	MIAMI BEACH	FL	33141
GONZALO PULIT	2275 BISCAYNE BLVD STE 1	MIAMI	FL	33137
RADAMES LOPEZ	18401 SW 240TH ST	HOMESTEAD	FL	33031
ALBERT GARRIDO	5 THOMAS CT	ROCKY HILL	СТ	06067
HENRY W CANFIELD	7135 COLLINS AVE APT 816	MIAMI BEACH	FL	33141
ABDEL FIGUEREDO	7135 COLLINS AVE APT 821	MIAMI BEACH	FL	33141
DOLORES R LASTRA	7135 COLLINS AVE APT 822	MIAMI BEACH	FL	33141
ARA ADAN	7761 SW 122ND AVE	ΜΙΑΜΙ	FL	33183
MADUNKLE LLC	5210 SW 201ST TER	SW RANCHES	FL	33332
TCR MANAGEMENT COMPANY LLC	10811 SW 30TH ST	MIAMI	FL	33165
JANET J KESSEN LE	99 NORUMBEGA RD APT 103	WESTON	MA	02493
GENIA SPROTZER LE	3 EDGEHILL DR	WOODBRIDGE	СТ	06525
VERONICA ANDREA LOPEZ	7135 COLLINS AVE APT 832	MIAMI BEACH	FL	33141
DIEGO D GARCIA	7135 COLLINS AVE APT 833	MIAMI BEACH	FL	33141
CARIDAD A OLIVER LE	7135 COLLINS AVE APT 834	MIAMI BEACH	FL	33141
ANTONIO PEREZ	254 TORTOISE LN	FRANKLIN LAKES	NJ	07417
LEONA KRASNER	440 NEPTUNE AVE APT 8D	BROOKLYN	NY	11224
CELESTE E CEPERO ABAD	5321SW 162ND PL	MIAMI	FL	33185
MARK RUTKOWSKI	7135 COLLINS AVE APT 904	MIAMI BEACH	FL	33141

RAYMOND G KATTOURA	7135 COLLINS AVE APT 905	MIAMI BEACH	FL	33141	
CHUGANI PRADEEP	PO BOX 524281	MIAMI	FL	33152	
EZPELETA INC	2801 NE 183RD ST SPT 904	NORTH MIAMI BEACH	FL	33160	
JOHN PAUL FIORENTINO	7135 COLLINS AVE APT 912	MIAMI BEACH	FL	33141	
C MARTINEZ JULIO	101 E 50TH PL	HIALEAH	FL	33013	
THOMAS K YAZDGERDI	2831 ARTHUR ST	HOLLYWOOD	FL	33020	
ELSA PANG	4181 DENMAN ST	ELMHURST	NY	11373	
SHIRLEY GELLER	7135 COLLILNS AVE APT 916	MIAMI BEACH	FL	33141	
LOPEZ NARCISO	7135 COLLILNS AVE APT 921	MIAMI BEACH	FL	33141	
RAMON YERO	7135 COLLILNS AVE APT 922	MIAMI BEACH	FL	33141	
FEDERAL NATL MTG ASSN	7135 COLLILNS AVE APT 923	MIAMI BEACH	FL	33141	
FERLAZ REALTY CORP INC	8819 FROUDE AVE	SAN ANTONIO	тх	78232	
NANCY FALCO	7135 COLLILNS AVE APT 925	MIAMI BEACH	FL	33141	
GUN GIL GIM	7136 COLLILNS AVE APT 926	MIAMI BEACH	FL	33141	
MIGDALIA MACHADO	1610 CANYON PARKE DR	SAN ANTONIO	тх	78232	
CARLOS JACINTO	7135 COLLINS AVE APT 932	MIAMI BEACH	FL	33141	
GUSTAVO GARCIARENA	271 OAK ST	RIDGEWOOD	NJ	07450	
GRACE MIRO	7135 COLLINS AVE APT 934	MIAMI BEACH	FL	33141	
MARINA TANTALEAN	7135 COLLINS AVE APT 935	MIAMI BEACH	FL	33141	
ALFONSO FERNANDEZ	630 SAN ANTONIO AVE	CORAL GABLES	FL	33146	
ERIC M BERAZA TRS	1315 SW 78TH PL	ΜΙΑΜΙ	FL	33144	
FRANK F RAPOSO	1021 SW 99TH PL	ΜΙΑΜΙ	FL	33174	
SERGIO DEBESA	4135 SW 97TH AVE	ΜΙΑΜΙ	FL	33165	
BORIS PILCH	7135 COLLINS AVE APT 1005	MIAMI BEACH	FL	33141	
JOSE L RODRIGUEZ	2640 RINCONIA DR	LOS ANGELES	ĊA	90068	
TSIMPOUKLIS CONSTANTIN	7135 COLLINS AVE APT 1006	MIAMI BEACH	FL	33141	
NAPOLITTANA LLC	850 W FLAGER SR B-208	ΜΙΑΜΙ	FL	33130	
JUAN & GRACIELA INES BARBIERI ARHANCET	7135 COLLINS AVE APT 1012	MIAMI BEACH	FL	33141	
PANAGIOTIS & WENDY M BINIORIS	280 RIVERSIDE DR APT 8H	NEW YORK	NY	10025	
KATHY & KEVIN MAHON	7135 COLLINS AVE APT 1014	MIAMI BEACH	FL	33141	
DORA A NOCERA	7135 COLLINS AVE APT 1015	MIAMI BEACH	FL	33141	
JUAN ECEPERO	6420 SW 88TH PATH	MIAMI	FL	33173	
BECO MIAMI LLC	1444 BISCAYNE BLVD STE 306	ΜΙΑΜΙ	FL	33132	
BRANDON ALLPORT	7135 COLLINS AVE APT 1022	MIAMI BEACH	FL	33141	
HASPEL CHARLES	7135 COLLINS AVE APT 1023	MIAMI BEACH	FL	33141	
DORIS PARKER FAMILY TRS	7135 COLLINS AVE APT 1024	MIAMI BEACH	FL	33141	
JOHN S SNIDER	7135 COLLINS AVE APT 1025	MIAMI BEACH	FL	33141	
CANDIDA DE AUGUSTIN	7135 COLLINS AVE APT 1026	MIAMI BEACH	FL	33141	
GUSTAVO TALAVERA	7135 COLLINS AVE APT 1031	MIAMI BEACH	FL	33141	
ROSA DELGADO	7135 COLLINS AVE APT 1032	MIAMI BEACH	FL	33141	
CLARA M DIAZ	7135 COLLINS AVE APT 1033	MIAMI BEACH	FL	33141	
DENYSE LAMBIN TRUST	7135 COLLINS AVE APT 1034	MIAMI BEACH	FL	33141	
LAZARO URRUTIA	7135 COLLINS AVE APT 1805	MIAMI BEACH	FL	33141	
WILHELM BERNHARD W VOSS	7135 COLLINS AVE APT 1036	MIAMI BEACH	FL	33141	
HELIO NARDO	7135 COLLINS AVE APT 1101	MIAMI BEACH	FL	33141	
CHARLES MARKS	7135 COLLINS AVE APT 1102	MIAMI BEACH	FL.	33141	

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ERNESTO BERNAL	7135 COLLINS AVE APT 1103	MIAMI BEACH	FL	33141
RONALD M JTRS	401 E 65TH ST APT 11D	NEW YORK	NY	10065
MABEL G COHEN	7135 COLLINS AVE APT 1105	MIAMI BEACH	FL	33141
FEIGENBAUM CARLA REV TRUST	7135 COLLINS AVE APT 1106	MIAMI BEACH	FL	33141
TERESITA BARCELO	3232-34 STREET UNIT 25	LONG ISLAND CITY	NY	11106
OREN PENN	7135 COLLINS AVE APT 1112	MIAMI BEACH	FL	33141
LAROSLAV SOLODCHENKO	7135 COLLINS AVE APT 1113	MIAMI BEACH	FL	33141
SADASHI SHINOGI	7135 COLLINS AVE APT 1114	MIAMI BEACH	FL	33141
JUAN C TEJERA	7135 COLLINS AVE APT 1115	MIAMI BEACH	FL	33141
ANA G HERRERA	7135 COLLINS AVE APT 1116	MIAMI BEACH	FL	33141
SARA LILIANA RENSIN TRS	21391 HIGHLAND LAKES BLVD	MIAMI	FL	33179
JORGE FEDERICO TAMBURINI	7135 COLLINS AVE APT 1122	MIAMI BEACH	FL	33141
ROLAND M PENA	7135 COLLINS AVE APT 1123	MIAMI BEACH	FL	33141
BRIAN ACWORTH	7135 COLLINS AVE APT 1124	MIAMI BEACH	FL	33141
JOSE L & ANA M TOLEDO	7135 COLLINS AVE APT 1125	MIAMI BEACH	FL	33141
LLILIAN MORLOTE	7135 COLLINS AVE APT 1126	MIAMI BEACH	FL	33141
JUAN SOTO	7135 COLLINS AVE APT 1131	MIAMI BEACH	FL	33141
MICHELLE M LOPEZ-TORRES	7135 COLLINS AVE APT 1132	MIAMI BEACH	FL	33141
OSVALDO ORTEGA	7135 COLLINS AVE APT 1113	MIAMI BEACH	FL	33141
LUKE METHOT	7135 COLLINS AVE APT 1134	MIAMI BEACH	FL	33141
MARY KIROU TRUST	7135 COLLINS AVE APT 1135	MIAMI BEACH	FL	33141
RAHAMIN SHIRAZI	7135 COLLINS AVE APT 1136	MIAMI BEACH	FL	33141
CHARLES AKSELRAD TRS	960 LAWRENCEVILLE RD	PRINCETON	NJ	08540
SILVANA R CASERMEIRO	7135 COLLINS AVE APT 1202	MIAMI BEACH	FL	33141
GISELA FERRER	7135 COLLINS AVE APT 1203	MIAMI BEACH	FL	33141
ANDRES PEREZ	6 PINE ST	CARTERET	NJ	07008
ELENA VELOSO	7135 COLLINS AVE APT 1205	MIAMI BEACH	FL	33141
AIMEE TRS	1105 BROMLEY AVE	TEANECK	NJ	07666
MARINA INES	10185 COLLINS AVE APT 711	BAL HARBOUR	FL	33154
GIANLUCA PEDRAZZINI	6767 COLLINS AVE APT 2205	MIAMI BEACH	FL.	33141
ALEXANDRA FRIDMAN	7135 COLLINS AVE APT 1213	MIAMI BEACH	FL	33141
KFG PROPERTIES LLC	7135 COLLINS AVE APT 1214	MIAMI BEACH	FL	33141
LUCIO ZAHOUL	7135 COLLINS AVE APT 1215	MIAMI BEACH	FL	33141
JUAN DE DIOS PEREZ	7135 COLLINS AVE APT 1216	MIAMI BEACH	FL	33141
RICARDO VIERA	1820 STONES CROSSING RD	EASTON	PA	18045
CABRERA ANGEL	7135 COLLINS AVE APT 1222	MIAMI BEACH	FL	33141
MARK J ROWEN	2826 VAN NESS AVE	SAN FRANCISCO	CA	94109
TORRES MELQUIADES	581 SW 44TH PL	CORAL GABLES	FL	33134
CESAR ANDRADE	7135 COLLINS AVE APT 1225	MIAMI BEACH	FL	33141
FRANK M MENA	7135 COLLINS AVE APT 1226	MIAMI BEACH	FL	33141
VALENTIN MEDINA	1765 BAY DR	MIAMI BEACH	FL	33141
FREEDOM BAPTIST CHURCH	12515 SW 72ND ST	MIAMI	FL	33183
SEBASTIEN MAURY	5001 ALHAMBRA CIR	CORAL GABLES	FL	33146
GORAN G ANTIC	7135 COLLINS AVE APT 1234	MIAMI BEACH	FL	33141
IVONNE WEINER	7135 COLLINS AVE APT 1236	MIAMI BEACH	FL	33141
ALFREDO GONZALEZ	7135 COLLINS AVE APT 1401	MIAMI BEACH	FL	33141

DANIEL MARSHALL GOLDMAN	7135 COLLINS AVE APT 1402	MIAMI BEACH	FL	33141
CONSUELO LOPEZ	7135 COLLINS AVE APT 1403	MIAMI BEACH	FL	33141
CARLOS J WEBER	7135 COLLINS AVE APT 1404	MIAMI BEACH	FL	33141
ILLUSIONS SIGNATURE CORP	8390 NW 53 RD ST STE 201	MIAMI	FL	33166
ROBERT & DEBORAH BICKLE	7135 COLLINS AVE APT 1406	MIAMI BEACH	FL	33141
R CUETO JOSE	7135 COLLINS AVE APT 1411	MIAMI BEACH	FL	33141
PAUL S THATCHER	7135 COLLINS AVE APT 1412	MIAMI BEACH	FL	33141
LECOUR MARIO	7135 COLLINS AVE APT 1413	MIAMI BEACH	FL	33141
SHIRLEY M YATES	18424 KEDZIE AVE # B	HOMEWOOD	IL.	60430
SEYMOR LANDSMAN	7135 COLLINS AVE APT 1415	MIAMI BEACH	FL	33141
JOSE N FERNANDEZ	7135 COLLINS AVE APT 1416	MIAMI BEACH	FL	33141
LAMBETH USA CORP	540 S SHORE DR	MIAMI BEACH	FL	33141
RODRIGUEZ REV ANGELINA LIVING TRUST	7135 COLLINS AVE APT 1422	MIAMI BEACH	FL	33141
ARIEL STARKAND	7135 COLLINS AVE APT 1423	MIAMI BEACH	FL	33141
LORETA SANCHEZ	PO BOX 15862	MIAMI BEACH	FL	33141
HERMINIA LAURETI	7135 COLLINS AVE	MIAMI BEACH	FL	33141
RICHARD & ANA MARIA NERRY	73 SAN BENITO RD	BRISBANE	CA	94005
ALLA GRANOVSKY	702 BRIDGEVIEW RD	FEASTERVILLE TREVOSE	PA	19053
LARDIZABAL MELODY	7135 COLLINS AVE APT	MIAMI BEACH	FL	33141
MARTIN T LENK	3628 SUMMER BREEZE CT	BOWLING GREEN	KY	42104
MARIBEL GARCIA	7135 COLLINS AVE APT 1434	MIAMI BEACH	FL	33141
JOSE PRIGOSHIN	7135 COLLINS AVE APT 1435	MIAMI BEACH	FL	33141
RUTH E HIRSCH	7135 COLLINS AVE APT 1436	MIAMI BEACH	FL	33141
JEAN M COLTON	4925 38TH WAY S APT 13A	ST PETERSBURG	FL	33711
JOSEPH P BURKE	7670 SW 132ND PL	MIAMI	FL	33183
BORIS VOLEGOV	5051 SW 149TH AVE	DAVIE	FL	33331
COYLE ARTHUR	7135 COLLINS AVE APT 1504	MIAMI BEACH	FL	33141
ROBERT W SHELDON TRUST	500 E 77TH ST APT 726	NEW YORK	NY	10162
WIRELESS BOUTIQUE INC	15540 SW 156TH AVE	MIAMI	FL	33187
ALANAXELTATI LLC	7135 COLLINS AVE APT 1511	MIAMI BEACH	FL	33141
BEMCM LLC	SALTA 3454	LA LUCILA		
JUMAHE INVESTMENTS LLC	7501 E TREASURE DR APT 7E	NORTH BAY VILLAGE	FL	33141
UZI PARNES JTRS	120 AVE C # 2	NEW YORK	NY	10009
W MORALES ALMONACID CHARLES	7135 COLLINS AVE	MIAMI BEACH	FL	33141
LARISA KRASNER	7135 COLLINS AVE APT 1516	MIAMI BEACH	FL	33141
GREGORY COYLE	7135 COLLINS AVE APT 1521	MIAMI BEACH	FL	33141
ARMANDO SOUTO	1812 SW 124TH PL	MIAMI	FL	33175
RIVERO MARIO	7135 COLLINS AVE APT 1523	MIAMI BEACH	FL	33141
TERESITA TZIKAS	10 DEMOND R	MALDEN	MA	02148
ALFREDO CAGGIANO	7135 COLLINS AVE APT 1525	MIAMI BEACH	FL	33141
DAVID M MURRAY	7135 COLLINS AVE APT 1526	MIAMI BEACH	FL	33141
MABEL	7135 COLLINS AVE APT 1531	MIAMI BEACH	FL	33141
TRASOBARES	273 NW 132ND PL	MIAMI	FL	33182
L ACOSTA GONZALEZ PABLO	7135 COLLINS AVE APT 1533	MIAMI BEACH	FL	33141
DE GONGORA RUBIO MAGALY	7135 COLLINS AVE APT 1534	MIAMI BEACH	FL	33141
MARIA I DE CASTILHOS ZEINI GONDIM	7135 COLLINS AVE APT 1535	MIAMI BEACH	FL	33141

FRANCISCO M CRESPO	7135 COLLINS AVE APT 1536	MIAMI BEACH	FL	33141
MIRAN VUCIC	9911 BELHAVEN RD	BETHESDA	MD	20817
JOSE A VENCE	7135 COLLINS AVE APT	MIAMI BEACH	FL	33141
LILIA V ZAYAS	7135 COLLINS AVE APT 1603	MIAMI BEACH	FL	33141
ADRIANA COLOMBI	7135 COLLINS AVE APT 1605	MIAMI BEACH	FL	33141
GREG KALIMAN	7135 COLLINS AVE APT 1606	MIAMI BEACH	FL	33141
BELKIS LAGO	7135 COLLINS AVE APT 1611	MIAMI BEACH	FL	33141
ANTONIO RIVAS	3230 SW 133RD AVE	MIAMI	FL	33175
BENJIE SPERLING TRUST	PO BOX 817058	HOLLYWOOD	FL	33081
RODOLFO BARREDO	2525 SW 105TH CT	MIAMI	FL	33165
N QUINTERO PEDRO	7135 COLLINS AVE APT 1615	MIAMI BEACH	FL	33141
MARIA P RUIZ	7135 COLLINS AVE APT 1616	MIAMI BEACH	FL	33141
RAQUEL SOUTUYO	7135 COLLINS AVE APT 1621	MIAMI BEACH	FL	33141
MIGUEL H NERGUIZIAN	7135 COLLINS AVE APT 1623	MIAMI BEACH	FL	33141
GAIL FRANK	7135 COLLINS AVE APT 1624	MIAMI BEACH	FL	33141
PABLO I TAMBURINI	7135 COLLINS AVE APT 1625	MIAMI BEACH	FL	33141
GERARDO CABRERA	7135 COLLINS AVE APT 1626	MIAMI BEACH	FL	33141
DAKSHESH KUMAR	407 LINCOLN RD STE 4C	MIAMI BEACH	FL.	33139
GUILLERMO GLEIZER	7135 COLLINS AVE APT 1632	MIAMI BEACH	FL	33141
FERNANDO J ALVAREZ	6940 SEAGRAPE TER	MIAMI LAKES	FL	33014
LOPEZ FRANK	12314 SW 131ST AVE	MIAMI	FL	33186
MORGAN CHASE BK NA JP	7255 BAYMEADOWS WAY	JACKSONVILLE	FL	32256
MITCHELL RUBIN	9800 COBBLESTON LAKES CT	BOYNTON BEACH	FL	33472
PAULINE KOSSAR	7331 244TH ST	LITTLE NECK	NY	11362
BEACH PIT LLC	7135 COLLINS AVE APT 1702	MIAMI BEACH	FL	33141
LOUIS MARTIN	7135 COLLINS AVE APT 1703	MIAMI BEACH	FL	33141
RICARDO MARIA ROQUE DE ESCOBAR	11929 ODEN CT	ROCKVILLE	MD	20852
GREGORY PILLO	7135 COLLINS AVE APT 1705	MIAMI BEACH	FL	33141
GARCIA GUILLERMO	1710 S TREASURE DR	NORTH BAY VILLAGE	FL	33141
H AI JIBOORI FAISAL	7135 COLLINS AVE	MIAMI BEACH	FL	33141
JEANNE M WOLF	7135 COLLINS AVE APT 1712	MIAMI BEACH	FL	33141
ELIDA GUERRA LE	7135 COLLINS AVE APT 1713	MIAMI BEACH	FL	33141
EISENBERG FAY TRUST	7135 COLLINS AVE APT 1714	MIAMI BEACH	FL	33141
ROBERTO PUIG	PO BOX 360215	SAN JUAN	PR	00936
JAMES OLEKSA	7135 COLLINS AVE APT 1716	MIAMI BEACH	FL	33141
ORLANDO PENA	16407 SW 81ST TER	MIAMI	FL	33193
PUNTO ESTE INC	2487 S GILBERT RD STE 106-25	GILBERT	AZ	85295
TANIA J LEON	36 FOREST RIDGE RD	NYACK	NY	10960
MERCEDES E PADRON	700 CALLE LA RESECADORA	MAYAGUEZ	PR	00682
LUCAS FOLSE	7135 COLLINS AVE APT 1725	MIAMI BEACH	FL	33141
JOCHE P LLC	8004 NW 154TH ST # 208	MIAMI LAKES	FL	33016
KEVINBLACKIE LLC	7135 COLLINS AVE APT 1731	MIAMI BEACH	FL	33141
PATRICK R BRAGGER	6767 COLLINS AVE APT 1404	MIAMI BEACH	FL	33141
RAY T AZCUY	7135 COLLINS AVE APT 1733	MIAMI BEACH	FL	33141
NORMA OCHOA	7135 COLLINS AVE APT 1734	MIAMI BEACH	FL	33141
ALFONSO KAFITI	7135 COLLINS AVE APT 1735	MIAMI BEACH	FL	33141

URSULA M BROWN TRS	2 CLARIDGE DR # 8WH	VERONA	NJ	07044
JOSE A LORENZO	7135 COLLINS AVE APT 1801	MIAMI BEACH	FL	33141
SIMONE WILLRICH	180 SUNSET WAY	MIAMI SPRINGS	FL.	33166
LILIAN PLANAS	7135 COLLINS AVE APT 1803	MIAMI BEACH	FL	33141
TRINIDAD ALVAREZ	12709 SW 28TH TER	MIAMI	FL	33175
PALOMA REALTY CORP INC	8819 FROUDE AVE	SURFSIDE	FL	33154
TUTTI BIANKI CORP	2030 S DOUGLAS RD STE 208	CORAL GABLES	FL	33134
FEDEERAL NATIONAL MORTGAGE ASSN	7135 COLLINS AVE APT 1811	MIAMI BEACH	FL	33141
SEYMOUR HAYDEN	7135 COLLINS AVE APT 1812	MIAMI BEACH	FL	33141
MARY PENNER	1421 SHERWOOD RD	LINDEN	NJ	07036
RANDALL MOOR	1141 NW 78TH AVE	PLANTATION	FL	33322
ESTRELLA PANG	7135 COLLINS AVE APT 1815	MIAMI BEACH	FL	33141
SERGIO MORENO	7135 COLLINS AVE APT 1816	MIAMI BEACH	FL	33141
INTEGRATED ART DESING LLC	7135 COLLINS AVE APT 1821	MIAMI BEACH	FL	33141
LEONA LEVINE	115 PARK ST	WOODMERE	NY	11598
SAMUEL & MAGDA RODRIGUEZ	7135 COLLINS AVE APT 1823	MIAMI BEACH	FL	33141
DORA BRITO	10 DESMOND RD	MALDEN	MA	02148
JORGE ROWINSKY	7135 COLLINS AVE APT 1825	MIAMI BEACH	FL.	33141
BESSIE E PEASE	326 DEWEY AVE	PITTSBURGH	PA	15218
GRADY A SEE	38612 GRANDVILLE DR	MIAMI BEACH	FL	33141
M CRESPO FRANCISCO	7135 COLLINS AVE APT 1833	MIAMI BEACH	FL	33141
SUZANNE HUGYECZ	7135 COLLINS AVE APT 1834	MIAMI BEACH	FL	33141
DELIO VALDES	7135 COLLINS AVE APT 1835	MIAMI BEACH	FL	33141
LJA CAROLINA LLC	18542 SW 49TH ST	MIRAMAR	FL	33029
TERESITA BARTELOMEO	7135 COLLINS AVE PH 1	MIAMI BEACH	FL	33141
JOSE CARLOS LEIVA	7135 COLLINS AVE PH 2	MIAMI BEACH	FL	33141
FERNANDO FUENTES	7135 COLLINS AVE PH 3	MIAMI BEACH	FL	33141
JOSE L CASTRO	7135 COLLINS AVE PH 4	MIAMI BEACH	FL	33141
ROBERT	820 OAKTON ST APT 2A	EVANSTON	IL	60202
CHARLES AKSELRAD TRS	7135 COLLINS AVE PH 6	MIAMI BEACH	FL	33141
MARIANO LUIS FREIXAS	7135 COLLINS AVE PH 11	MIAMI BEACH	FL	33141
PAULINE M SIEBENBURGER	1840 W 49TH ST	HIALEAH	FL	33012
RAFAEL F FERNANDEZ	7135 COLLINS AVE PH 13	MIAMI BEACH	FL	33141
MARIO BARQUIN	792 KINGSLAND AVE	RIDGEFIELD	NJ	07657
MOHAMMED ALI GAURI	7135 COLLINS AVE PH 15	MIAMI BEACH	FL	33141
CLAUDIA I GARCIA	521 LES JARDIN DR	PALM BEACH GARDENS	FL	33410
US BANK NA SERIES 2006-18N TR	7135 COLLINS AVE PH 31	MIAMI BEACH	FL	33141
ANTON JANICS	7135 COLLINS AVE PH 32	MIAMI BEACH	FL	33141
OLEMBERG ISAAC	7135 COLLINS AVE PH 33	MIAMI BEACH	FL	33141
MARIA E GARCIA TRS	8220 CRESTWOOD HEIGHTS DR	MC LEAN	VA	22102
GARPRANA LLC	APT 1113 3600 MYSTIC POINTE DR # LP-6	AVENTURA	FL	33180
FREDERICK J & ELAINE C LITWIN	1313 WILLIAMS ST	DENVER	со	80218
71 COLLINS HOLDINGS LLC	7145 COLLINS AVE	MIAMI BEACH	FL	33141
KAFATI BATARSE MAURICE	6969 COLLINS AVE APT 709	MIAMI BEACH	FL	33141
STANLEY JONAS	1560 S TREASURE DR	NORTH BAY VILLAGE	FL	33141
MIRIAM BENITO	6969 COLLINS AVE APT 303	MIAMI BEACH	FL	33141

ACELA SURIS	6969 COLLINS AVE APT 306	MIAMI BEACH	FL	33141
STAR RESIDENTIAL LLC	5410 AVENUE SIMONE	LUTZ	FL	33558
ARGELIA HERNANDEZ	140 SYLVAN ST	RUTHERFORD	NJ	07070
	2612 SWEET BROOM LN	NAPERVILLE	IL.	60564
ZEQUEIRA ORLANDO	11998 SW 35TH ST	MIAMI	FL	33175
231 233 MARSHALL REALITY LLC	400 TRUMBULL ST	ELIZABETH	NJ	07206
DINORAH ROMAN	6969 COLLINS AVE APT 315	MIAMI BEACH	FL	33141
CARLOS COLON	6969 COLLINS AVE APT 401	MIAMI BEACH	FL	33141
JUAN C DOMINGUEZ	144 KIMBERLY RD	COLONIA	NJ	07067
MICHAEL D ANNUNZIO TRS	149 JERICHO TPKE	OLD WESTBURY	NY	11568
JOSEFINA Q DE VALDES	6969 COLLINS AVE APT 405	MIAMI BEACH	FL	33141
CANDRES INVESTMENTS 2 LLC	2631 PARRISH ST	PHILADELPHIA	PA	19130
J CASTENEIRA EDUARDO	6969 COLLINS AVE APT 407	MIAMI BEACH	FL	33141
JACKIE OLANIEL	16180 SW 60TH ST	MIAMI	FL	33193
SARA GOSER	6969 COLLINS AVE APT 409	MIAMI BEACH	FL	33141
Q DE VALDES JOSEFINA	1135 SW 96TH AVE	ΜΙΑΜΙ	FL	33174
EDUARDO CABANAS	1020 SW 88TH AVE	MIAMI	FL	33174
WILFREDO MARTI	9240 SW 45TH TER	MIAMI	FL	33165
NICHOLAS R & JEAN H COCKSHUTT	6366 SW 85TH ST	MIAMI	FL	33143
J VENTURA ENRIQUE	6969 COLLINS AVE APT 415	MIAMI BEACH	FL	33141
MARLENE FISKEY	6969 COLLINS AVE	MIAMI BEACH	FL	33141
231-233 MARSHALL REALTY LLC	6969 COLLINS AVE UNIT 502	MIAMI BEACH	FL	33141
MYRTA MARTINEZ JTRS	8 FIRETHORN CT	EDISON	NJ	08820
EMILIANO DENTICO	6969 COLLINS AVE APT 505	MIAMI BEACH	FL	33141
JOSEFINA M CRUANYAS	6969 COLLINS AVE APT 506	MIAMI BEACH	FL	33141
ALEJANDRA SLATAPOLSKY	6969 COLLINS AVE APT 507	MIAMI BEACH	FL	33141
ROLANDO MURO	8260 SW 43RD ST	ΜΙΑΜΙ	FL	33155
GONZALO PLANAS	7195 W 4TH CT	HIALEAH	FL	33014
GILDA POMARES	7682 NW 3RD ST	MIAMI	FL	33126
ROBERTO GARCIA	3329 SE 1ST AVE	CAPE CORAL	FL.	33904
LAZARO A & ROSE E RAMIREZ	17972 SW 33RD ST	MIRAMAR	FL	33029
IRA MILLMAN	6969 COLLINS AVE APT 514	MIAMI BEACH	FL	33141
O'DARE ELIZABETH (TR)	6969 COLLINS AVE APT 515	MIAMI BEACH	FL.	33141
JORGE PADRON	6969 COLLINS AVE APT 601	MIAMI BEACH	FL	33141
JUAN DOMINGUEZ	16 ACME PL	COLONIA	NJ	07067
ANA C TEIXEIRA	6969 COLLINS AVE APT 603	MIAMI BEACH	FL	33141
VICTORIA T KRANE TRS	11011 QUEENS BLVD APT 28K	FOREST HILLS	NY	11375
ARACELY JUEZ	6969 COLLINS AVE APT 605	MIAMI BEACH	FL	33141
LUIS QUINONES	6969 COLLINS AVE APT 606	MIAMI BEACH	FL	33141
ORLANDO C GONZALEZ	6969 COLLINS AVE APT 607	MIAMI BEACH	FL	33141
PAUL MOYA	6969 COLLINS AVE APT 608	MIAMI BEACH	FL	33141
JORGE L HERNANDEZ	13747 SW 31ST TER	MIAMI	FL	33175
PALACIOS SANTIAGO	221 SW 28TH RD	ΜΙΑΜΙ	FL	33129
CHARLES CATALANO TRS	149 JERICHO TPKE	OLD WESTBURY	NY	11568
CLAUDETTE L SIMPSON	9312 ISPAHAN LOOP	LAUREL	MD	20708
DEBRA SNYDER	8 OVERLOOK CT	BAYVILLE	NJ	08721

	1150 KENO CONCOVA 2ND FL	BAY HARBOR	FL	33154
ELOSOL 2341 LLC CARLOS R ACOSTA	6969 COLLINS AVE APT 703	ISLANDS	FL	33141
J KAFATI BATARSE MAURICE	6969 COLLINS AVE APT 709	MIAMI BEACH	FL	33141
MIRTA MASVIDAL	6969 COLLINS AVE APT 705	MIAMI BEACH	FL	33141
FELIX R RODRIGUEZ	417 NE 27TH ST # 1	MIAMI	FL	33137
VALERON NESTOR	6969 COLLINS AVE APT 707	MIAMI BEACH	FL	33141
FELIX R RODRIGUEZ	9451 SW 67TH AVE	MIAMI	FL	33156
J KAFATI BATARSE MAURICE	245 S HIGH ST	DENVER	со	80209
CHRISTIAN MULLER	6969 COLLINS AVE APT 710	MIAMI BEACH	FL	33141
FERRA MAR LLC	6969 COLLINS AVE APT 711	MIAMI BEACH	FL.	33141
BRIXHAM CORP	1110 BRICKELL AVE STE 310	ΜΙΑΜΙ	FL	33131
JOSE J MARTINEZ	4308 W BEECHWOOD AVE	MUNCIE	IN	47304
BLANCA C HERRERA-TORRES	6969 COLLINS AVE APT 715	MIAMI BEACH	FL	33141
ATEHORTUA CATALINA	6969 COLLINS AVE APT 906	MIAMI BEACH	FL	33141
CLAMALU GROUP LLC	2370 NE 184TH TER		FL	33160
FELIPE HILDEMAR	6969 COLLINS AVE	BEACH MIAMI BEACH	FL	33141
EDGARDO & MARINA A INSIGNARES	6969 COLLINS AVE APT 804	MIAMI BEACH	FL	33141
ALEJANDRO BUCHANCOW	2853 N NEVA AVE	CHICAGO	IL	60634
PEDRO A ERRO	165 HABISCUS DR	MIAMI BEACH	FL	33139
FABIO CASCUDO	6969 COLLINS AVE APT 807	MIAMI BEACH	FL	33141
NICHOLAS COCKSHUTT	6366 SW 85TH ST	MIAMI	FL	33143
D OLIU ANIBAL	890 NE 78TH ST	ΜΙΑΜΙ	FL	33138
GARCIA FAUSTINO	11271 SW AVE APT 807	MIAMI BEACH	FL	33141
LLANES RAFAEL	6969 COLLINS AVE APT 811	MIAMI BEACH	FL	33141
RENE R SANTIESTEBAN	6969 COLLINS AVE APT 812	MIAMI BEACH	FL	33141
RAMON L DE GUZMAN	7985 SW 195TH ST	CUTLER BAY	FL	33157
PEDRO A CUNI	6969 COLLINS AVE APT 815	MIAMI BEACH	FL	33141
LAGLU LLC	2370 NE 184TH TER	NORTH MIAMI	FL	33160
BONNEN STEVEN	87 PARKWAY DR	BEACH ROSLYN HEIGHTS	NY	11577
MURIEL KADIN	6969 COLLINS AVE APT 903	MIAMI BEACH	FL	33141
ELIZABETH CARRIL	PO BOX 547176	SURFSIDE	FL	33154
L RUEDA JOSE	6969 COLLINS AVE APT 905	MIAMI BEACH	FL	33141
FEDERAL NATL MTG ASSN	14523 SW MILLIKAN WAY STE 200	BEAVERTON	OR	97005
ARNALDO RAMIREZ	2150 SANS SOUCI BLVD APT B1005	NORTH MIAMI	FL	33181
ARMANDO A RODRIGUEZ	5700 SW 97TH ST	PINECREST	FL	33156
DONNA HELENE MUELLER	2132 MOUNT VERNON ST	PHILADELPHIA	PA	19130
ROBERTO GARCIA TRS	3329 SE 1ST AVE	CAPE CORAL	FL	33904
EVA CUSNIER	6969 COLLINS AVE APT 914	MIAMI BEACH	FL	33141
EDUARDO J PADRON	2004 SW 7TH AVE	ΜΙΑΜΙ	FL	33129
LOURDES ALFONSO	6969 COLLINS AVE APT 1001	MIAMI BEACH	FL	33141
OMAIDA ACHANG	6969 COLLINS AVE APT 1002	MIAMI BEACH	FL	33141
ALEIDA RODRIGUEZ	6969 COLLINS AVE APT 1003	MIAMI BEACH	FL	33141
GLORIA E CRUZ	6969 COLLINS AVE APT 1004	MIAMI BEACH	FL	33141
JARP GEORGE	6969 COLLINS AVE APT 1005	MIAMI BEACH	FL	33141
JOSE SU	6969 COLLINS AVE APT 1006	MIAMI BEACH	FL	33141
MICHAEL D ANNUNZIO TRS	149 JERICHO TPKE	OLD WESTBURY	NY	11568

MARIA R CHAVEZ JTRS	6969 COLLINS AVE APT 1008	MIAMI BEACH	FL	33141
VICKI D MARKS	75 WOODLAKE DR W	WOODBURY	NY	11797
ESTRADA JAVIER & CAROLINA	6969 COLLINS AVE APT 1010	MIAMI BEACH	FL	33141
DEJU ELLMAN CARMEN	PO BOX 163821	MIAMI	FL	33116
ALBERTO MESA	2721 SW 33RD AVE	MIAMI	FL	33141
EZRA D ESKANDRY LE	401 SE 11TH AVE	HIALEAH	FL	33010
DANIA LOPEZ LE	3329 SE 1ST AVE	CAPE CORAL	FL.	33904
JULIO STRATTER	6969 COLLINS AVE APT 1101	MIAMI BEACH	FL	33141
LCJL GROUP LLC	3551 NE 169TH ST APT 106	NORTH MIAMI BEACH	FL	33160
SOLARE INVESTMENTS INC	333 NE 24TH ST APT 1003	MIAMI	FL	33137
PEDRO RODRIGUEZ	6969 COLLINS AVE APT 1104	MIAMI BEACH	FL	33141
GARCIA JORGE	6969 COLLINS AVE APT 1105	MIAMI BEACH	FL	33141
AMALIO P RODRIGUEZ	6969 COLLINS AVE APT 1106	MIAMI BEACH	FL	33141
CESAR KUDJA TRS	8253 W 14TH CT	HIALEAH	FL	33014
HERREIRA MANUEL	8034 SW 133RD CT	MIAMI	FL	33183
RACHELLE R COHEN JTRS	6 THE HILLS DR	UTICA	NY	13501
JP MORGAN CHASE BK NA	3415 VISION DR	COLUMBUS	ОН	43219
ROLANDO GARCIA	9020 NW 166TH TER	HIALEAH	FL	33018
MICHAEL DANNUNZIO	149 JERICHO TPKE	OLD WESTBURY	NY	11568
IVAN R CABALLERO	6969 COLLINS AVE APT 1114	MIAMI BEACH	FL	33141
ORLANDO O AGOSTI	3226 ELLINGTON CT	BENSALEM	PA	19020
231-233 MARSHALL REALTY LLC	400 TRUMBULL ST	ELIZABETH	NJ	07206
FERNANDEZ JUAN	6969 COLLINS AVE APT 1202	MIAMI BEACH	FL	33141
ORLANDO ALVAREZ	6969 COLLINS AVE APT 1203	MIAMI BEACH	FL	33141
ANDRES G LOPEZ	6969 COLLINS AVE APT 1204	MIAMI BEACH	FL	33141
EMMA FERNANDEZ	6969 COLLINS AVE APT 1205	MIAMI BEACH	FL	33141
MARLENE FISKEY	6969 COLLINS AVE APT 1206	MIAMI BEACH	FL	33141
EDUARDO SAENZ ROVNER	6801 HARDING AVE APT 319	MIAMI BEACH	FL	33141
CHARLES CATALANO TRS	149 JERICHO TPKE	OLD WESTBURY	NY	11568
ELA E WAGNERMAN	668 N BROAD ST APT A13	ELIZABETH	NJ	07208
CRESPI ANTONIO	6457 SW 16TH ST	МІАМІ	FL	33155
H RAMUDO JOSE	6154 W 12TH AVE	HIALEAH	FL	33012
WOLF INVESTMENTS LLC	710 LANDSDOWNE	ELIZABETH TOWN	KY	42701
ABREU JAVIER	4821 SW 129TH AVE	ΜΙΑΜΙ	FL	33175
FERRA MAR LLC	2370 NE 184TH TER	MIAMI	FL	33160
ARTHUR WONG HUEI SHYANG	PO BOX 1141	CUMMING	GA	30028
	6969 COLLINS AVE APT 1402	MIAMI BEACH	FL	33141
	401 OCEAN DR APT 902		FL	33139
	46 WILSON ST		NJ	07643
	6969 COLLINS AVE APT 1405	MIAMI BEACH	FL	33141
	6969 COLLINS AVE APT 1406	MIAMI BEACH	FL	33141
ORLANDO J BASADRE			NY	11377
	3989 50TH ST APT 6B		FL	33141
	6969 COLLINS AVE APT 1408		FL	07067
				33141
	6969 COLLINS AVE APT 1410		FL	
ANTONIO VILLANUEVA	6969 COLLINS AVE APT 1411	MIAMI BEACH	FL	33141

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MANUEL COSME PERNAS	6969 COLLINS AVE APT 1414	MIAMI BEACH	FL	33141
RAUL H FERNANDEZ	4256 SW 134TH PL	MIAMI	FL	33175
LAURA VEITIA	1900 PURDY AVE APT 1701	MIAMI BEACH	FL	33139
NIŁDA M URQUIZA	6969 COLLINS AVE APT 1503	MIAMI BEACH	FL	33141
ANTONIO RUIZ	6969 COLLINS AVE APT 1504	MIAMI BEACH	FL	33141
SAM NAGAR	6969 COLLINS AVE APT 1505	MIAMI BEACH	FL	33141
PADIGRAFF LLC	2370 NE 184TH TER	NORTH MIAMI BEACH	FL	33160
GUILLERMO VILLANUEVA	1840 SW 87TH PL	MIAMI	FL	33165
ALBERTO MORHAIM	6969 COLLINS AVE APT 1508	MIAMI BEACH	FL	33141
JOSE E MENENDEZ	6969 COLLINS AVE APT 1509	MIAMI BEACH	FL	33141
DOROTHY WEST	6969 COLLINS AVE APT 1510	MIAMI BEACH	FL	33141
LIANNY TRUJILLO	6965 HARDING AVE APT 201	MIAMI BEACH	FL	33141
LUZ P JARAMILLO	2470 SW 26TH LN	MIAMI	FL	33133
ERNESTO REGO	2031 SW 106TH CT	ΜΑΜΙ	FL	33165
ROSA GARCIA LE	6965 HARDING AVE APT 501	MIAMI	FL	33141
RAUL R CAIOLA	6965 HARDING AVE APT 202	MIAMI BEACH	FL	33141
MARTHA SANTIAGO	7100 KENNEDY BLVD E APT 5E	GUTTENBERG	NJ	07093
RICARDO MEDINA	6965 HARDING AVE APT 502	MIAMI BEACH	FL	33141
JOSEFINA MONTANO	6965 HARDING AVE APT 203	MIAMI BEACH	FL	33141
J MENA OLALIO	6965 HARDING AVE APT 303	MIAMI BEACH	FL	33141
MABEL E GIORGETTA	6965 HARDING AVE APT 403	MIAMI BEACH	FL	33141
JOAQUIN VIEGA	6965 HARDING AVE APT 503	MIAMI BEACH	FL	33141
GLORIA T MORALES JTRS	MILLFORD RD PO BOX 173	SCARBOROUGH		
MOISES KOSS	9048 GARLAND AVE	SURFSIDE	FL	33154
VIVIAN ALONSO	6965 HARDING AVE APT 404	MIAMI BEACH	FL	33141
PARAKH KERSHI	6965 HARDING AVE APT 504	MIAMI BEACH	FL	33141
HILDA P SANCHEZ	PO BOX 16731	DENVER	со	80216
NELSON PADRON	6965 HARDING AVE APT 305	MIAMI BEACH	FL	33141
SLAVIK VLADIMIR	6965 HARDING AVE APT 405	MIAMI BEACH	FL	33141
MARGUND R IVENS LE	6965 HARDING AVE APT 505	MIAMI BEACH	FL	33141
JOSE C IBARRA	6965 HARDING AVE APT 306	MIAMI BEACH	FL	33141
VILLA MELILLA INVESTMENTS LLC	6965 HARDING AVE APT 406	MIAMI BEACH	FL	33141
JORGE A QUINTANA	6965 HARDING AVE APT 506	MIAMI BEACH	FL	33141
TRINOLOGIC LLC	6965 HARDING AVE APT 207	MIAMI BEACH	FL	33141
ANGELA SAINZ	6965 HARDING AVE APT 307	MIAMI BEACH	FL	33141
JULIA ANASTASIO	6965 HARDING AVE APT 407	MIAMI BEACH	FL	33141
CARLO SERVITO	6965 HARDING AVE APT 507	MIAMI BEACH	FL	33141
J PEIXOTO EDMUNGO	6920 HARDING AVE APT 201	MIAMI BEACH	FL	33141
MIRTHA MACEIRA MAZZA	515 NE 93RD ST	MIAMI SHORES	FL	33138
MABEL GALOPPI	5521 RIVIERA DR	CORAL GABLES	FL	33146
DAISY TRITT	44 TIFFANY BLVD	NEWARK	NJ	07104
MARIA L TRS	725 S SHORE DR	MIAMI BEACH	FL	33141
MOLINA SANTOS	591 RIDGE ST	NEWARK	NJ	07104
RAUL M MOLLERA TRS	5610 SW 99TH AVE	MIAMI	FL	33173
JAIME GUILLEN	6920 HARDING AVE APT 502	MIAMI BEACH	FL	33141
SILVIA LLENIN	6801 HARDING AVE APT 221	MIAMI BEACH	FL	33141

MANUEL MARTINEZ	9440 W FLAGER ST APT 313	MIAMI	FL	33174
MCRAE VINCENT	6920 HARDING AVE APT 403	MIAMI BEACH	FL	33141
ROLAND ORBE	10 BABBIT BRIDGE RD	MAHWAH	NJ	07430
PAOLONE ALFREDO	6920 HARDING AVE APT 204	MIAMI BEACH	FL	33141
SUAREZ ANTONIO	6920 HARDING AVE APT 304	MIAMI BEACH	FL	33141
TERESA LOPEZ TRS	6039 ALTON RD	MIAMI BEACH	FL	33140
SIERRA SIXTO	6920 HARDING AVE APT 504	MIAMI BEACH	FL	33141
MANUEL LOPEZ	1429 45TH ST	NORTH BERGEN	NJ	07047
JOSE A RODRIGUEZ	6920 HARDING AVE APT 305	MIAMI BEACH	FL	33141
DORA GORIN-LOPEZ	1325 18TH ST NW APT 412	WASHINGTON	DC	20036
MAX FERRA	6920 HARDING AVE APT 505	MIAMI BEACH	FL	33141
ARCHE CHARLES	6920 HARDING AVE APT 306	MIAMI BEACH	FL	33141
JUAN P MORE	6920 HARDING AVE APT 406	MIAMI BEACH	FL	33141
JOHN OSMAN	6920 HARDING AVE APT 506	MIAMI BEACH	FL	33141
JOYCE OSTROV	6920 HARDING AVE APT 207	MIAMI BEACH	FL	33141
HILDA LIMA	6920 HARDING AVE APT 307	MIAMI BEACH	FL	33141
STEPHEN M PETERSON	1 LEXINGTON RD	SHREWSBURY	MA	01545
DEILYA ELSA LEAL	6920 HARDING AVE APT 507	MIAMI BEACH	FL	33141
ELIZABETH BUTLER	1170 S ALHAMBRA CIR	CORAL GABLES	FL	33146
CHARLES WILLIAM HOUSEN	7330 OCEAN TER APT 2001	MIAMI BEACH	FL	33141
CY HOLDINGS LLC	12454 SW 122ND CT	ΜΙΑΜΙ	FL	33186
LOYAL CIMA LLC	10545 NW 29TH TER	DORAL	FL	33172
GRF INVESTMENT LLC	737 E ATLANTIC BLVD	POMPANO BEACH	FL	33060
ROGERS R	12555 BISCAYNE BLVD # 934	NORTH MIAMI	FL	33181
LOURDES GONZALEZ	1821 SW 11TH ST	ΜΙΑΜΙ	FL	33135
REDKEY CONSULTING LLC	PO BOX 414432	MIAMI BEACH	FL	33141
CARLOS A S D BARBOSA	305 69TH ST UNIT 106	MIAMI BEACH	FL	33141
THOMAS W HEADLEY	305 69TH ST APT 206	MIAMI BEACH	FL	33141
PATTY & COMPANY INC	7330 OCEAN TER APT 501	MIAMI BEACH	FL	33141
ILEANA LOPEZ	1821 SW 11TH ST	MIAMI	FL	33135
HENA M AGUIRRE	1221 VENETIA AVE	CORAL GABLES	FL	33134
305 69 ST CORP	305 69TH ST	MIAMI BEACH	FL	33141
JUAN SECADA	5175 SW 62ND AVE	MIAMI	FL	33155
MARIA LUCIA TRUCILLO	315 69TH ST APT 110	MIAMI BEACH	FL	33141
JOSE RAMON PEREZ	1382 NE 181ST ST	NORTH MIAMI BEACH	FL	33162
CHARLES W HOUSEN	7330 OCEAN TER APT 2001	MIAMI BEACH	FL	33141
SANTO MARIA	504 SW 120TH AVE	MIAMI	FL	33184
JUAN MANUEL DRAGANI	315 69TH ST APT 112	MIAMI BEACH	FL	33141
NURY CARBAJAL	900 W 49TH ST STE 448	HIALEAH	FL	33012
CRYSTAL BEACH INC	5000 AVENUE OF THE STARS	KISSIMMEE	FL	34746
FIRST LEISURE CORP	PO BOX 421704	KISSIMMEE	FL	34742
JOANN ELENSON	PO BOX 69	WOODSTOCK	NY	12498
GONZALEZ & NERIDA FAUSTO	6917 COLLINS AVE APT L-102	MIAMI BEACH	FL	33141
ARTHUR J FURIA	1717 N BAYSHORE DR PH C57	MIAMI	FL	33132
FERNANDO RIVEIRO	7900 NW 155TH ST STE 101	MIAMI LAKES	FL.	33016
FERNANDO & MIREYA RIVEIRO	16100 ABERDEEN WAY	HIALEAH	FL.	33014

ļ	RODRIGUES DE SOUSA ORLANDO	6917 COLLINS AVE APT 401	MIAMI BEACH	FL	33141
	JOSE M SANCHEZ	6917 COLLINS AVE APT 501	MIAMI BEACH	FL	33141
ł	M STERMAN HELENE	32 CHARLOTTE LN	SCARSDALE	NY	10583
,	CASANOVA FAMILY INVESTMENTS LLP	10700 SW 69TH AVE	PINECREST	FL	33156
	UNIT 801 6917 COLLINS LLC	6917 COLLINS AVE APT 801	MIAMI BEACH	FL	33141
	SALOMON RIVERA	698 W 204TH ST	NEW YORK	NY	10034
	MARIA FABIAN CASTELLON	9400 SW 100TH ST	MIAMI	FL.	33176
	LUC CHAPELLE JEAN	3060 HOLIDAY SPRINGS BLVD APT 208	MARGARET	FL	33063
	MICHAEL L ELIZONDO	134 DELA PARK RD	WESTWOOD	MA	02090
	ANDREW ROBERTSON	6917 COLLINS AVE APT 1401	MIAMI BEACH	FL	33141
	INVEST CONCORD	801 BRICKELL KEY BLVD APT 1411	MIAMI	FL	33131
	PORTANT PROP INC	6917 COLLINS AVE APT 1601	MIAMI BEACH	FL	33141
	ALICIA J NOY	11060 GIRASOL AVE	CORAL GABLES	FL	33156
	MACADVISORS LLC	4801 SW 86TH TER	MIAMI	FL	33143
	SAATEI KERIM	6917 COLLINS AVE APT 502	MIAMI BEACH	FL	33141
	COLLINS AVENUE UNIT 602 L 6917	6138 FRANKLIN AVE	HOLLYWOOD	CA	90028
	EDUARDO & DORA REYES	6917 COLLINS AVE APT 702	MIAMI BEACH	FL	33141
	CAPITAL HOMES LENDING LLC	2137 N COMMERCE PKWY	WESTON	FL	33326
	VICTORIA M GONZALEZ	70 BUSH AVE	GREENWICH	СТ	06830
	MANUEL BLANCO	6917 COLLINS AVE APT 1002	MIAMI BEACH	FL	33141
	ROSLANE PICHS	6917 COLLINS AVE APT 1102	MIAMI BEACH	FL	33141
	LEON KUCHEROVSKY	502 9TH AVE APT 10B	NEW YORK	NY	10018
	FRANK & JEANNE PIERCE	6917 COLLINS AVE APT 1502	MIAMI BEACH	FL	33141
	D JULIANNA DREYFUS CAROLINE	6917 COLLINS AVE APT 1602	MIAMI BEACH	FL	33141
	RAMON JAVIER	15704 82ND ST	HOWARD BEACH	NY	11414
	POSTIGLIONE RICK	3272 CHURCHILL DR	TOMS RIVER	NJ	08753
	DE INOCENCIO ROBERTO	6917 COLLINS AVE APT 503	MIAMI BEACH	FL	33141
	N & M INVEST OF SOUTH FLORIDA INC	6917 COLLINS AVE APT 1103	MIAMI BEACH	FL	33141
	ALVAREZ HECTOR	43 RANDOLPH DR	HUNTINGTON	NY	11746
	ROBERT DOVAL	6917 COLLINS AVE APT 803	STATION MIAMI BEACH	FL	33141
	ISOLDA LARGAESPADA MARIA	9782 SW 57TH ST	MIAMI	FL	33173
	DAVID JACOB	6917 COLLINS AVE APT 1003	MIAMI BEACH	FL	33141
	CAFELIP LLC	6917 COLLINS AVE APT 1103	MIAMI BEACH	FL	33141
	RAMSEY RIFAI	12066 E CORTEZ DR	SCOTTSDALE	AZ	85259
	CHRISTINA ROMERO	6917 COLLINS AVE APT 1403	MIAMI BEACH	FL	33141
	ALFEU PINTO	6917 COLLINS AVE APT 1503	MIAMI BEACH	FL	33141
	HORATIO REAL ESTATE HOLDINGS LLC	6917 COLLINS AVE PH 3	MIAMI BEACH	FL	33141
	JOSE A VALDES	6100 NW 40TH TER	VIRGINIA	FL	33166
	RODOLFO R GARCIA	720 SW 164TH AVE	GARDENS PEMBROKE PINES	FL.	33027
	YAMILET HOYO	231 SW 68TH AVE	MIAMI	FL	33144
	COLLINS CONDO ASSN INC	1900 N COMMERCE PKWY	WESTON	FL	33326
	CUBANA Y ORTOPEDIA	5840 W FLAGER ST	MIAMI	FL	33144
	SBD MIAMI LLC	6917 COLLINS AVE APT 1004	MIAMI BEACH	FL	33141
	JAVIER RODRIGUEZ	510 CADIMA AVE	CORAL GABLES	FL	33134
	ANTONIO PENATE	7411 SW 56TH CT	MIAMI	FL	33143
	RITA M CLARO	6917 COLLINS AVE APT 1404	MIAMI BEACH	FL	33141

			ND/	44074
JUEZ WADER	6115 97TH ST APT 4B	REGO PARK	NY	11374 33029
MARIO J PEREZ	5071 SW 173RD AVE	MIRAMAR	FL	33029
DOMINGO JIMENEZ	12869 SW 24TH ST	MIRAMAR	FL	33141
A SOTOLONGO VICENTE	6917 COLLINS AVE APT 405	MIAMI BEACH	FL	
PETER TESTEN	6917 COLLINS AVE APT 505	MIAMI BEACH	FL	33141
RUBEN ALVAREZ	8416 NW 201ST ST	HIALEAH	FL	33015
VIVIANA G ULLO FAMILY TRUST	2030 S DOUGLAS RD APT 501	CORAL GABLES	FL	33134
MIGUEL CRESPO	6917 COLLINS AVE APT 805	MIAMI BEACH	FL	33141
MICHAEL & KATHRYN MALCOLMSON	232 POND VIEW DR	PORT WASHINGTON	NY	11050
THE COLLINS CONDO ASSN INC	3650 N FEDERAL HWY STE 202	LIGHTHOUSE POINT	FL	33064
KATHI K CHANG	6917 COLLINS AVE APT 1105	MIAMI BEACH	FL	33141
HERNANDEZ PILOTO SUHEYL	6917 COLLINS AVE APT 1205	MIAMI BEACH	FL.	33141
OCTAVIO A BRAVO	7705 SW 47TH PL	MIAMI	FL	
ANA L SCHULZE	6917 COLLINS AVE APT 1605	MIAMI BEACH	FL	33141
SOLOMON CHADOWITZ	288 PLAINFIELD RD	EDISON	NJ	08820
MANUEL E COSTA	6917 COLLINS AVE APT 406	MIAMI BEACH	FL	33141
RAFAEL MANDULEY	6917 COLLINS AVE APT 506	MIAMI BEACH	FL	33141
PEDRO LEON	13160 NW 7TH TER	MIAMI	FL	33182
MATILDE P BERG	6917 COLLINS AVE APT 706	MIAMI BEACH	FL	33141
GARCIA FAMILY LIVING TRUST	6917 COLLINS AVE APT 806	MIAMI BEACH	FL	33141
PETER SUDASASSI	6917 COLLINS AVE APT 906	MIAMI BEACH	FL	33141
TENSEA INC	235 SE 1ST ST	MIAMI	FL	33131
HATNIA LLC	350 S MIAMI AVE APT 2801	MIAMI	FL	33130
TIFFANYBLUE QCEAN LLC	9055 SW 73RD CT APT 303	ΜΙΑΜΙ	FL	33156
FAROKH BAGHA	6928 RIVER OAKS DR	MC LEAN	VA	22101
CESAR S DICK	5055 COLLINS AVE APT 21	MIAMI BEACH	FL	33140
FEDERAL NATL MTG ASSN	7255 BAYMEADOWS WAY	JACKSONVILLE	FL.	32256
JOSE MIRANDA	6917 COLLINS AVE PH 6	MIAMI BEACH	FL	33141
WILLIAM G MCCULLOUGH	7390 SW 132ND ST	PINECREST	FL	33156
JUAN REYES	48 SW 136TH PL	МІАМІ	FL.	33184
JUANA LORENZO	2711 SW 15TH ST	MIAMI	FL	33145
OSCAR FERREIRA	6917 COLLINS AVE APT 707	MIAMI BEACH	FL	33141
LMP ACQUISITION LLC	8251 SW 52ND AVE	MIAMI	FL	33143
ADRIAN C LONGOBUCCO	6917 COLLINS AVE APT 907	MIAMI BEACH	FL.	33141
ENRIQUE LOPEZ	403 N PARK AVE	LINDEN	NJ	07036
PADRINO REALTY LLC	78 OXFORD BLVD	GARDEN CITY	NY	11530
ALEJANDRO A HANNA	13630 SW 97TH AVE	MIAMI	FL	33176
ELIZABETH ROBAYNA	490 SW 123RD AVE	MIAMI	FL	33184
CARY D HIRSCHFIELD	144 W 75TH ST APT 2B	NEW YORK	NY	10023
FRANCISCO M TRUJILLO	6325 SW 82ND AVE	ΜΙΑΜΙ	FL	33143
BEACH CHA LLC	6917 COLLINS AVE UNIT 408	MIAMI BEACH	FL	33141
FREDY PELAEZ	701 BRICKELL KEY BLVD APT 701	MIAMI	FL	33131
HARRY MEYNAREZ	10450 SW 56TH TER	MIAMI	FL	33173
JAUN C NOVO	2871 SW 143RD PL	MIAMI	FL	33175
CARLOS A PEREZ	11805 SW 46TH ST	MIAMI	FL	33175
ALEXANDER & ANGELES YOLANDA BLANCO	3000 CORAL WAY APT 521	CORAL GABLES	FL.	33145

ELIZABETH ROBAYNA	6917 COLLINS AVE	MIAMI BEACH	FL	33141
JOHN S ALBERT	14001 SW 92ND AVE	MIAMI	FL	33176
ACHALA SA	6917 COLLINS AVE APT 1208	MIAMI BEACH	FL	33141
BRUNO BEAUTES	6917 COLLINS AVE APT 1408	MIAMI BEACH	FL	33141
STEVENS PAUL	6917 COLLINS AVE APT 1508	MIAMI BEACH	FL	33141
SUSANA & GIUSEPPE IMBERLINA	6335 WALNUT ST	PITTSBURGH	PA	15206
BARRY D SULLIVAN	468 ARTHUR TER	PARAMUS	NJ	07652
MICHAEL A MILLER	6917 COLLINS AVE APT 409	MIAMI BEACH	FL.	33141
STUBBLEBINE GEORGE	6917 COLLINS AVE APT 509	MIAMI BEACH	FL	33141
HECTOR M PLACERES	6917 COLLINS AVE APT 609	MIAMI BEACH	FL	33141
LAS BRISAS DE COLLINS LTD	11710 NW SOUTH RIVER DR STE	MEDLEY	FL	33178
PETER ZALEWSKI	216 6917 COLLINS AVE APT 809	MIAMI BEACH	FL	33141
SERPA LUIS	6917 COLLINS AVE APT 909	MIAMI BEACH	FL	33141
JUAN P GUZMAN	429 E YVON DR	TUCSON	AZ	85704
SEBASTIAN G RIERA	11248 NW 77TH TER	MEDLEY	FL	33178
ADRIANA M GONZALEZ	6917 COLLINS AVE APT 1209	MIAMI BEACH	FL	33141
BISCAYA PALACE HOLDINGS LLC	444 BRICKELL AVE STE 417	MIAMI	FL	33131
GUBBI RANGANATH	6917 COLLINS AVE APT 1509	MIAMI BEACH	FL	33141
HERMAN GARY	1719 SPARROW LN	WESTON	FL	33327
JOSE E HERNANDEZ	552 E 51ST ST	HIALEAH	FL	33013
COLLINS RIDGE LLC	8310 NW 156TH TER	MIAMI LAKES	FL	33016
FIVE PRS INC	1688 WETS AVE APT 1901	MIAMI BEACH	FL	33139
SPRAY 2003 PARTNERSHIP	PO BOX 464	REDDING RIDGE	СТ	06876
TOMAS A MAURI	12040 SW 29TH TER	MIAMI	FL	33175
RUSSELL HAGY	1148 SHERIDAN CT NE	ATLANTA	GA	30324
JESSIKA X LORIE	6917 COLLINS AVE APT 1010	MIAMI BEACH	FL	33141
ADALBERTO RAFULS	6917 COLLINS AVE APT 1110	MIAMI BEACH	FL	33141
YAZMINA RAMIREZ	15011 SW 136TH PL	MIAMI	FL	33186
RICHARD LLANES	6917 COLLINS AVE APT 1410	MIAMI BEACH	FL	33141
KLEM INVESTMENT LLC	12260 SW 10TH TER	MIAMI	FL	33184
OCEAN BANK	7601 E TREASURE DR APT 622	NORTH BAY	FL	33141
LINDA L CAIN	9 ISLAND AVE APT 1708	VILLAGE MIAMI BEACH	FL	33139
MARIA D COMAS	6917 COLLINS AVE APT 411	MIAMI BEACH	FL	33141
ANAYDA MOUSSA	5736 SW 49TH ST	MIAMI	FL.	33155
BRUCE LAMPARELLO	6917 COLLINS AVE APT 611	MIAMI BEACH	FL	33141
OCEAN 69 LLC	2500 WESTONRD STE 311	WESTON	FL	33331
JOHN L EVANS	PO BOX 297666	HOLLYWOOD	FL	33029
BERNARD G LATHAM	1300 N LAKE SHORE DR APT 10C	CHICAGO	IL	60610
ALAN COLLINS LLC	6917 COLLINS AVE APT 1111	MIAMI BEACH	FL,	33141
TC 1211 INC	6917 COLLINS AVE APT 1211	MIAMI BEACH	FL	33141
MANTEL	457 FDR DR APT A1807	NEW YORK	NY	10002
BARRY SULLIVAN	486 ARTHUR TER	PARAMUS	NJ	07652
INVERSAFE LLC	6917 COLLINS AVE APT 1611	MIAMI BEACH	FL	33141
RODRIGUEZ NELSON	15953 SW 63RD TER	MIAMI	FL	33193
MAVIBER GROUP LLC	900 BAY DR APT 415	MIAMI BEACH	FL	33141
ALFREDO ZACCA	6917 COLLINS AVE APT 512	MIAMI BEACH	FL	33141

FRANCISCO M FUENTES	6917 COLLINS AVE APT 612	MIAMI BEACH	FL	33141
GEOMETRIA CORP	3135 NE 184TH ST APT 2104	NORTH MIAMI BEACH	FL	33160
RENE GARCIA	6917 COLLINS AVE APT 812	MIAMI BEACH	FL	33141
CASANOVA FAMILY PROPERTIES LLLP	10700 SW 69TH AVE	MIAMI	FL	33156
FEDERAL NATL MTG ASSN	3900 WISCONSIN AVE NW	WASHINGTON	DC	20016
SHAZZIA KHAN	152 BURNS ST	FOREST HILLS	NY	11375
ALEXANDER SHVARTS	6917 COLLINS AVE APT 1212	MIAMI BEACH	FL	33141
MARIANNA L NEWLIN	6917 COLLINS AVE APT 1412	MIAMI BEACH	FL	33141
LEONID SORKIN	16485 COLLINS AVE APT 2736	SUNNY ISLES BEACH	FL.	33160
JULIO PRADO	104 SW 180TH AVE	PEMBROKE PINES	FL	33029
KEILA MESQUITA	6917 COLLINS AVE PH 12	MIAMI BEACH	FL	33141
CHANTEE WEST	6917 COLLINS AVE APT 414	MIAMI BEACH	FL	33141
ENRIQUE & ROSA M REYES LOPEZ	403 N PARK AVE	LINDEN	NJ	07036
OMAR MEJIA	6917 COLLINS AVE APT 614	MIAMI BEACH	FL	33141
AB ABOGADOS INC	6917 COLLINS AVE APT 714	MIAMI BEACH	FL	33141
KEMBALL LLC	100 BISCAYNE BLVD STE 2904	MIAMI BEACH	FL	33141
RAYDEL LEIVA	6917 COLLINS AVE APT 914	MIAMI BEACH	FL	33141
OSCAR L QUINTERO	6917 COLLINS AVE APT 1014	MIAMI BEACH	FL	33141
NELSON G GUTIERREZ	6917 COLLINS AVE APT 1114	MIAMI BEACH	FL	33141
INNA TOMIN TRS	18201 COLLINS AVE APT 2001	SUNNY ISLES	FL	33160
JEAN J PELLETIER	6917 COLLINS AVE APT 1414	BEACH MIAMI BEACH	FL	33141
MILVIA WOOLF	6917 COLLINS AVE APT 1514	MIAMI BEACH	FL	33141
SUSANNA AVESANI	6917 COLLINS AVE APT 801	MIAMI BEACH	FL	33141
ORLANDO B LORENZO	6917 COLLINS AVE PH 14	MIAMI BEACH	FL	33141
ARNALDO FERNANDEZ	11710 NW SOUTH RIVER DR STE	MEDLEY	FL	33178
VIVA RLTY LLC	216 168 AVENUE FD	SAN JUAN	PR	00918
HORATIO REAL EST HOLDING LLC	6917 COLLINS AVE # 3	MIAMI BEACH	FL	33141
CARLOS H PADILLA	6917 COLLINS AVE APT 715	MIAMI BEACH	FL	33141
GENE L STUDT	1666 MARINA LN	EAGAN	MN	55122
JONATHAN DAVID CUTLER	PO BOX 1930	CHAMPLAIN	NY	12919
SILVIO PINTO	6917 COLLINS AVE APT 1015	MIAMI BEACH	FL	33141
JORGE MEDINA	6917 COLLINS AVE APT 1115	MIAMI BEACH	FL	33141
DIPAK PATEL	6917 COLLINS AVE APT 1215	MIAMI BEACH	FL	33141
ANTONIO VILARINO	6917 COLLINS AVE APT 1415	MIAMI BEACH	FL	33141
SCOTT R MINCHEW TRUST	6917 COLLINS AVE APT 1515	MIAMI BEACH	FL	33141
THE COLLINS CONDO ASSN INC	3650 FED HWY # 202	LIGHTHOUSE	FL.	33064
MARIA E PENA	3005 SW 115TH AVE	POINT MIAMI	FL	33165
ALBERT WILK	1607 UNION AVE	HEWLETT	NY	11557
SHIAM GUPTA	3366 KENWOOD DR	ROCHESTER	МІ	48309
J DEL.CAMPILLO FRANCISCO	1550 SW 16TH AVE	HILLS MIAMI	FL	33145
DOUGLAS WAYNE BUSH	5833 44TH AVE FL1	FLUSINHG	NY	11377
WAIMAR LLC	6917 COLLINS AVE APT 820	MIAMI BEACH	FL.	33141
GERARDO USALLAN	7265 POINCIANA CT	MIAMI LAKES	FL	33014
SIBYLLE KLAEBISCH	15334 SW 16TH TER	MIAMI	FL	33185
JOSE F ROSADO	6811 SW 159TH PL	MIAMI	FL	33193
CESAR M ALFONZO	6917 COLLINS AVE APT 1420	MIAMI BEACH	FL	33141

ADOLFO RODRICIO	6917 COLLINS AVE APT 1520	MIAMI BEACH	FL	33141
ANDRES JR GONZALEZ	6917 COLLINS AVE APT 1620	MIAMI BEACH	FL	33141
RUTH KLEIN	166 BANK ST	NEW YORK	NY	10014
COLLINS CONDO ASSN INC	6917 COLLINS AVE APT 422	MIAMI BEACH	FL	33141
HUMBERTO M LOPEZ	6917 COLLINS AVE APT 522	MIAMI BEACH	FL	33141
STANLEY R MILES	1627 TREVILIAN WAY	LOUISVILLE	КҮ	40205
LAS 3 M LLC	2875 NE 191ST STE 801	AVENTURA	FL	33180
JULIO ALVARADO	6917 COLLINS AVE APT 822	MIAMI BEACH	FL	33141
CARLOS PEREZ	9261 SW 85TH ST	MIAMI	FL.	33173
ALBERTO JAVIER VALLE	1408 MICHIGAN AVE	MIAMI BEACH	FL	33141
COLLINS 1122 LLC	62 W HOMESTEAD AVE	PALISADES PARK	NJ	07650
SAINT ROSE INC	1695 NE 123RD ST	NORTH MIAMI	FL	33181
MASS COMMODITIES LLC	200 BISCAYNE BOULEVARD WAY #	MIAMI	FL.	33131
TINKIEL REALTY LLC	52 7011 LOCH NESS DR	HIALEAH	FL	33014
MORIAHROSE INC	6917 COLLINS AVE APT 1622	MIAMI BEACH	FL	33141
VALENCIA 218 LLC	5335 NW 196TH CT	DORAL	FL	33178
LAS BRISAS DE COLLINS LTD	11710 NW SOUTH RIVER DR STE	MEDLEY	FL	33178
SARMIENTO MIAMI LLC	216 8700 W FLAGER ST STE 160	ΜΙΑΜΙ	FL	33174
DIANA V MARIN	431 NE 52ND TER	ΜΙΑΜΙ	FL	33137
CARRIE L ROBBEN	1705 DOCK ST UNIT 445	TACOMA	WA	98402
JUAN C TEJERA	12872 NW 101ST PI	HIALEAH GARDENS	FL	33018
RAQUEL A RODRIGUEZ	6917 COLLINS AVE APT 924	MIAMI BEACH	FL	33141
ROSA M HERRERA	115 ROMANO AVE	CORAL GABLES	FL	33134
LANA CALLEN	6917 COLLINS AVE APT 1124	MIAMI BEACH	FL	33141
MARIA FABIAN CASTELLON	9400 SW 100TH ST	ΜΑΜΙ	FL	33176
MONZON DOMINGO	13744 SW 34TH ST	ΜΙΑΜΙ	FL	33175
A UZCATEGUI DE LA CABADA REMBERTO	6917 COLLINS AVE APT 1524	MIAMI BEACH	FL	33141
ELLA SEMYONOVA	61 W 62ND ST APT 27F	NEW YORK	NY	10023
GIANNI IANNELLI	1625 KENNESY CSWY # 909	NORTH BAY VILLAGE	FL	33141
MARIA C GALVIS	19900 E COUNTRY CLUB DR APT 109	MIAMI	FL	33180
SPRAY PARTNERSHIP	222 DELAWARE AVE FL 10	WILMINGTON	DE	19801
EMILIE M FONG	6917 COLLINS AVE APT 826	MIAMI BEACH	FL	33141
PATRICIA ELIZEE	1110 BRICKELL AVE STE 315	MIAMI	FL	33131
VAMA PROP LDC	6917 COLLINS AVE APT 1026	MIAMI BEACH	FL	33141
MICHAEL STUKALIN	6917 COLLINS AVE APT 1126	MIAMI BEACH	FL.	33141
TRAVIS GOAD	6917 COLLINS AVE APT 1226	MIAMI BEACH	FL	33141
NABIL AZAR	8429 BELLS RIDGE TER	POTOMAC	MD	20854
FREDERIC FAUCHER	5148 NW 106TH AVE	DORAL	FL	33178
YALE EPSTEIN	20 WILEY LN	WOODSTOCK	NY	12498
MAYRA ALVAREZ	12962 SW 27TH ST	MIAMI	FL	33175
COLLINS CONDO ASSN INC	6917 COLLINS AVE # CU-1	MIAMI BEACH	FL	33141
ISSAC CORRE	163E 80TH ST	NEW YORK	NY	10075
ROBERT L ROSEN	67 PECKSLAND RD	GREENWICH	СТ	06831
NAN LEVY	18 MAYFAIR LN	GREENWICH	СТ	06831
ALBATROSS CR ONE LLC	109 GRIFFEN AVE	SCARSDALE	NY	10583
FAWN S RICH	16 APPLEGREEN DR	OLD WESTBURY	NY	11568

N	MCHAEL GELTZEILER	130 W 12TH ST APT 8A	NEW YORK	NY	10011
D	DINO & JULIE TREVISANI	79 TACKORA TRL	RIDGEFIELD	ст	06877
J.	ACQUELINE DUFOUR	118 PARK AVE	LARCHMONT	NY	10538
s	SUSANNE BIRDRAGHER	6899 COLLINS AVE UNIT 1401	MIAMI BEACH	FL.	33141
J	WILLIAM UHRIG	37 W 20TH ST STE 908	NEW YORK	NY	10011
A	KRAM RAFLA	60 BUCKSKIN DR	WESTON	МА	02493
A	ANDREW & PAIGE CHARLES	7 CARRIAGE DR	OLD WESTBURY	NY	11568
J	OEL MANDELBAUM	220 OAK RIDGE AVE	SUMMIT	NJ	07901
Н	IENRY OPATUT	18 GREENLAND CT	PRINCETON	NJ	08540
s	STARS RESIDENCE LLC	11 BIRCHALL DR	SCARSDALE	NY	10583
F	ROBERT L & LUCY MASTRODDI PITARO	1 WITTMAN DR	KATONAH	NY	10536
L	INDA M SWARTZ TRS	PO BOX 309	PALM BEACH	FL	33480
C	CAP REAL ESTATE INVESTMENTS LLC	6801 COLLINS AVE # 2401	MIAMI BEACH	FL	33141
E	BLUE HERON INVESTMENTS INC	304 INDIAN TRCE #615	WESTON	FL	33326
E	BHENOY & EMILIA DEMBLA	550 N KINGSBURY ST APT R02	CHICAGO	IL	60654
E	BART KAVANAUGH TRS	6899 COLLINS AVE UNIT 2704	MIAMI BEACH	FL	33141
F	PAUL A BRETT	6899 COLLINS AVE UNIT 2801	MIAMI BEACH	FL	33141
٨	MARIA DAHDAH EI KHAWAJE EVELYN	304 INDIAN TRCE #615	WESTON	FL	33326
ι	EO A III & GREGA G III DALY	6899 COLLINS AVE UNIT 3001	MIAMI BEACH	FL	33141
¢	GULAB BHATIA TRS	6899 COLLINS AVE UNIT 3101	MIAMI BEACH	FL	33141
¢	GRAHAM GUND	5 LOWELL ST	CAMBRIDGE	MA	02138
ę	STANLEY J WACHTENHEIM	41 BASSETT ST	PROVIDENCE	RI	02903
L	LIZBETH KRUPP	7 WOODCHESTER DR	CHESTNUT HILL	MA	02467
F	PAMELA LIEBMAN	9 STRATFORD CT	WARREN	NJ	07059
¢	GRIMSUR LLC	6899 COLLINS AVE UNIT 904	MIAMI BEACH	FL	33141
C	DANIEL WALLEN TRS	101 PLEASANT RIDGE RD	HARRISON	NY	10528
F	RD2 MIAMI LLC	38 FRANKLIN RD	SCARSDALE	NY	10583
J	JUDITH YAVITZ TRS	3 LARCH LN	LARCHMONT	NY	10538
E	ELVEA CAPITAL SARL	116 JOHN ST APT 1313	NEW YORK	NY	10038
F	ROGER ABBOUD	10910 NW 92ND TER	MEDLEY	FL	33178
J	JOHN C & JULIE A HEINMILLER	7317 AUTO CLUB RD	BLOOMINGTON	MN	55438
ę	SQUIRE HURST & HURST S GREGORY	3 FERNWOOD CT	EAST BRUNSWICK	NJ	08816
ŝ	SUSAN M BLANK	400 12TH ST APT 10C	NEW YORK	NY	10014
ŝ	SUSAN R GOLDSTEIN	1930 BROADWAY APT 27G	NEW YORK	NY	10023
(GEQ INVESTMENTS LLC	6899 COLLINS AVE UNIT 1803	MIAMI BEACH	FL	33141
F	PETA 1902 LLC	6899 COLLINS AVE UNIT 1902	MIAMI BEACH	FL	33141
ę	STARS RESIDENCE II LLC	11 BIRCHALL DR	SCARSDALE	NY	10583
ł	KAMRAN T ELGHANAYAN	387 PARK AVE S FL 7	NEW YORK	NY	10016
(GERALD BREGMAN	6899 COLLINS AVE UNIT 403	MIAMI BEACH	FL	33141
(CAROLEE FRIEDLANDER	19 E ELM ST	GREENWICH	СТ	06830
ę	SLC PROPERTY CORP	2000 PONCE DE LEON BLVD # 617	CORAL GABLES	FL	33134
I	NEW ENG INTERNATIONAL LLC	1627 BRIKELL AVE APT 2803	MIAMI	FL	33129
(GUY BENHAMOU	606 S OLIVE ST STE 2150	LOS ANGALES	CA	90014
1	LUDIX CORP	1925 BRICKELL AVE STE D205	MIAMI	FL	33129
-	THOMAS N SZABO	66 LEONARD ST APT 8D	NEW YORK	NY	10013
	TURIN GLOBAL INVESTMENTS LTD	90 ALMERIA AVE	CORAL GABLES	FL	33134

CARLOS MURILLO URIBE JUAN	6899 COLLINS AVE UNIT 1503	MIAMI BEACH	FL	33141
OUR BEACH 10 INC	1000 BRICKELL AVE STE 215	MIAMI	FL	33131
JAMES P & DENISE M GEORGE	3570 ERIE DR	ORCHARD LAKE	MI	48324
ARMANDO RODRIGUEZ	965 MIDLAND AVE	YONKERS	NY	10704
REDCLIFF SQUARE LLC	6899 COLLINS AVE UNIT 1903	MIAMI BEACH	FL	33141
ELAINE SAMSON	41 TUDOR CT	MARLTON	NJ	08053
RICHARD LIPSKY	6899 COLLINS AVE UNIT 2103	MIAMI BEACH	FL	33141
MIA 2203 LLC	6899 COLLINS AVE UNIT 2203	MIAMI BEACH	FL	33141
MELIMMERGUT	6899 COLLINS AVE UNIT 2303	MIAMI BEACH	FL	33141
STUDIO CV INC	6899 COLLINS AVE UNIT 2403	MIAMI BEACH	FL	33141
RASIKARAN & JHANSI BOAZ	6799 COLLINS AVE APT 1702	MIAMI BEACH	FL	33141
CR 2803 LLC	120 E END AVE # 17-B	NEW YORK	NY	10028
FL 6801 COLLINS NORTH LLC	1271 AVENUE OF THE AMERICAS FL 46	NEW YORK	NY	10020
MZ CAPITAL HOLDINGS LLC	333 GREEWICH ST	NEW YORK	NY	10013
ENVIRENOV CANYON LLC	90 ALTON RD	MIAMI BEACH	FL	33139
MONICA GREIDINGER	6899 COLLINS AVE UNIT 1104	MIAMI BEACH	FL	33141
COLLINS 1204 LLC	12300 SOUTHSHORE BLVD STE 200	WELLINGTON	FL	33414
JOHN SHEA	5233 MONUMENT AVE UNIT 3C	RICHMOND	VA	23226
REGINA BEHAR	1570 STILLWATER DR	MIAMI BEACH	FL	33141
WILLIAM J UHRIG	6899 COLLINS AVE UNIT 1604	MIAMI BEACH	FL	33141
RICHARD & VIRGINIA SCOZA	30 OAKLAWN DR	COMMACK	NY	11725
TIFFANY M FIELD TRS	2889 MCFARLANE RD UNIT 1902	MIAMI	FL	33133
BART KAVANAUGH TRS	6899 COLLINS AVE UNIT 2004	MIAMI BEACH	FL	33141
MASSUD LLC	11402 NW 41ST ST STE 202	DORAL	FL	33178
ELZBIETA PRUSZYNSKA	6899 COLLINS AVE UNIT 2204	MIAMI BEACH	FL	33141
MATTHEW LEEBOW	60 HAMLET CT	CLEVELAND	он	44108
KARL DANNENBAUM	6899 COLLINS AVE UNIT 2404	MIAMI BEACH	FL	33141
KARL J WALL	700 1ST AVE S	TIERRA VERDE	FL	33715
ROBERT GRAIFMAN	6899 COLLINS AVE UNIT 2604	MIAMI BEACH	FL	33141
HENRY OPATUT	6899 COLLINS AVE UNIT 2804	MIAMI BEACH	FL	33141
CR2904 HOLDINGS LLC	6899 COLLINS AVE UNIT 2904	MIAMI BEACH	FL	33141
ASK FLORIDA LLC	21 LAW DR	FAIRFIELD	NJ	07004
DAVID & JENNIFER W PURITZ	39 HARRISON ST	NEW YORK	NY	10013
LUIS A OBERTO	255 E 74TH ST APT 19A	NEW YORK	NY	10021
MARTA A WITER TRS	89 EDISON AVE	MOUNT VERNON	NY	10550
SAMUEL MANDEL	6899 COLLINS AVE UNIT 3504	MIAMI BEACH	FL	33141
FL 6801 COLLINS N LLC	1271 AVENUE OF THE AMERICAS FL 46	NEW YORK	NY	10020
NORA E DELGADO	6899 COLLINS AVE UNIT 405	MIAMI BEACH	FL	33141
J & B RANCHO MIAMI LLC	1600 S OCEAN DR APT 2D	HOLLYWOOD	FL	33019
BOTUCATU CORP	1110 BRICKELL AVE STE 310	MIAMI	FL	33131
RENE J VALVERDE	460 LEUCADENDRA DR	CORAL GABLES	FL	33156
CARILLON BEACH NORTH 1605 LLC	5451 PINE TREE DR	MIAMI BEACH	FL	33140
FAREECHA I KHAN	10416 VAN PATTEN LN	GREAT FALLS	VA	22066
MILAGROS C CASTILLO	6899 COLLINS AVE UNIT 1805	MIAMI BEACH	FL	33141
CARMEN C LAURIA	6899 COLLINS AVE UNIT 1905	MIAMI BEACH	FL	33141
CANYON RANCH N2005 INC	6899 COLLINS AVE UNIT 2005	MIAMI BEACH	FL	33141

JANE COE STOKER TRS	6899 COLLINS AVE UNIT 606	MIAMI BEACH	FL	33141
706 CARILLON INVESTMENTS INC	2699 S BAYSHORE DR STE 300	MIAMI	FL	33133
MISTRAL AMERICAS LLC	225 CANNON CT E	PONTE VEDRA BEACH	FL	32082
CARILLON BEACH LL NERI	6899 COLLINS AVE UNIT 1006	MIAMI BEACH	FL	33141
GHASSAN ABBOUD	6100 SW 92ND ST	ΜΙΑΜΙ	FL	33156
TIMOTHY M HOGLE	720 NE 68TH ST APT 19N	ΜΑΜΙ	FL	33138
BENEDICT SILVERMAN	6899 COLLINS AVE UNIT 1406	MIAMI BEACH	FL	33141
ADAMAR CORP	1060 BRICKELL AVE APT 1805	ΜΙΑΜΙ	FL	33131
BRIAN PERKINS	160 W 66TH ST APT 57B	NEW YORK	NY	10023
HELENE FORTUNOFF	6899 COLLINS AVE UNIT 1706	ΜΙΑΜΙ	FL	33141
ROTINA MIAMI INC	1401 BRICKELL AVE STE 520	ΜΙΑΜΙ	FL	33131
JOSE REYES ROJAS RODOLFO	465 BRICKELL AVE APT 5605	MIAMI	FL	33131
PALM ASHLEY G	6899 COLLINS AVE UNIT 2006	MIAMI BEACH	FL	33141
METSER RAM	PO BOX 147	WABAN	MA	02468
2206 CORP TRUST	6899 COLLINS AVE UNIT 2206	MIAMI BEACH	FL	33141
RANI KHURANA SEEMA	6899 COLLINS AVE UNIT 707	MIAMI BEACH	FL	33141
ALEXANDRE PEREZ	70 SHERWOOD AVE	GREENWICH	ст	06831
CANDACE MAHER-WALSH TRS	1330 W 29TH ST	MIAMI BEACH	FL	33140
ERNEST GAMBARO	5550 LAGORCE DR	MIAMI BEACH	FL	33140
ISABELI B FONTANA	6899 COLLINS AVE UNIT 1104	MIAMI BEACH	FL	33141
EDUARDO FERRAZ DO AMARAL BODRA	6899 COLLINS AVE UNIT 1207	MIAMI BEACH	FL	33141
LISA MARCUS	6899 COLLINS AVE UNIT 1707	MIAMI BEACH	FL	33141
OCEAN FANTASY DEVELOPMENT LTD	6899 COLLINS AVE UNIT 1807	MIAMI BEACH	FL	33141
MANBIR N SINGH	480 PARK AVE APT 12C	NEW YORK	NY	10022
SUN RESIDENCE LLC	PO BOX 147	WABAN	MA	02468
BENOIT R PIUSSAN	6899 COLLINS AVE UNIT 2307	MIAMI BEACH	FL	33141
JERALD SIEGEL	6899 COLLINS AVE UNIT 2407	MIAMI BEACH	FL	33141
ANTONIO C ALVAREZ	200 CHESTNUT ST	ENGLEWOOD	NJ	07631
ANN WEINER	5 CHARMERS LNDG	WESTPORT	СТ	06880
LMT PROPERTIES LLC	2 GREENWICH OFFICE PARK STE	GREENWICH	СТ	06831
CR 2807 LLC	30 HOMEWOOD DR	MORRISTOWN	NJ	07960
STEVEN & DARYL ROTH	770 PARK AVE APT 7TH	NEW YORK	NY	10021
DIOS MANDA LLC	9520 HARDING AVE STE 2	SURFSIDE	FL.	33154
MARIA AUGUSTA MIRANDA	6899 COLLINS AVE UNIT 808	MIAMI BEACH	FL	33141
AD ASTRA ENTERPRISES LLC	20801 BISCAYNE BLVD STE 501	AVENTURA	FL	33180
JOSEPHINE PALLANTE	6 ALLARD RD	BAYVILLE	NJ	08721
MISKKA CORP	2875 NE 191ST STE 801	AVENTURA	FL	33180
BRUCE M STACNENFELD	29 ROLLING HILL DR	CHATHAM	NJ	07928
POPOV ALEXANDER	6899 COLLINS AVE UNIT 1508	MIAMI BEACH	FL	33141
JOHN R RHINELANDER	8 LOANTAKA LN N	MORRISTOWN	NJ	07960
SS CANYON RANCH LLC	25 SUTTON PI S APT 19G	NEW YORK	NY	10022
HOWARD J VOGEL	6899 COLLINS AVE UNIT 1808	MIAMI BEACH	FL	33141
TRACEY HUNTER	725 NE 125TH ST	NORTH MIAMI	FL	33161
HARRY W & HIROKO S LANGE	6899 COLLINS AVE UNIT 2008	MIAMI BEACH	FL	33141
CYNTHIA S FERRAL TRS	6899 COLLINS AVE UNIT 2108	MIAMI BEACH	FL	33141
MARTIN MARRON	121 W 85TH ST	NEW YORK	NY	10024

STUART FRANKEL TRS	6899 COLLINS AVE UNIT 2308	MIAMI BEACH	FL	33141
DARYL ROTH	888 7TH AVE FL 46	NEW YORK	NY	10106
PAUL & MARGARITA SPRAGUE	6899 COLLINS AVE UNIT 2608	MIAMI BEACH	FL	33141
GRAHAM GUND	5 LOWELL ST	CAMBRIDGE	MA	02138
DARYL ROTH	770 PARK AVE APT 7TH	NEW YORK	NY	10021
NEW PETROBAL LLC	6899 COLLINS AVE UNIT 709	MIAMI BEACH	FL	33141
DINA HOROWITZ	1662 E 28TH ST	BROOKLYN	NY	11229
RICHARD A & MAHA SHELALA	8 HICKORY LN	GLEN COVE	NY	11542
LIHO PROPERTIES LLC	191 BEALE ST	MEMPHIS	TN	38103
NEIL ALAN SIMMONS	550 HILL GROVE RD	MANAKIN SABOT	VA	23103
ROBERT L PINCUS	79 LAIGHT ST APT 3F	NEW YORK	NY	10013
BENEDICT SILVERMAN	201 NE 1ST AVE	DELRAY BEACH	FL	33444
MATTHEW STAPEN	15 W 20TH ST APT 8A	NEW YORK	NY	10011
ALEX ZATUCHNY	6899 COLLINS AVE UNIT 1609	MIAMI BEACH	FL	33141
HELENE FORTUNOFF	6899 COLLINS AVE UNIT 1709	MIAMI BEACH	FL	33141
HOWARD J & AMY P VOGEL	2127 BRICKELL AVE APT 1002	ΜΙΑΜΙ	FL	33129
KENNETH COHEN	6899 COLLINS AVE UNIT 1909	MIAMI BEACH	FL	33141
PETER A SOHIER TRS	6899 COLLINS AVE UNIT 2009	MIAMI BEACH	FL	33141
KORINA INVEST LTD	20801 BISCAYNE BLVD STE 501	AVENTURA	FL	33180
TEEPEE TOWN HOLDINGS LLC	666 OLD COUNTRY RD	GARDEN CITY	NY	11530
LINCOLN 255 HOLDINGS LLC	437 HIGHVIEW RD	ENGLEWOOD	NJ	07631
VISOSAN CORPORATION	5210 SW 201 ST TER	SOUTHWEST	FL	33332
SUN RESIDENCE LLC	PO BOX 147	RANCHES WABAN	MA	02468
NEW ENG INTERNATIONAL LLC	1627 BRIKELL AVE APT 2803	MIAMI	FL	33129
FAHRIE EDELSON GLENN	35 PARK AVE APT 4G	NEW YORK	NY	10016
DAVID SORIA	950 PENINSULA CORPORATE CIR	BOCA RATON	FL	33487
A RATNER CAROL TRUST	STE 2000 621 WINDSOR PKWY	ATLANTA	GA	30342
POMEROY DELAWARE INVST #2 LLC	5480 CORPORATE DR STE 230	TROY	MI	48098
HELENE FORTUNOFF	68 KENSINGTON CIR	MANHASSET	NY	11030
MARVEL ADVISORY LTD	6899 COLLINS AVE UNIT 1810	MIAMI BEACH	FL	33141
HERCULES SACCHI	R DR JOSE VICENTE 684	MCGRAW	NY	13101
GRANDSON 3 LLC	6899 COLLINS AVE UNIT 2010	MIAMI BEACH	FL	33141
FAUNA & FLORA PROPERTIES LLC	6899 COLLINS AVE UNIT 2110	MIAMI BEACH	FL	33141
JOHN R ROTTKAMP	6899 COLLINS AVE UNIT 2210	MIAMI BEACH	FL	33141
DARYL ROTH	888 7TH AVE FL 46	NEW YORK	NY	10106
ANTONIO C ALVAREZ	200 CHESTNUT ST	ENGLEWOOD	NJ	07631

27 02-32-11-001-0580 28 02-32-11-001-0590	26 02-32-11-001-0550	25 02-32-11-001-0520	24 02-32-11-001-0480	23 02-32-11-001-0470	22 02-32-11-001-0460	21 02-32-11-001-0450	20 02-32-11-001-0440	19 02-32-11-001-0430	18 02-32-11-001-0400	17 02-32-11-001-0390	16 02-32-11-001-0380	15 02-32-11-001-0370	14 02-32-11-001-0300	13 02-32-11-001-0290	12 02-32-11-001-02/0	11 02-32-11-001-0260	10 02-32-11-001-0250	9 02-32-11-001-0240	8 02-32-11-001-0230	7 02-32-11-001-0220	6 02-32-11-001-0210	5 02-32-11-001-0200	4 02-32-11-001-0110	3 02-32-11-001-0090	2 02-32-11-001-0060	1 02-32-11-001-0050	# Folio #	-
6940 ABBOTT AV	6860 ABBOTT AV	6855 BYRON AV	300 69 ST	6882 HARDING AV	6880 HARDING AV	6868 HARDING AV	6860 HARDING AV	6854 HARDING AV	6871 ABBOTT AV	6877 ABBOTT AV	350 69 ST	6940 HARDING AV	331 69 81	6945 ABBUILAV	6944 CULLINS AV	6930 COLLINS AV	6928 COLLINS AV	6900 COLLINS AV	6916 COLLINS AV	6921 HARDING AV	6929 HARDING AV	a dimensional management of the second of th	6871 HARDING AV	6876 COLLINS AV	6899 CULLINS AV	6901 COLLINS AV	Address	
SOUTHERN BELL TEL & SOUTHERN BELL TEL & TEL CO	HIGH LECHNOLOGY SET HIGH LECHNOLOGY SERVICES INC				- G	EVANGELINA BORREGO	6860 HARDING AVE LLC 6860 HARDING AVE LLC			and the product of the		and a construction		ALFA NUUSE INCOMPOR ALLA INCOL INCOLUSION ON THE		GOLDEN MILE SHOFT ES OCCUEN MILE SHOFT ES TO	COLDEN MILE SHOPPES GOLDEN MILE SHOPPES INC			BAYROCK INVICETMENT CO	RENEGADE REALTY TRUKENEGADE REALTY TRUST LEC		. 1	Q	NOR IN DEACH DEVILLO INCLUTIONS AVELLO & IDEN BIGGS &	NOBTU BEACH DEVIIC NOBTH REACH DEVIIC		Comment Views E-11 Owners Commany Name
ATLANTIC HGTS PB 9-14	11 53 42	ATLANTIC HETS PR 9-14	11 53 42	11 53 42		ATI ANTIC HETS CORR PL PB 9-14		ATI ANTIC HEIGHTS CORP PI	ATLANTIC HETS COBR PL PR 9-14	ATI ANTIC HEIGHTS CORR PL	ATI ANTIC HGTS CORR PL PB 9-14	ATI ANTIC HGTS CORR PL PB 9-14	ATLANTIC HGTS CORR PL PB 9-14	ATLANTIC HGTS CORR PL PB 9-14	ATLANTIC HGTS CORR PL PB 9-14	11 53 42		ATLANTIC HGTS CORR PL PB 9-14	1 LUC TEACHER AND			ATI ANTIC HETS CORP DI PR 9-14	14 53 A9	ATLANTIC HGTS CORR PL PB 9-14	ATI ANTIC HGTS CORR PL	ATLANTIC HEIGHTS CORRECTED PLAT	11 53 42	Legal Description 1
LOTS 1-2-11 & 12 BLK H	ATLANTIC HGTS PB 9-14	LOT 8 BLK G	ATLANTIC HGTS CORR PLAT PB 9-14	ATLANTIC HGTS CORR PL PB 9-14	ATLANTIC HGTS CORR PL PB 9-14	LOT 10 BLK F	ATLANTIC HGTS CORR PL PB 9-14	PB 9-14	LOT 7 BLK F	PB 9-14	LOT 3 & S1/2 LOT 2 BLK F	LOT 1 & N1/2 LOT 2 BLK F	LOTS 11 & 12 BLK E	LOT 2 & LOT 3 LESS W2FT & LOTS 4	LOT 1 BLK E	ATLANTIC HGTS CORR PL PB 9-14	LOTS 11 & 12 BLK D	LOT 10 BLK D	ATLANTIC HGTS CORR PL PB 9-14	ATLANTIC HGTS CORR PL PB 9-14	ATLANTIC HGTS CORR PL PB 9-14	LOT 3 BLK D	ATLANTIC HGTS CORR PL PB 9-14	LOTS 3 & 4 BLK C	PB 9-14	PB 9-14	ATLANTIC HGTS CORR PL PB 9-14	Legal Description 2
LOT SIZE 200.000 X 125	LOT 11 & 12 BLK G	LOT SIZE 50.000 X 123	LOTS 5 & 6 BLK G	LOT 12 BLK F	LOT 11 BLK F	LOT SIZE 50.000 X 125	LOT 9 BLK F	LOT 8 BLK F	LOT SIZE 50.000 X 125	LOT 4 BLK F	LOT SIZE 75.000 X 123	APT 1 & 6 350-69 ST	LOT SIZE 100.000 X 125	TO 6 INC BLK E	LOT SIZE 50.000 X 123	LOT 12 BLK D	LOT SIZE 100.000 X 125	LOT SIZE 50.000 X 125	LOTS 5 TO 8 INC BLK D	E20FT OF LOT 4 & ALL LO	W105FT LOT 4 BLK D	LOT SIZE 50.000 X 125	LOTS 1 & 2 BLK D	LOT SIZE 100.000 X 125	LOTS 1 & 2 & LOTS 5 THF	LOTS 1 THRU 6 BLK B LE	LOTS 5 & 6 BLK A	Legal Descriptio

36 02-32-11-002-0930	35 02-32-11-002-0310				31 02-32-11-002-0880	30 02-32-11-002-0870	29 02-32-11-002-0860	28 UZ-32-11-002-0000	21 02-32-11-002-0040	27 02 22 11 202 2000	20 02-32-11-002-0020		24 02 22 11 202 000		00 10-200-11-20-20 12	21 02 22-11-002-07 00	20 02 22 11 202 07 10	10 02-32-11-002-0701			18 02-32-11-002-0660	15 03 33 11 002 0850	14 03 33 11-002-0030	0200-200-11-20-20 21	10 02-32-11-002 0000	0000-200-11-20-20	10 000 11 1-20-20 B	8 02-32-11-002-0500			6 02 02 11 002 0000	5 02-32-11-002-0550	4 02-32-11-002-0020	2 02-32-11-002-0310		# Folio #
300 71 ST CITY NATIONAL BANK OF FLORID. CITY NATIONAL BANK OF FLORIDA	6973 HARDING CITY NATI BANK OF FLORIDA % F CITY NATL BANK OF FLORIDA	÷	MARIA CAMARAZA	6961 ABBOTT GUZO REALTY INC GUZO REALTY INC	326 71 ST CITY NATL BNK OF MIAMI % FINALCITY NATL BNK OF MIAMI			1	CITY NATI BNK OF MIAMI % FINALCITY NATI BNK OF MIAMI		ENTS INC			6953 FARDING INVESTMENT OF SURFSI ELYSEE INVESTMENT OF SURFSIDE INC	MODERN MORI D INVESTMENTS	Z Z C			6984 COLLING FLYSEF INVESTMENT ENTERPRIE ELYSEE INVESTMENT ENTERPRIESES			RICHARDS CAPITAL TD C/O VICT					7191 HARDING AHM ADVISORS ITC AHM ADVISORS LLC	CASA GRANDE SHOPPING CENTE CASA GRANDE SHOPPING CENTER LLC	CASA GRANDE CHOPTING CENTE CASA GRANDE SHOPPING CENTER LLC	CASA GDANDE SHOPPING CENTE	1	TIES INC E	DING 7130 HARDING AVE LLC 7130 HARDING AVE LLC	301 71 ST REACH LEGAL PROPERTIES INC BEACH LEGAL PROPERTIES INC	- NC VENTURE INC & ALLOSA CON	Address Owner Name - Full Owners Company Name
		NORMANDY BEACH SOUTH PB 21-54	11 53 42	NORMANDY BEACH SOUTH PB 21-54		NORMANDY BEACH SOUTH DB 31-54	NOPMANINY REACH SOLITH PR 21-54	NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54		NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54		NORMANDY BEACH SOUTH PB 21-54	11 53 42	11 53 42	11 53 42	11 53 42	11 53 42				NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54	11 53 42	NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54	NORMANDY BEACH SOUTH PB 21-54	Legal Description 1 NORMANDY BEACH SOUTH PB 21-54
LOTS 17 & 18 BLK 12	LOT 16 BLK 12	LOTS 13-15 INC BLK 12	NORMANDY BEACH SOUT				1 OT 3 BLK 12	LOT 2 BLK 12	LOT 1 BLK 12	LOTS 11 & 12 BLK 11	LOT 10 BLK 11	LOT 9 BLK 11	LOT 8 BLK 11	LOT 7 BLK 11	LOT 6 BLK 11	LOT 5 BLK 11	LOTS 1 & 2 BLK 11	NORMANDY BEACH SOUTI LOT 3 BLK 10 PB 21-54	NORMANDY BEACH SOUTI PB 21-54	NORMANDY BEACH SOUT	NORMANDY BEACH S PB 2 LOT 12 BLK 8	NORMANDY BEACHSOUTH LOT 11 BLK 8	LOT 10 BLK 8	LOT 9 BLK 8	LOTS 7 & 8 BLK 8	LOTS 5 & 6 BLK 8	LOT 4 BLK 8	LOT 3 BLK 8	LOT 2 BLK 8	LOT 1 BLK 8	NORMANDY BEACH SOUTI LOT 18 BLK 7	LOT 17 BLK 7	LOT 16 BLK 7	LOTS 13 THRU 15 BLK 7	LOT 12 BLK 7	LOTS 9-11 INC BLK 7
LOT SIZE 125 X 101	LOT SIZE 50.000 X 125	LOT SIZE 150.000 X 125				1 OT SIZE 50,000 X 120	LOT SIZE 50.000 X 120	LOT SIZE 50.000 X 120	LOT SIZE 120 X 51	LOT SIZE 101.400 X 125	LOT SIZE 50.000 X 125	LOT SIZE 50.000 X 125	LOT SIZE 50.000 X 125	LOT SIZE 50.000 X 125	LOT SIZE 50.000 X 125	LOT SIZE 50.000 X 125	LOT SIZE 125.000 X 101	TI LOT 3 BLK 10 PB 21-54	TI PB 21-54	NORMANDY BEACH SOUTI LOTS 1 & 2 CASINO SITE BLK 10	2 LOT 12 BLK 8	TF LOT 11 BLK 8	LOT SIZE 50.000 X 125	LOT SIZE 50.000 X 125	LOT SIZE 101.400 X 125	LOT SIZE 125.000 X 101	LOT SIZE 50.000 X 125	LOT SIZE 50.000 X 125	LOT SIZE 50.000 X 125	LOT SIZE 50.000 X 125	TI LOT 18 BLK 7	LOT SIZE 50.000 X 125	LOT SIZE 50.000 X 125	OR 16599-0811 1294 2 (2)	LOT SIZE 25.000 X 91	LOT SIZE 6855 SQUARE FEET

02-32-11-022-0500 7135 COLLINS 02-32-11-022-0510 7135 COLLINS 02-32-11-022-0520 7135 COLLINS 02-32-11-022-0530 7135 COLLINS 02-32-11-022-0560 7135 COLLINS 02-32-11-022-0560 7135 COLLINS 02-32-11-022-0560 7135 COLLINS 02-32-11-022-0570 7135 COLLINS 02-32-11-022-0570 7135 COLLINS	42 02-32-11-022-0410 7135 COLLINS AV 515 43 02-32-11-022-0420 7135 COLLINS AV 516 44 02-32-11-022-0430 7135 COLLINS AV 521 45 02-32-11-022-0430 7135 COLLINS AV 523 47 02-32-11-022-0450 7135 COLLINS AV 523 48 02-32-11-022-0460 7135 COLLINS AV 524 48 02-32-11-022-0470 7135 COLLINS AV 525 49 02-32-11-022-0480 7135 COLLINS AV 525 50 02-32-11-022-0490 7135 COLLINS AV 526	30 02-32-11-022-0290 7135 COLLINS AV 435 31 02-32-11-022-0300 7135 COLLINS AV 436 32 02-32-11-022-0300 7135 COLLINS AV 501 33 02-32-11-022-0320 7135 COLLINS AV 503 34 02-32-11-022-0330 7135 COLLINS AV 503 35 02-32-11-022-0300 7135 COLLINS AV 504 36 02-32-11-022-0300 7135 COLLINS AV 505 37 02-32-11-022-0300 7135 COLLINS AV 506 37 02-32-11-022-0300 7135 COLLINS AV 506 38 02-32-11-022-0300 7135 COLLINS AV 506 39 02-32-11-022-0300 7135 COLLINS AV 511 39 02-32-11-022-0300 7135 COLLINS AV 512 40 02-32-11-022-0300 7135 COLLINS AV 513 41 02-32-11-022-0400 7135 COLLINS AV 514	7135 COLLINS 7135 COLLINS	# Folia # Address 1 02-32-11-022-0001 7135 COLLINS AV 2 02-32-11-022-0010 7135 COLLINS AV 331 3 02-32-11-022-0020 7135 COLLINS AV 332 4 02-32-11-022-0030 7135 COLLINS AV 333 5 02-32-11-022-0040 7135 COLLINS AV 334 6 02-32-11-022-0060 7135 COLLINS AV 335 7 02-32-11-022-0060 7135 COLLINS AV 336 8 02-32-11-022-0060 7135 COLLINS AV 336 9 02-32-11-022-0070 7135 COLLINS AV 403 9 02-32-11-022-0090 7135 COLLINS AV 404 10 02-32-11-022-0000 7135 COLLINS AV 404 11 02-32-11-022-0000 7135 COLLINS AV 404
SHIRLEY MART SHIRLEY MARTINELLI TRS EST MARIA EUGENI AIDA AWAD JTF IDOLIDIA RODR LOUIS LAPIETR ALEX S RUIZ ARMANDO Z BC RODOLFO BARI AL CATHALL	GELENA LESCAIL BURLEIGH GERMAN DE AF BURLEIGH JUAN RAPOSO BURLEIGH BURLEIGH HOUSE CONDOMINIUI BURLEIGH BURLEIGH			Owner Name - Ful Owners Company Name REFERENCE OI LUIS D REY ADRIAN VICTOF APATAIA CORP BURLEIGH HOU BURLEIGH HOUSE CONDO INC ALEXANDER BE OMAR JUEZ DU JORGE E PADR ISABEL VITERI ADALBERTO PL MIGUEL GUTIEF
O BURLEIGH HOUSE CONDO BURLEIGH HOUSE CONDO	HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE		HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE	Legal Description 1 BURLEIGH HOUSE CONDO BURLEIGH HOUSE CONDO
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1 COLLINS HOLDINGS LLC BURLEIGH HOUSE CONDO 11 COLLINS HOLDINGS LLC BURLEIGH HOUSE CONDO		HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE HOUSE	KEVINBLACKIE LLC BURLEIGH HOUSE CO BURLEIGH HOUSE CO
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51 02:32:11-026-0500 6969 COLLINS AV 608 INA ILVINSI AR WORK LONGE 52 02:32:11-026-0500 6969 COLLINS AV 609 IEGO VENTURES LLC 53 02:32:11-026-0520 6969 COLLINS AV 609 MICHAEL D ANNUNZIO TF 54 02:32:11-026-0520 6969 COLLINS AV 601 MICHAEL D ANNUNZIO TF 54 02:32:11-026-0520 6969 COLLINS AV 611 SAPARI I INC 56 02:32:11-026-0540 6969 COLLINS AV 612 MICHAEL D'ANNUNZIO & 57 02:32:11-026-0550 6969 COLLINS AV 614 CHARELS CATALANO TRS 57 02:32:11-026-0560 6969 COLLINS AV 701 DEBRA SNYDER ELLEN H 58 02:32:11-026-0570 6969 COLLINS AV 702 ELOSOL 2341 LLC 59 02:32:11-026-0580 6969 COLLINS AV 702 ELOSOL 2341 LLC 60 02:32:11-026-0590 6969 COLLINS AV 703 CARLOS R ACOSTA & WD 61 02:32:11-026-0590 6969 COLLINS AV 704 MAURICE J KAFATI BATAI 62 02:32:11-026-0510 6969 COLLINS AV 705 MIRTA MASVIDAL 62 02:32:11-026-0510 6969 COLLINS AV 705 MIRTA MASVID	02-32-11-026-0430 6969 COLLINS AV 601 02-32-11-026-0430 6969 COLLINS AV 602 02-32-11-026-0440 6969 COLLINS AV 603 02-32-11-026-0450 6969 COLLINS AV 604 02-32-11-026-0450 6969 COLLINS AV 605 02-32-11-026-0470 6969 COLLINS AV 606 02-32-11-026-0480 6969 COLLINS AV 606 02-32-11-026-0480 6969 COLLINS AV 606	32 02-32-11-026-0310 6969 COLLINS AV 503 MYRTA MARTINEZ JTRS / ARXING 33 02-32-11-026-0320 6969 COLLINS AV 504 RICHARD MISLOV ANASTL ARXING 34 02-32-11-026-0330 6969 COLLINS AV 505 BINLIANO DENTICO JANSTL ARXING 35 02-32-11-026-0330 6969 COLLINS AV 506 JOSEFINA M CRUAVYAS 36 02-32-11-026-0350 6969 COLLINS AV 507 ALEJANDRA SLATAPOLSP 37 02-32-11-026-0350 6969 COLLINS AV 507 ALEJANDRA SLATAPOLSP 37 02-32-11-026-0360 6969 COLLINS AV 507 ALEJANDRA SLATAPOLSP 38 02-32-11-026-0370 6969 COLLINS AV 507 ALEJANDRA SLATAPOLSP 39 02-32-11-026-0380 6969 COLLINS AV 510 GILDA POMARES 39 02-32-11-026-0380 6969 COLLINS AV 511 ROBERTO GARCIA TRS R 40 02-32-11-026-0490 6969 COLLINS AV 511 ROBERTO GARCIA TRS R 41 02-32-11-026-0490 6969 COLLINS AV 511 RAZRO A RAMIREZ ROSI 42 02-32-11-026-0490 6969 COLLINS AV 514 IAA MILLMAN 42 02-32-11-026-0490 6969 COLLINS AV 515 <th>1-026-0170 6969 COLLINS AV 403 1-026-0180 6969 COLLINS AV 405 1-026-0200 6969 COLLINS AV 405 1-026-0220 6969 COLLINS AV 406 1-026-0220 6969 COLLINS AV 406 1-026-0230 6969 COLLINS AV 408 1-026-0230 6969 COLLINS AV 409 1-026-0250 6969 COLLINS AV 410 1-026-0250 6969 COLLINS AV 411 1-026-0250 6969 COLLINS AV 411 1-026-0250 6969 COLLINS AV 411 1-026-0250 6969 COLLINS AV 411 1-026-0250 6969 COLLINS AV 415 1-026-0250 6969 COLLINS AV 415</th> <th>Address F 6969 COLLINS AV F 6969 COLLINS AV 301 N 6969 COLLINS AV 302 F 6969 COLLINS AV 303 N 6969 COLLINS AV 303 N 6969 COLLINS AV 303 N 6969 COLLINS AV 304 N 6969 COLLINS AV 305 S 6969 COLLINS AV 306 S 6969 COLLINS AV 306 S 6969 COLLINS AV 307 S 6969 COLLINS AV 308 S 6969 COLLINS AV 309 A 6969 COLLINS AV 309 S 6969 COLLINS AV 309 A 6969 COLLINS AV 301 I 6969 COLLINS AV 310 I 6969 COLLINS AV 311 I 6969 COLLINS AV 311 I 6969 COLLINS AV 314 S 6969 COLLINS AV 315 I 6969 COLLINS AV 314 S 6969 COLLINS AV 315 I 6969 COLLINS AV 314 S 6969 COLLINS AV 315 I 6969 COLLINS AV 316 I 6969 COLLINS A</th>	1-026-0170 6969 COLLINS AV 403 1-026-0180 6969 COLLINS AV 405 1-026-0200 6969 COLLINS AV 405 1-026-0220 6969 COLLINS AV 406 1-026-0220 6969 COLLINS AV 406 1-026-0230 6969 COLLINS AV 408 1-026-0230 6969 COLLINS AV 409 1-026-0250 6969 COLLINS AV 410 1-026-0250 6969 COLLINS AV 411 1-026-0250 6969 COLLINS AV 411 1-026-0250 6969 COLLINS AV 411 1-026-0250 6969 COLLINS AV 411 1-026-0250 6969 COLLINS AV 415 1-026-0250 6969 COLLINS AV 415	Address F 6969 COLLINS AV F 6969 COLLINS AV 301 N 6969 COLLINS AV 302 F 6969 COLLINS AV 303 N 6969 COLLINS AV 303 N 6969 COLLINS AV 303 N 6969 COLLINS AV 304 N 6969 COLLINS AV 305 S 6969 COLLINS AV 306 S 6969 COLLINS AV 306 S 6969 COLLINS AV 307 S 6969 COLLINS AV 308 S 6969 COLLINS AV 309 A 6969 COLLINS AV 309 S 6969 COLLINS AV 309 A 6969 COLLINS AV 301 I 6969 COLLINS AV 310 I 6969 COLLINS AV 311 I 6969 COLLINS AV 311 I 6969 COLLINS AV 314 S 6969 COLLINS AV 315 I 6969 COLLINS AV 314 S 6969 COLLINS AV 315 I 6969 COLLINS AV 314 S 6969 COLLINS AV 315 I 6969 COLLINS AV 316 I 6969 COLLINS A
F FEGO VENTURES LLC	8 8 NATIONSTAR MORTGAGE LLC		CANDRES INVESTMENTS 2 LLC	Owners Company Name
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134 02-32-11-026-1330 6969 COLLINS AV 1207 EUVARUD SCHARLES CATALANO TR 136 02-32-11-026-1340 6969 COLLINS AV 1209 ELA E WAGNERMAN 137 02-32-11-026-1350 6969 COLLINS AV 1209 ELA E WAGNERMAN 137 02-32-11-026-1360 6969 COLLINS AV 1210 ANTONIO CRESPI & WADI 138 02-32-11-026-1370 6969 COLLINS AV 1210 ANTONIO CRESPI & WADI 138 02-32-11-026-1380 6969 COLLINS AV 1210 ANTONIO CRESPI & WADI 140 02-32-11-026-1380 6969 COLLINS AV 1211 JOSE H RAMUDO & WDOF 141 02-32-11-026-1400 6969 COLLINS AV 1212 WOLF INVESTMENTS LLC 142 02-32-11-026-1410 6969 COLLINS AV 1215 FERRA MAR LLC 143 02-32-11-026-1410 6969 COLLINS AV 1401 ARTHUR WONG HUEI SH 144 02-32-11-026-1420 6969 COLLINS AV 1400 FERRA MAR LLC 144 02-32-11-026-1420 6969 COLLINS AV 1400 FERRA MAR LLC 145 02-32-11-026-1440 6969 COLLINS AV 1400 CARLOS SALVADOR RAM 146 02-32-11-026-1440 6969 COLLINS AV 1405	02-32-11-026-1170 6969 COLLINS AV 1105 JORGE GARCIA &W MAGI 02-32-11-026-1180 6969 COLLINS AV 1107 CESAR KUDJA TRS 02-32-11-026-1200 6969 COLLINS AV 1108 MANUEL HERRERIA &W L 02-32-11-026-1200 6969 COLLINS AV 1109 RACHELLE R COHEN JIR 02-32-11-026-1200 6969 COLLINS AV 1109 RACHELLE R COHEN JIR 02-32-11-026-1200 6969 COLLINS AV 1110 JOHANNES LANGE 02-32-11-026-1200 6969 COLLINS AV 1110 JOHANNES LANGE 02-32-11-026-1200 6969 COLLINS AV 1111 ROLANDO GARCIA JR &W 02-32-11-026-1240 6969 COLLINS AV 1111 ROLANDO GARCIA JR &W 02-32-11-026-1240 6969 COLLINS AV 1111 NORACLABALLERO &W 02-32-11-026-1240 6969 COLLINS AV 1114 JONA CABALLERO &W 02-32-11-026-1240 6969 COLLINS AV 1201 231 233 MARSHALL REAL 02-32-11-026-1240 6969 COLLINS AV 1202 KONRAD GEORGE 02-32-11-026-1240 6969 COLLINS AV 1202 KONRAD GEORGE 02-32-11-026-1300 6969 COLLINS AV 1203 ORLANDO ALVAREZ 02-32-11-026-1310 6969 COLLINS AV 1204 ANDRES G LOPEZ	02-32-11-026-1030 6969 COLLINS AV 1005 GEORGE JARP & W MARY 02-32-11-026-1040 6969 COLLINS AV 1006 JOSE SU & W PETRA NUNI 02-32-11-026-1060 6969 COLLINS AV 1007 MICHAEL D ANNUVI2017 02-32-11-026-1070 6969 COLLINS AV 1009 MICHAEL D ANNUVI2017 02-32-11-026-1080 6969 COLLINS AV 1009 WICKI D MARKA R CHAVEZ JTRS & MICHAEL 02-32-11-026-1080 6969 COLLINS AV 1010 JAVIER ESTRADA CAROLI 02-32-11-026-1080 6969 COLLINS AV 1010 JAVIER ESTRADA CAROLI 02-32-11-026-1100 6969 COLLINS AV 1012 ALBERTO MESA ALFREDC 02-32-11-026-1110 6969 COLLINS AV 1012 ALBERTO MESA ALFREDC 02-32-11-026-1110 6969 COLLINS AV 1012 ALBERTO MESA ALFREDC 02-32-11-026-1110 6969 COLLINS AV 1014 EZRA D ESKANDRY LE RE 02-32-11-026-1130 6969 COLLINS AV 1015 DANIA LOPEZ LE 02-32-11-026-1140 6969 COLLINS AV 1103 SUIN & SUCCES LLC SUN 02-32-11-026-1140 6969 COLLINS AV 1102 LCLI GROUP LLC 02-32-11-026-1140 6969 COLLINS AV 1103 SUIN & SUCCES LLC SUN 02-32-11-026-1150 6969 COLLINS AV 1103	4 02-32-11-026-0830 6969 COLLINS AV 814 RAMON L DE GUZMAN 85 02-32-11-026-0840 6969 COLLINS AV 815 FEDRO A CUNI 86 02-32-11-026-0840 6969 COLLINS AV 901 LAGLU LLC LAG 87 02-32-11-026-0860 6969 COLLINS AV 902 STEVEN BONNEN &W RO STEVEN BONNEN &W RO 88 02-32-11-026-0870 6969 COLLINS AV 902 STEVEN BONNEN &W RO STEVEN BONNEN &W RO 90 02-32-11-026-0870 6969 COLLINS AV 903 MURELE KADIN RICHARD I Steven Bonnen & W RO 91 02-32-11-026-0870 6969 COLLINS AV 903 MUREL KADIN RICHARD I Steven Bonnen & W RO 92 02-32-11-026-0870 6969 COLLINS AV 906 CATALINA ATEHORTUA Steven BONNA HELENE MUELLE 93 02-32-11-026-0920 6969 COLLINS AV 906 ARNADO R RODRIGUEZ Steven BONNA HELENE MUELLEI 94 02-32-11-026-0940 6969 COLLINS AV 910 DONNA HELENE MUELLEI Steven BONNA HELENE MUELLEI 95 02-32-11-026-0950 6969 COLLINS AV 910 DONNA HELENE MUELLEI Steven BONNA HELENE MUELLEI 96 02-32-11-026-0950 6969
	PORT ROYALE CONDO PORT ROYALE CONDO		
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173 02-32-11-026-1720 6969 COLLINS AV H	172 02-32-11-026-1710 6969 COLLINS AV G	171 02-32-11-026-1700 6969 COLLINS AV F	170 02-32-11-026-1690 6969 COLLINS AV E	169 02-32-11-026-1680 6969 COLLINS AV D	168 02-32-11-026-1670 6969 COLLINS AV C
3 02-32-11-026-1720 6969 COLLINS AV H PORT ROYALE CONDO IN PORT ROYALE CONDO INC (LESSEE) PORT ROYALE CONDO REC UNIT H	PORT ROYALE CONDO IN PORT ROYALE CONDO INC (LESSEE) PORT ROYALE COND	PORT ROYALE CONDO IN PORT ROYALE CONDO INC (LESSEE) PORT ROYALE CONDO REC UNIT F	PORT ROYALE CONDO IN PORT ROYALE CONDO INC (LESSEE) PORT ROYALE CONDO RECAREA E	PORT ROYALE CONDO IN PORT ROYALE CONDO INC (LESSEE) PORT ROYALE CONDO REC UNIT D	PORT ROYALE CONDO IN PORT ROYALE CONDO INC (LESSEE)
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4 NO-30-11-048-0001			1 Legar Description 1	Legal Description 2	Legal Description 3
2 02-32-11-048-0010	6965 HARDING AV 201		HARDING VILLAS CONDO	LINIT 201	IINDIV 3 5%
3 02-32-11-048-0020	6965 HARDING AV 301	LUZ P JARAMILLO	HARDING VILLAS CONDO	UNIT 301	UNDIV 3.5%
4 02-32-11-048-0030	6965 HARDING AV 401	ERNESTO REGO &W ARACELI B ARACELI B	HARDING VILLAS CONDO	UNIT 401	UNDIV 3.5%
5 02-32-11-048-0040	6965 HARDING AV 501	ROMAN LUGO JEANNETTE LUGO	HARDING VILLAS CONDO	UNIT 501	UNDIV 3.5%
6 02-32-11-048-0050	6965 HARDING AV 202	RAUL R CAIOLA JTRS NELIDA E CAIOLA JTRS	HARDING VILLAS CONDO	UNIT 202	UNDIV 4.0%
7 02-32-11-048-0060	6965 HARDING AV 302	ITAC BEN-SABOT	HARDING VILLAS CONDO	UNIT 302	UNDIV 4.0%
8 02-32-11-048-0070	6965 HARDING AV 402	MARTHA SANTIAGO	HARDING VILLAS CONDO	UNIT 402	UNDIV 4.0%
9 02-32-11-048-0080	6965 HARDING AV 502	RICARDO MEDINA	HARDING VILLAS CONDO	UNIT 502	UNDIV 4.0%
0 02-32-11-048-0090	6965 HARDING AV 203	CARMEN R MONTANO	HARDING VILLAS CONDO	UNIT 203	UNDIV 4.0%
1 02-32-11-048-0100	6965 HARDING AV 303	OLALIO J MENA &W ENEIDA ENEIDA	HARDING VILLAS CONDO	UNIT 303	UNDIV 4.0%
2 02-32-11-048-0110	6965 HARDING AV 403	MABEL E GIORGETTA & JOAQUIN VI JOAQUIN VIEGA	HARDING VILLAS CONDO	UNIT 403	UNDIV 4.0%
3 02-32-11-048-0120	6965 HARDING AV 503	JOAQUIN VIEGA	HARDING VILLAS CONDO	UNIT 503	UNDIV 4.0%
4 02-32-11-048-0130	6965 HARDING AV 204	GLORIA T MORALES JTRS DAISY R MORALES JTRS	HARDING VILLAS CONDO	UNIT 204	UNDIV 4.15%
5 02-32-11-048-0140	6965 HARDING AV 304	MOISES & LUIS KOSS LUIS KOSS	HARDING VILLAS CONDO	UNIT 304	UNDIV 4.15%
6 02-32-11-048-0150	6965 HARDING AV 404	VIVIAN ALONSO & DAYNELISA HERNANDEZ	HARDING VILLAS CONDO	UNIT 404	UNDIV 4.15%
7 02-32-11-048-0160	6965 HARDING AV 504	KERSHI PARAKH & WMARGARITA MARGARITA	HARDING VILLAS CONDO	UNIT 504	UNDIV 4.15%
8 02-32-11-048-0170	6965 HARDING AV 205	HILDA P & RAFAEL R SANCHEZ RAFAEL R SANCHEZ	HARDING VILLAS CONDO	UNIT 205	UNDIV 4.1%
9 02-32-11-048-0180	6965 HARDING AV 305	NELSON PADRON &WRITA T TOLEDO RITA T TOLEDO	HARDING VILLAS CONDO	UNIT 305	UNDIV 4.1%
20 02-32-11-048-0190	6965 HARDING AV 405	SLAVIK AURA AURA	HARDING VILLAS CONDO	UNIT 405	UNDIV 4.1%
1 02-32-11-048-0200	6965 HARDING AV 505	MARGUND R IVENS LE PATRICIA IVENS	HARDING VILLAS CONDO	UNIT 505	UNDIV 4.1%
2 02-32-11-048-0210	6965 HARDING AV 306	JOSE C IBARRA &W ANA M CORDERO	HARDING VILLAS CONDO	UNIT 306	UNDIV 3.0%
	6965 HARDING AV 406	VILLA MELILLA INVESTMENTS LLC	' HARDING VILLAS CONDO	UNIT 406	UNDIV 3.0%
24 02-32-11-048-0230	6965 HARDING AV 506	JORGE A QUINTANA MERCEDES QUINTANA	HARDING VILLAS CONDO	UNIT 506	UNDIV 3.0%
5 02-32-11-048-0240	6965 HARDING AV 207	TRINOLOGIC LLC	HARDING VILLAS CONDO	UNIT 207	UNDIV 3.0%
3 02-32-11-048-0250	6965 HARDING AV 307	ANGELA SAINZ	HARDING VILLAS CONDO	UNIT 307	UNDIV 3.0%
27 02-32-11-048-0260	6965 HARDING AV 407	JULIA ANASTASIO	HARDING VILLAS CONDO	UNIT 407	UNDIV 3.0%
28 02-32-11-048-0270	6965 HARDING AV 507	CARLO SERVITO	HARDING VILLAS CONDO	UNIT 507	UNDIV 3.0%

UNDIV 3.0%	UNIT 507	HARDING GARDENS CONDO	DEILYA ELSA LEAL	6920 HARDING AV 507	02-32-11-050-0270 (
UNDIV 3.0%	UNIT 407	HARDING GARDENS CONDO	STEPHEN M PETERSON &W LILIANA LILIANA F		-
UNDIV 3.0%	UNIT 307	HARDING GARDENS CONDO	HILDA LIMA		02-32-11-050-0250
UNDIV 3.0%	UNIT 207	HARDING GARDENS CONDO	JOYCE OSTROV	6920 HARDING AV 207	02-32-11-050-0240
UNDIV 3.0%	UNIT 506	HARDING GARDENS CONDO	JOHN OSMAN &W TERESA & ASTERIA PENA		02-32-11-050-0230
UNDIV 3.0%	UNIT 406	HARDING GARDENS CONDO	JUAN P MORE PATRICIA ANTUNA	6920 HARDING AV 406	02-32-11-050-0220
UNDIV 3.0%	UNIT 306	HARDING GARDENS CONDO	CHARLES ARCHE	6920 HARDING AV 306	02-32-11-050-0210
UNDIV 4.1%	UNIT 505	HARDING GARDENS CONDO	MAX FERRA & WINSTON GONZALEZ WINSTON GONZALEZ	6920 HARDING AV 505	02-32-11-050-0200
UNDIV 4.1%	UNIT 405	HARDING GARDENS CONDO	DORA GORIN-LOPEZ	6920 HARDING AV 405	02-32-11-050-0190
UNDIV 4.1%	UNIT 305	HARDING GARDENS CONDO	JOSE A RODRIGUEZ &W MARIA CAST MARIA CASTRO		02-32-11-050-0180
UNDIV 4.1%	UNIT 205	HARDING GARDENS CONDO	MAMUEL LOPEZ &W TERESA L TERESA L	6920 HARDING AV 205	18 02-32-11-050-0170 (
UNDIV 4.15%	UNIT 504	HARDING GARDENS CONDO	SIXTO SIERRA MARIA SIERRA	6920 HARDING AV 504	02-32-11-050-0160
UNDIV 4.15%	UNIT 404	HARDING GARDENS CONDO	TERESA LOPEZ TRS	6920 HARDING AV 404	02-32-11-050-0150
UNDIV 4.15%	UNIT 304	HARDING GARDENS CONDO	ANTONIO SUAREZ &W MIGDALIA MIGDALIA	6920 HARDING AV 304	02-32-11-050-0140
UNDIV 4.15%	UNIT 204	HARDING GARDENS CONDO	PAOLONE FILOMENA I FILOMENA	6920 HARDING AV 204	02-32-11-050-0130
UNDIV 4.0%	UNIT 503	HARDING GARDENS CONDO	ROLAND ORBE		02-32-11-050-0120
UNDIV 4.0%	UNIT 403	HARDING GARDENS CONDO	VINCENT MCRAE &W DORIS DORIS	6920 HARDING AV 403	02-32-11-050-0110
UNDIV 4.0%	UNIT 303	HARDING GARDENS CONDO	MANUEL MARTINEZ		02-32-11-050-0100
UNDIV 4.0%	UNIT 203	HARDING GARDENS CONDO	SILVIA LLENIN	6920 HARDING AV 203	02-32-11-050-0090
UNDIV 4.0%	UNIT 502	HARDING GARDENS CONDO	JAIME GUILLEN	6920 HARDING AV 502	02-32-11-050-0080
UNDIV 4.0%	UNIT 402	HARDING GARDENS CONDO	RAUL M MOLLERA TRS	6920 HARDING AV 402	02-32-11-050-0070
UNDIV 4.0%	UNIT 302	HARDING GARDENS CONDO	SANTOS MOLINA &W LEDYS LEDYS	6920 HARDING AV 302	02-32-11-050-0060
UNDIV 4.0%	UNIT 202	HARDING GARDENS CONDO	MARIA L & ARIEL F MARCHAN TRS	6920 HARDING AV 202	02-32-11-050-0050
UNDIV 3.5%	UNIT 501	HARDING GARDENS CONDO	DAISY TRITT	6920 HARDING AV 501	02-32-11-050-0040
UNDIV 3.5%	UNIT 401	HARDING GARDENS CONDO	MABEL GALOPPI	6920 HARDING AV 401	02-32-11-050-0030
UNDIV 3.5%	UNIT 301	HARDING GARDENS CONDO	MIRTA MACEIRA MAZZA	6920 HARDING AV 301	02-32-11-050-0020
UNDIV 3.5%	UNIT 201	HARDING GARDENS CONDO	EDMUNDO J PEIXOTO &W TERESA TERESA	6920 HARDING AV 201	02-32-11-050-0010
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Legal Description 2 Legal Description 3	Legal Description	Owners Company Name Legal Description 1	Owner Name - Full Owners Cor	Address	Folio #

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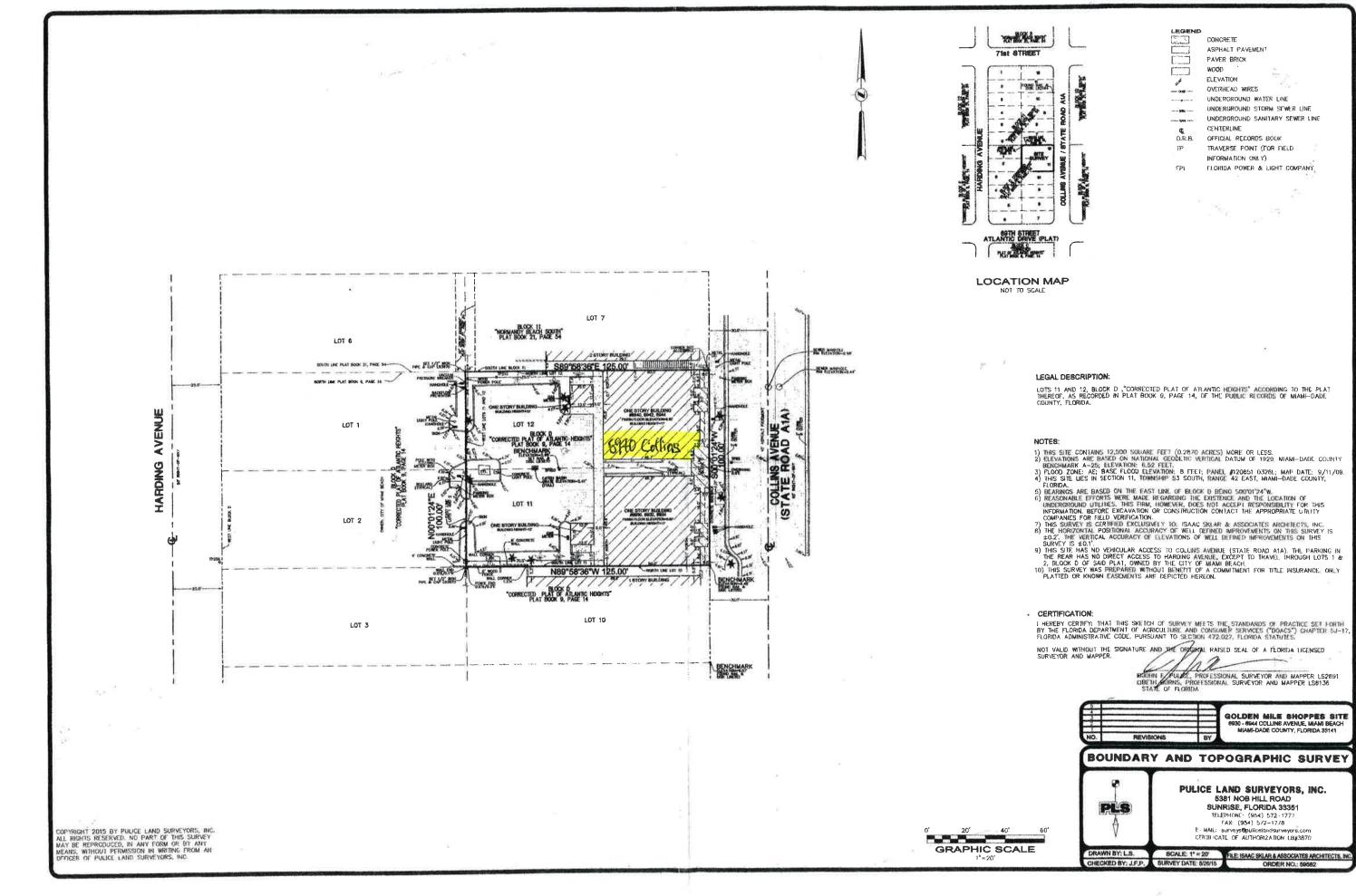
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Folio #	Address	Owner Name - Full	Owners Company Name	Legal Description 1	Legal Description 2	Legal Description 3
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02-32-11-083-0010	305 69 ST 101	ELIZABETH BUTLER	the second s		UNIT 101	LINDIA 2.0012.20
02-32-11-083-0020	305 69 ST 201	CHARLES WILLIAM HOUSEN &W CARO CAROL A	where the second s			11NDIV 3 4762%
02-32-11-083-0030	305 69 ST 102	NADIA ELGHNIMI	a state of the second se			1100101 3 4763%
02-32-11-083-0040	305 69 ST 202	CY HOLDINGS LLC	CY HOLDINGS LLC	MIMO ON THE BEACH III CONDO		
02-32-11-003-0040	205 60 CT 102	WAYSE INVESTMENT I I C	WYSE INVESTMENT LLC	MIMO ON THE BEACH III CONDO	UNIT 103	UNDIV 3.4762%
02-32-11-083-0000	005 00 07 000	ODE INVESTMENTS I I CON DANIEL IEDI (ALMI	GRE INVESTMENTS LLC	MIMO ON THE BEACH III CONDO	UNIT 203	UNDIV 3.4762%
02-32-11-083-0060	305 69 51 203	GRE INVESTIMENTS LES D'OCEDS & ASSOCIATES	B ROGERS & ASSOCIATES	MIMO ON THE BEACH III CONDO	UNIT 104	UNDIV 3.4762%
02-32-11-083-00/0	305 69 51 104	K RUGERO & AGOUCIATEO N NUGENO & AGOUCIATEO	and a second	MIMO ON THE BEACH III CONDO	UNIT 204	UNDIV 3.4762%
02-32-11-083-0080	305 69 51 204		DEDKEY CONSIII TING II C	MIMO ON THE BEACH III CONDO	UNIT 105	UNDIV 3.4762%
0 02-32-11-083-0090	305 69 51 105	REDKEY CONSULTING LLC	RENKEY CONSULTING LLC	MIMO ON THE BEACH III CONDO	UNIT 205	UNDIV 3.4762%
1 02-32-11-083-0100	305 69 51 205	KEUKET CONSOLTING LEG		MIMO ON THE BEACH III CONDO	UNIT 106	UNDIV 5.7570%
2 02-32-11-083-0110	305 69 51 706	CARLOS A SIMUES DE MATTOS DAILE	o surger companye of some of the second of the second second second second second second second second second s	MIMO ON THE BEACH III CONDO	UNIT 206	UNDIV 5.7570%
3 02-32-11-083-0120	305 69 51 205	DATTY & COMPANY INF DATTY & COMPANY INF	PATTY & COMPANY INC	MIMO ON THE BEACH III CONDO	UNIT 107	UNDIV 3.8930%
4 02-32-11-083-0130	315 69 51 10/	TALLE & CONFANT INC FALLS COMPANY INC.	تعاليه برايا مستعلمات والمراجب المراجب المراجب والمستعمل والمراجب والمراجب والمراجب والمراجب والمراجب	MIMO ON THE BEACH III CONDO	UNIT 207	UNDIV 5.7570%
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5 02-32-11-083-0150	312 69 51 100		305 69 ST CORP	MIMO ON THE BEACH III CONDO	UNIT 208	UNDIV 3.4762%
/ U2-32-11-083-0100	012 09 01 200			MIMO ON THE BEACH III CONDO	UNIT 109	UNDIV 3.4762%
8 02-32-11-083-01/0	315 69 51 109		A result of the property of the second s	MIMO ON THE BEACH III CONDO	UNIT 209	UNDIV 3.4762%
9 02-32-11-083-0180	312 69 CT 140		I LIENCORE INC	MIMO ON THE BEACH III CONDO	UNIT 110	UNDIV 3.4762%
0 02-32-11-083-0190	312 69 51 110			MIMO ON THE BEACH III CONDO	UNIT 210	UNDIV 3.4762%
1 02-32-11-083-0200	012 10 80 CT 210		μουριστικός το την του μου που ποιουσιου πολομητου, που του του του ότι πολοτικό που πολοτικό ποιουσιατικό του	MIMO ON THE BEACH III CONDO	UNIT 111	UNDIV 3.4762%
2 02-32-11-083-0210	315 69 51 111	CHARLES VY HOUSEN WY CANCE A CARVE A	And the prove of the approximation of the second	MIMO ON THE BEACH III CONDO	UNIT 211	UNDIV 3.4762%
3 02-32-11-083-0220	312 09 01 211	IIIANI MANUJEL DEAGANI ANDREA REATRIZ GIMENEZ			UNIT 112	UNDIV 5.8042%
24 02-32-11-083-0230	211 10 60 01 0	VI IDA UNABRA IVI	τηρη το Ναλιτικοπολογιστικο το το του τη Οργανη Τορίο ΦΑΑ, στης το Νορίο Ναλιτικού το όλω το τορίους η Πολογιου	MIMO ON THE BEACH III CONDO	UNIT 212	UNDIV 5.8042%

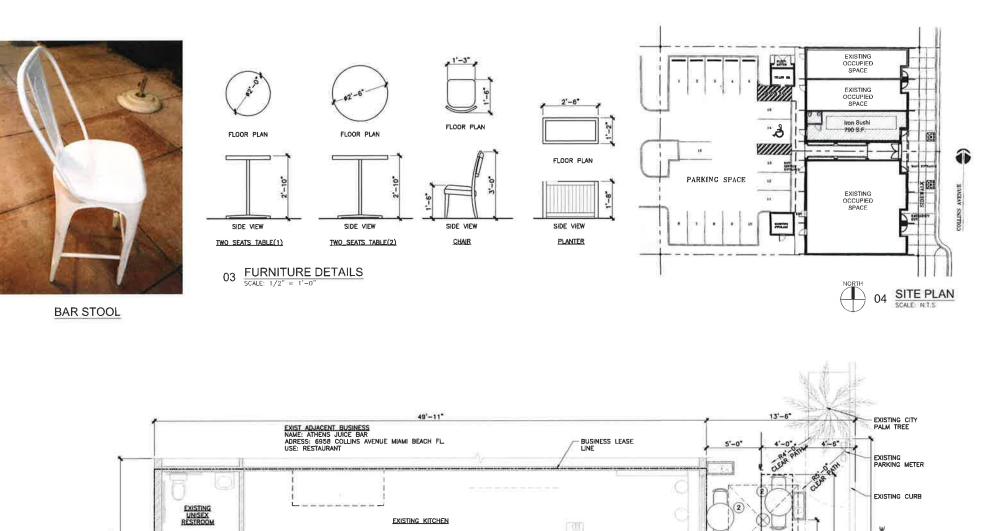
Folio #	Address	Owner Name - Full	Owners Compan Legal Description 1	Legal Description 2
-0001	COLLINS AV 401	REFERENCE ONLY ISSAC CORRE DIANA NEWMAN	NORTH CARILLON BEACH CONDO	UNIT 401
6689	COLLINS AV 601	ROBERT L ROSEN DALE ATKINS ROSEN	NORTH CARILLON BEACH CONDO	UNIT 701
6899	COLLINS AV 701	NAN LEVY PETER LEVY	ALBATROSS C NORTH CARILLON BEACH CONDO	UNIT 801
6689	COLLINS AV 801	ALBA I RUSS UR UNE LLU FAMM S RICH	NORTH CARILLON BEACH CONDO	UNIT 901
6689 6689	COLLINS AV 901	MICHAFI GFI TZEILER ROSANN GELTZEILER		UNIT 1001
02-32-11-091-0060 6899	COLLINS AV 1001	DINO TREVISANI JULIE TREVISANI	NORTH CARILLON BEACH CONDO	UNIT 1101
- normalized	COLLINS AV 1201	JACQUELINE DUFOUR	NORTH CARILLON BEACH CONDO	UNIT 1201
	COLLINS AV 1401	SUSANNE BIRBRAGHER	NORTH CARILLON BEACH CONDO	UNIT 1501
02-32-11-091-0100 6899	COLLINS AV 1501	JEAN HERVE JENN NANGY GARRISON JENN	NORTH CARILLON BEACH CONDO	UNIT 1601
12 02-32-11-091-0120 6899 13 02-32-11-091-0120 6899	COLLINS AV 1001	AKRAM RAFLA	NORTH CARILLON BEACH CONDO	UNIT 1701
		ALAN L GINSBERG	NORTH CARILLON BEACH CONDO	UNIT 1901
02-32-11-091-0140	AV 2001	STEVEN JACOBSON SUSAN JACOBSON	BEACH	UNIT 2001
10 02-32-11-091-0160 6899	6899 COLLINS AV 2101	STARS RESIDENCE II LLC	STARS RESIDI NORTH CARILLON BEACH CONDO	UNIT 2101
	AV 2201	ROBERT L PITARO LUCY MASTRODDI PITARO	NORTH CARILLON BEACH CONDO	UNIT 2301
02-32-11-091-0180	6899 COLLINS AV 2301	LINDA M SWARTZ TRS LINDA IN SYMPTIZ	CAP REAL EST NORTH CARILLON BEACH CONDO	UNIT 2401
02-32-11-091-0190	6899 COLLINS AV 2501	BLUE HERON INVESTMENTS INC	HERON NORTH CARILLON BEACH	UNIT 2501
	6899 COLLINS AV 2601	BHENOY DEMBLA EMILIA DEMBLA	NORTH CARILLON BEACH CONDO	UNIT 2001
02-32-11-091-0220	COLLINS AV 2701	BART KAVANAUGH TRS	NORTH CARILLON BEACH CONDO	UNIT 2801
02-32-11-091-0230	6899 COLLINS AV 2801	PAUL ANTONY BRETT JIRS TNORID DIRICOT LORDE STREET	NORTH CARILLON BEACH CONDO	UNIT 2901
25 02-32-11-091-0250 6899 26 02-32-11-091-0250 6899	COLLINS	LEO A DALY III GREGA G DALY	NORTH CARILLON BEACH CONDO	UNIT 3001
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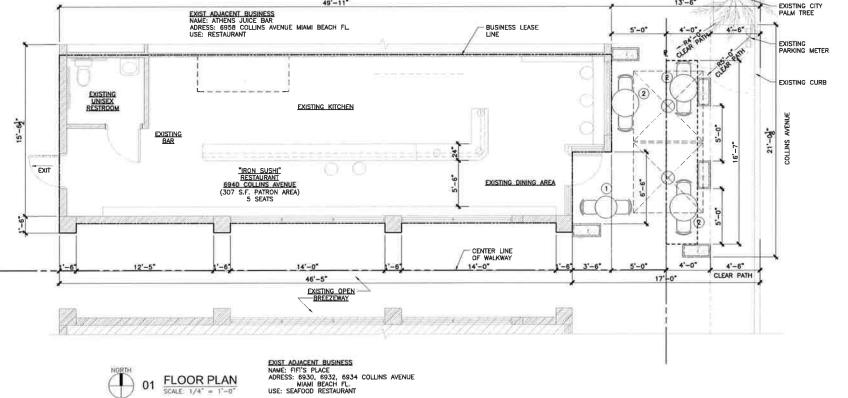
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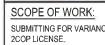


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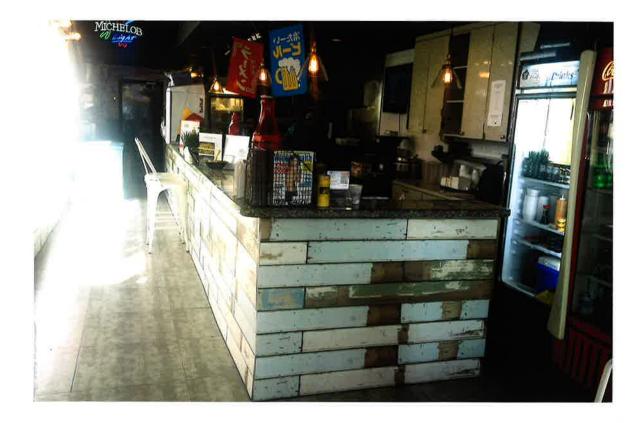
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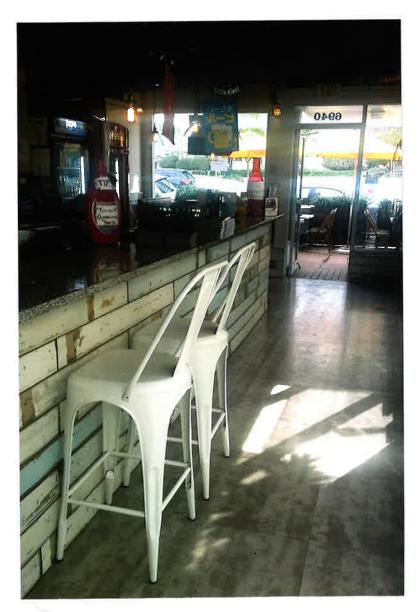


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BOARD OF ADJUSTMENT CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 6940 Collins Avenue.

- **FILE NO.** ZBA0416-0004 f/k/a 3811
- **IN RE:** The application for a variance to reduce the minimum required number of seats for a restaurant serving beer and wine for consumption on the premises.

LEGAL DESCRIPTION: Lots 11 and 12, Block D of "Corrected Plat of Atlantic Heights", According to the Plat Thereof, as recorded in Plat Book 9 at Page 14 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: June 3, 2016.

ORDER

The applicant, Masa International, LLC. d/b/a Iron Sushi, filed an application with the Planning Department for the following variance to reduce the minimum required number of seats for a restaurant serving beer and wine for consumption on the premises:

1. A variance to reduce by twenty-five (25) seats the minimum required thirty (30) seats for a restaurant selling beer and wine in order to operate a five (5) seat restaurant serving beer and wine for consumption on the premises.

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. 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.
 - 2. As proffered by the applicant, the package sales of single cans/bottles of beer shall not be permitted.
 - 3. Only beer, wine and food shall be served for consumption on the premises, including any exterior areas. The sale of hard liquor for consumption on the premises shall be prohibited at all times.
 - 4. Music shall be limited to ambient background music only and no dance or entertainment license shall be approved.
 - 5. Except as may be required by the Fire, Building, or Life Safety Codes, no loudspeakers shall be affixed to or otherwise located on the exterior of the premises.
 - 6. The establishment shall not be converted to a stand-alone bar, or dance hall.
 - 7. The Operator shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk on Collins Avenue, in a clean condition, free of all refuse, at all times.
 - 8. The Board of Adjustment shall maintain jurisdiction over this file. Within ninety (90) days after obtaining a City business tax receipt to sell beer and wine, the operator shall make a progress report to the Board. The Board reserves the right to modify the conditions of this approval at the time of a progress report, in a non-substantive manner, including modifications to the hours of operation, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.

- 9. This approval is granted to "Masa International LLC. d/b/a Iron Sushi" 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(s) approved herein 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.
- 10. 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 specially 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.
- 11. If there is any change in the use or operation of the establishment, including but not limited to any attempt by the establishment to convert to a stand-alone bar, dance hall, and/or 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), the variance shall be subject to Section 118-356, City Code, for revocation or modification of the variance.
- 12. The applicant shall comply with all conditions imposed (if applicable) by the Public Works Department.
- 13. 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.
- 14. 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.
- 15. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- 16. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- 17. The applicant shall comply with all conditions imposed by the Public Works Department.
- 18. The conditions of approval herein are binding on the applicant, the property's owners and all successors in interest and assigns.

- 19. The final 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.
- 20. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code, except to the extent of the variance(s) granted herein.
- 21. The Final Order shall be recorded in the Public Records of Miami-Dade County, 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(s) Approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B (Condition Nos. 1-21, 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 "Upgrade License" as prepared by TAG The Architects Group and Pedro Pablo Ramos, P.A., signed and sealed April 5, 2016, 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 ______ day of ______, 2016.

BOARD OF ADJUSTMENT CITY OF MIAMI BEACH, FLORIDA

BY:

Michael Belush, AICP Planning and Zoning Manager For the Chair

STATE OF FLORIDA) COUNTY OF MIAMI-DADE) The foregoing instrument was acknowledged before me this _____ day of _____, ____, by Michael Belush, Planning and Zoning Manager 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: Print Name: Notary Public, State of Florida My Commission Expires: Commission Number:

Approved As To Form: City Attorney's Office (

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

)

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PLANNING DEPARTMENT

BOARD OF ADJUSTMENT STAFF REPORT

FROM: Thomas R. Mooney, AICP Planning Director

DATE: June 03, 2016 Meeting

RE: File No. ZBA0416-0004 f/k/a 3811. 6940 Collins Avenue – <u>Restaurant</u>

The applicant, Masa International, LLC. d/b/a Iron Sushi., is requesting a variance to reduce the minimum required number of seats for a restaurant serving beer and wine for consumption on the premises.

STAFF RECOMMENDATION:

Approval of the variance with conditions.

LEGAL DESCRIPTION:

Lots 11 and 12, Block D of "Corrected Plat of Atlantic Heights", According to the Plat Thereof, as recorded in Plat Book 9 at Page 14 of the Public Records of Miami-Dade County, Florida.

SITE DATA:

Zoning -TC-1 (Town Center Core District)Future land Use Designation-
Lot Size -TC-1 (Town Center Core District)Lot Size -12,500 SFExisting FAR~4,467 SF *Existing Use-RestaurantProposed Use-Same

*As per Miami Dade Properties Information

THE PROJECT:

The applicant has submitted documents and plans entitled "Upgrade License" as prepared by TAG The Architects Group and Pedro Pablo Ramos, P.A., signed and sealed April 5, 2016.

The applicant is requesting a variance to reduce the minimum required number of seats for a restaurant to sell beer and wine for consumption on the premises.

The applicant is requesting the following variance:

- 1. A variance to reduce by twenty-five (25) seats the minimum required thirty (30) seats for a restaurant selling beer and wine in order to operate a five (5) seat restaurant serving beer and wine for consumption on the premises.
 - Variance requested from:

Sec. 142-1302. Permitted main and accessory uses.

Vendors shall be permitted to sell alcoholic beverages within the zoning districts listed in section 142-1301 if such district permits as a permitted main use or accessory use one of the following: Restaurant, bar, alcoholic beverage establishment, outdoor cafe, private club, or golf clubhouse pursuant to the following standards:

(1) Permitted main uses.

a. Restaurants, alcoholic beverage establishments, and private clubs shall be permitted to sell alcoholic beverages for consumption on the premises based upon the following; when beer and wine are served a minimum of 30 seats shall be provided;

The Code requires a minimum of thirty (30) seats on private property in order to sell beer and wine for consumption on the premises. The applicant proposes five (5) seats on the interior space and eight (8) seats on the sidewalk. However, the seating for the sidewalk café does not count toward the minimum required number of seats to sell alcoholic beverages. As shown on the plans submitted, the available seating area for the restaurant does not appear to accommodate the required 30 seats. There is only one (1) bathroom and the preparation, kitchen area and service counter occupy most of the space. Required egress and accessible clearances are also required for the safety of the customers. The applicant, as a small business operator, seeks to operate effectively and remain competitive with other nearby restaurants that offer alcoholic beverages with meals. The space has an area of approximately 790 s.f.

Staff finds that the existing space constraints create practical difficulties for the applicant that result in the request for this variance. Based on the space limitation and the fact that this variance has been commonly granted to several restaurants within commercial districts and no negative impact is anticipated, staff recommends approval of the applicant's request.

PRACTICAL DIFFICULTY AND HARDSHIP CRITERIA

The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board of Adjustment finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

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.

COMPLIANCE WITH ZONING CODE:

The application, as submitted, appears to be consistent with the applicable requirements of the City Code, with the exception of the variance(s) requests herein. This shall not be considered final zoning review or approval. These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

STAFF ANALYSIS:

The site located in the TC-1 mixed-use district contains a one story commercial building constructed in 2002. The applicant has operated a restaurant in this location since 2015. Other similar Iron Sushi restaurants have also been established in Miami Beach at 840 Washington Avenue and in other cities such as Miami, Hollywood, Miami Shores, etc. The applicant is seeking to sell beer and wine with meals in order to operate a competitive business in the area. At least 30 seats are required for a restaurant to sell beer and wine for on-premises consumption. However, the space does not appear to accommodate the minimum number of seats required indoors which triggers the request for a variance. The business hours of operation are seven (7) days a week from 11 am to 12 am.

Because this type of variance has been granted to other establishments in commercial districts, staff believes that, with proper operating conditions imposed by the Board, the reduction of the minimum required number of seats should be acceptable without causing negative impacts to the surrounding neighborhood, which is surrounded by mixed residential, hotels and commercial uses including restaurants and retail establishments.

The area limitations of the existing space creates practical difficulties that staff has concluded meet the criteria established for the granting of this variance. In summary, staff recommends approval of the variance requested.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends **<u>approval</u>** of the variance as requested, subject to the following conditions:

- 1. 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.
- 2. As proffered by the applicant, the package sales of single cans/bottles of beer shall not be permitted.
- 3. Only beer, wine and food shall be served for consumption on the premises, including any exterior areas. The sale of hard liquor for consumption on the premises shall be prohibited at all times.
- 4. Music shall be limited to ambient background music only and no dance or entertainment license shall be approved.
- 5. Except as may be required by the Fire, Building, or Life Safety Codes, no loudspeakers shall be affixed to or otherwise located on the exterior of the premises.
- 6. The establishment shall not be converted to a stand-alone bar, or dance hall.
- 7. The Operator shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk on Collins Avenue, in a clean condition, free of all refuse, at all times.
- 8. The Board of Adjustment shall maintain jurisdiction over this file. Within ninety (90) days after obtaining a City business tax receipt to sell beer and wine, the operator shall make a progress report to the Board. The Board reserves the right to modify the conditions of this approval at the time of a progress report, in a non-substantive manner, including modifications to the hours of operation, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.
- 9. This approval is granted to "Masa International LLC. d/b/a Iron Sushi" 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(s) approved herein 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.
- 10. 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 specially 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.
- 11. If there is any change in the use or operation of the establishment, including but not limited to any attempt by the establishment to convert to a stand-alone bar, dance

hall, and/or 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), the variance shall be subject to Section 118-356, City Code, for revocation or modification of the variance.

- 12. The applicant shall comply with all conditions imposed (if applicable) by the Public Works Department.
- 13. 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.
- 14. 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.
- 15. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- 16. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- 17. The applicant shall comply with all conditions imposed by the Public Works Department.
- 18. The conditions of approval herein are binding on the applicant, the property's owners and all successors in interest and assigns.
- 19. The final 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.
- 20. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code, except to the extent of the variance(s) granted herein.
- 21. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.