



City of North Miami Beach, Florida

Planning and Zoning Application

17050 NE 19th Ave. North Miami Beach, FL 33162 Tel: 305.948.2966 nmbcomdev@citynmb.com

General information

Project Name: The RIVERWALK at North Miami Beach Submission Date February, 2020

Street Address(es) of the Property: 16395 Biscayne Blvd., North Miami Beach, Florida 33160

Proposed Use: Mixed-Use, Multi Family Residential and Hotel

Project Planner(s): _____ (Leave blank for City Staff)

Application request

The undersigned Applicant(s)/Agent(s)/Property Owner(s) request City of North Miami Beach consideration and review of the following application(s). Please check all that apply.

- Abandonment and Vacations of Right of Way, Alleys, or Easements
- Annexation
- Comprehensive Plan Map Amendment - Small Scale Comprehensive
- Plan Map Amendment - Large Scale Comprehensive Plan Text
- Amendment
- Conditional Use
- Conditional Use – Special Limited
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change Planned
- Unit Development
- Plat/Replat
- Site Plan
- Variance
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: Modification of Site Plan Approval (Resolution No. 2015-90)

Project information

Street Address(es) of the Property: 16395 Biscayne Blvd, North Miami Beach, Florida

Property Folio Number(s): 07-2216-042-0010

Legal Description: TRACT "A" OF NORTH MIAMI BEACH PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155 AT PAGE 86 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Property Owner Name(s): Biscayne Cove, LLC

Property Owner(s) Mailing Address(es): 10 NW 42nd Avenue, Suite 700, Miami, Florida 33142



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Telephone: Business 305-567-1577 Fax 305-529-1134
 Other _____ Email epuig @ keystoneholdings.com

Applicant(s)/Agent(s): Ethan Wasserman, Esq. (Legal Representative)

Applicant(s)/Agent(s) Mailing Address: 333 SE 2nd Avenue, Suite 4100 Miami, Florida 33131

Telephone: Business 305-579-0784 Fax _____
 Other _____ Email wassermane @ gtlaw.com

Proposed site data and land use(s) information

Please complete and/or respond to all requested information. If "Not Applicable," please note NA.

Current Comprehensive Plan Land Use designation(s): MU/SWF

Current Zoning District designation(s): MU/SWF

Proposed Comprehensive Plan Land Use designation(s) (if applicable): n/a

Proposed Zoning District designations(s) (if applicable): n/a

Supporting information

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations (color).
- Architectural/building elevations architectural elements (color).
- Building floor plans and roof plan.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- Concurrency Service Demand Analysis (prepared by applicant, separate document).
- Concurrency: Letter of Water & Sewer Availability from City or County.
- Department of Transportation Driveway Connection Permit
- Drainage Plan.
- Elevations.
- Encroachments plan.
- Environmental assessment.
- Exterior architectural materials board.
- Landscape plan.
- Land use map (subject property outlined).



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- Lighting plan.
- Liquor survey (for only review of location of lounge, bar, or package liquor store).
- Proof of City Lobbyist Registration.
- Massing model and/or 3D computer model.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs (color) of property, adjacent uses and/or streetscape.
- Plat.
- Property owners list, including a typewritten list and 2 sets of self-adhesive labels of all properties within 500 feet.
- Property survey and legal description.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan (colored).
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Text amendment justification.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Warranty Deed.
- Zoning Code text amendment justification.
- Zoning Map (with subject property outlined)
- Other: _____

Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request;
or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of North Miami Beach entitlements in effect during the entire review process.
2. This application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of North Miami



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- Beach unless identified and approved as a part of this application request and/or other previously approved applications.
3. That all the answers to the questions in this application, and all data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief.
 4. Understand this application must be complete and accurate before a hearing can be advertised. In the event that I or anyone appearing on my behalf is found to have made a material misrepresentation, either oral or written, regarding this application (I)(We) understand that any City review shall be voidable at the option of the City of North Miami Beach.
 5. Understand the failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
 6. Understand that the application, all attachments, correspondence and fees become a part of the official records of the City of North Miami Beach and are not returnable.
 7. Understand that under Florida Law, all the information submitted as part of the application are public records.
 8. All representatives of the application have registered with and completed the required lobbyist forms from the City of North Miami Beach City Clerk's Office.
 9. The application before the Board or City Council shall be represented by the legal owner, the prospective owner having a bona fide purchase contract or a duly qualified attorney retained by said owner or prospective owner.
 10. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: concurrency review; property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review. Understand that if payment is not received the prior to Final Public Hearing Review, the Application shall be postponed by the City until such time all fees are paid.

(See next page(s) for signature information)

(Please complete all below sections and indicate "Not Applicable (N/A)" as appropriate).



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Property owner(s) signature(s): 	Property owner(s) print name: Enrique Puig for Biscayne Cove, LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address(es): 10 NW 42nd Avenue, Suite 700, Miami, Florida 33126

Telephone: 305-796-4639 <i>OR</i> <i>305 389 7847</i>	Fax:	Email: epuig@keystoneholdings.com
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 28 day of FEBRUARY 2020 by

(Signature of Notary Public for State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name: N/A
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name: N/A



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Address(es):

Telephone: Fax: Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature(s):

Applicant(s)/Agent(s) Print Name:

Ethan Wasserman, Esq. (Legal Representative)

Address(es):

333 SE 2nd Avenue, Suite 4100 Miami, Florida 33131

Telephone: 305-579-0784 Fax: Email: wassermane@gtlaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this ²⁰²¹ _____ day of _____ 20__ by

(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



Developmental Review Process, Submission Requirements & Public Hearing Process Guide

Public Hearing Steps	Deadline and Submittal Date
Pre-application Conference	Please call the department to schedule a Pre-application meeting. Tel: (305) 948-2966
<p style="text-align: center;">Submittal for TRAD Meeting</p> <p>(See TRAD Submission and Meeting Date Scheduled on Planning & Zoning Webpage)</p> <p>Submission Fees: _____</p>	<p>Must include the following items:</p> <ul style="list-style-type: none"> Proof of City Lobbyist Registration from the City Clerk. Fees. Check payable to the City of North Miami Beach. Fifteen (15) sets of 11x17 Development Plans with Survey and Existing Plat of the property binded together. Fifteen (15) sets of the letter of intent for the project. Fifteen (15) sets of the completed application. Fifteen (15) sets of the Concurrency Service Demand Analysis Form & Letter of Water & Sewer Availability from City or County. One (1) DVD/USB of the entire application, plans, studies, etc. Miami-Dade County Fire Department site plan review comments. Any other documents, plans, studies identified from the Pre-Application Meeting.
TRAD Meeting Date	See submission deadlines and meeting schedule on the P&Z Division webpage.
Continuing Application Meeting	Meeting is required in order to verify that all comments and issues are addressed before continuing the Public Hearing process.
<p style="text-align: center;">Re-submittal for P&Z Board</p> <p>(See P&Z Board Submission deadlines and Meeting Schedule on the P&Z Webpage)</p> <p>Outstanding Fees: _____</p>	<ul style="list-style-type: none"> TRAD Comment Response Letter (Must respond to each TRAD Comment) Fees. Check for remaining fees identified on the project invoice such as cost recovery, advertising, and any additional application requests. Fifteen (15) sets of the completed application. Fifteen (15) sets of 11x17 Development Plans with Survey and Existing Plat of the property binded together. Fifteen (15) sets of the letter of intent for the project. Three (3) sets of gummed mailing labels. One (1) CD/DVD/USB of the entire application, plans, studies, etc.
P&Z Board Meeting Date	(see P&Z Schedule on P&Z Division webpage)
City Commission Meeting	(See City Commission Schedule on P&Z Division webpage)
After City Commission	Prior to the issuance of a building permit, a check for the remaining fees identified on the project invoice such as cost recovery, advertising, and any additional application requests are due.



Minimum Site Plan Requirements Checklist

PLAT

1. Provide copy of existing or proposed plat for the subject property.

SURVEY

1. Signed, sealed and dated within the last year.
2. Abstracted for right of way and easements.
3. Full Legal Description.

SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property and intensity
 - Land Use designation
 - Zoning designation
 - Water/wastewater service provider
 - Site area (sq. ft., net and gross acres)
 - Building footprint coverage
 - Residential development: number of dwelling units, type, floor area(s), bedroom mix, site density (gross and net)
 - Non-residential development: uses, gross floor area
 - Parking data: parking required (#), parking provided (#), loading zones, ADA spaces
 - Building height (expressed in feet above grade)
 - Structure length
 - Number of stories
 - Setback table (required vs. provided)
 - Vehicular use area (in sq.ft. & % of site)
 - Open space (in sq. ft. & % of site)
 - Landscape area (in sq. ft. & % of site)
8. Site Plan Features (graphically indicated)
 - Municipal boundaries (as applicable)
 - Zoning designation of adjacent properties with current use listed

- Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
- Waterway width, if applicable
- Outline of adjacent buildings (indicate height in stories and approximate feet)
- Property lines (dimensioned)
- Building outlines of all proposed structures (dimensioned)
- Ground floor plan
- Dimension of grade at crown of road, at curb, sidewalk, building entrance, and finished floor elevation
- Dimension for all site plan features (ie., sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
- Mechanical equipment dimensioned from property lines
- Setbacks and building separations (dimensioned)
- Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
- On-site light fixtures
- Proposed ROW improvements (i.e. bus stops, curbs, tree plantings, etc.)
- Pedestrian walkways (including public sidewalks and on-site pedestrian paths)
- Project signage, location, shape and size
- Traffic control signage
- Catch basins or other drainage control devices
- Fire hydrants (including on-site and adjacent hydrants, show distances to structures)
- Fire Rescue Vehicle turning radii
- Easements (as applicable)
- Indication of any site or building design methods used to conserve energy and/or water.
- Indication of any site or building design methods used to incorporate the principles of Crime Prevention Through Environmental Design (CPTED)
- Location and method of screening of refuse stations, storage areas and off-street loading areas. (See city staff for dumpster diagram)
- Method maintaining any common or joint use area

SITE DETAILS

1. Provide details of the following:



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- Ground floor elevation
- Storefronts, awnings, entryway features, doors, windows
- Fence/wall (measured from the finished grade of the abutting property or crown of adjacent street)
- Dumpster
- Light fixtures
- Balconies, railings
- Trash receptacles, benches, other street furniture
- Pavers, concrete, hardscape ground cover material

FLOOR PLANS

1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

BUILDING ELEVATIONS

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage (will require separate building permit)

LANDSCAPE PLAN

(see Mixed-Use ordinances for additional landscaping requirements)

1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional's address and phone number **(Must be signed and sealed by a registered Landscape Architect)**
3. Scale (must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Features (graphically indicated)
 - Property lines
 - Easements (as applicable)
 - Landscape areas with dimensions

- All Existing trees and palms, must be adequate to calculate their species names and sizes, number, and canopy (indicate whether they are to remain, be relocated, or removed)
- Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
- Plant list (note species, sizes, quantities and any appropriate specifications)
- Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground, sight vision triangles)
- Grading (swales, retention areas, berms, etc.)
- Show any required berms along right of way

PHOTOMETRIC PLAN

1. Foot-candle readings must extend to all property lines.
2. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property.

SCHEMATIC ENGINEERING PLAN

1. Signed and Sealed by a Registered Engineer.
2. Proposed or existing utility easements and fire hydrants and distance to structures.
3. Location and method of stormwater retention or detention.
4. Schematic Engineering Plan Details:
 - Outline of plan to provide water, sewer, roads, and drainage for the project.
 - Utility Pipe Sizes (lengths, material and preliminary locations)
 - Roadway cross-section (width, depth of base and subgrade)
 - Typical sections across property lines
 - Offsite utility and roadway public infrastructure necessary to serve the site
 - Illustrate how first one (1) inch of rainfall will be retained onsite



City of North Miami Beach, Florida

Planning and Zoning Division

CONCURRENCY REVIEW APPLICATION SERVICE DEMAND ANALYSIS FORM

Project Name: _____

Application No.: _____

In order to ensure compliance (consistency and concurrency) with the requirements of the Comprehensive Plan, a development permit shall not be approved unless there is sufficient available design capacity to sustain the required levels of service as established in the City of North Miami Beach Comprehensive Plan. In addition to all other requirements, all requests or applications for development permits, unless exempt, must be reviewed for impact on the following public services. REFER TO ATTACHED TABLES.

<u>SERVICE DEMANDS BY TYPE</u>	<u>CURRENT USE</u>	<u>PROPOSED USE</u>
1. Potable Water - Consumption	<u>16,000</u> gpd	<u>98,203</u> gpd
2. Potable Water - Fire Flow (Contact MD Fire or Utilities)	_____ gpm	_____ gpm
3. Sanitary Sewer	<u>16,000</u> gpd	<u>80,153</u> gpd
4. Solid Waste	<u>2,560</u> lbs	<u>5,786</u> lbs
5. Traffic – ITE Manual (latest version)	_____ TRIPS	_____ TRIPS
or Traffic Study (applicant attach)	_____ TRIPS	_____ TRIPS
6. Drainage - Adequately accommodate stormwater runoff from 24 hour, 10 year frequency storm.	Proposed _____ _____	<u>The drainage system for this project will consist of three storm water deep injection wells and will be capable of retaining on-site the runoff from the 10-year/ 24 Hour Storm event.</u> _____
7. Recreation at 2 acres per 1,000 population (Residential development only)	_____ acres	_____ acres
8. School Sites and Facilities	Residential development only. Miami-Dade County Public Schools (MDCPS) shall determine public school concurrency requirements per the terms of the Interlocal Agreement (ILA) as amended. The City will initiate the concurrency review procedure online, issue a MDCPS Application Number to the applicant during TRAD review, and then the applicant shall complete the concurrency process with MDCPS.	

ADDITIONAL INFORMATION:

A building permit application must be submitted within six (6) months of site plan approval to preserve the concurrency reservation. An extension of one (1) year may be issued by the City Commission.

WATER GENERATION CALCULATIONS

PROJECT: SOLESTE NoMI BEACH
 DATE: 3-Mar-20

TYPE OF BUILDING USE	AREA [sf] [#Bedrooms] [# seats]	RATE [gpd/sf] [gpd/bedroom] [gpd/seat]	ADF [gpd]
<u>PROPOSED GENERATION:</u>			
Apartments (374 Units)	619	150	92,850
Retail	2,079	0.10	208
Office	1,450	0.10	145
Restaurant (2,399 sf)	100	50	5,000
SUB-TOTAL			<u>98,203</u>
<u>PREVIOUS GENERATION:</u>			
Restaurant (8,000 sf)	320	50	16,000
SUB-TOTAL			<u>16,000</u>
NET INCREASE WATER GENERATION:			82,203

SOLID WASTE GENERATION CALCULATIONS

PROJECT: SOLESTE NoMI BEACH
 DATE: 3-Mar-20

TYPE OF BUILDING USE	AREA [sf] [# units] [# meals]	RATE [lbs/sf] [lbs/unit] [lbs/meal]	Daily Generation [lbs]
<u>PROPOSED GENERATION:</u>			
Apartments (374 Units)	374	12	4,488
Retail	2,079	0.04	83
Office	1,450	0.01	15
Restaurant (100 seats) (*)	600	2	1,200
SUB-TOTAL			<u>5,786</u>
<u>PREVIOUS GENERATION:</u>			
Restaurant (320 seats) (**)	1,280	2	2,560
SUB-TOTAL			<u>2,560</u>
NET INCREASE SEWER GENERATION:			3,226

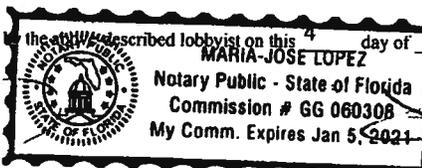
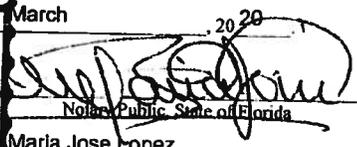
(*) Assumes 6 meals per seat per day (2 breakfast, 2 lunch & 2 dinner)

(**) Assumes 4 meals per seat per day (2 lunch & 2 dinner)



CITY OF NORTH MIAMI BEACH
ANNUAL LOBBYIST REGISTRATION
 City of North Miami Beach Ordinance No. 2013-21

CITY CLERK'S OFFICE
20 MAR 4 AM 10:55

DATE REGISTERED: <u>3/4/2020</u>		(TYPE OR PRINT IN INK)	
NAME OF LOBBYIST:			
Mr.	Wasserman	Ethan	B.
Mr./Ms.	LAST NAME	FIRST NAME	MI
BUSINESS/FIRM NAME			
Greenberg Traurig, P.A.			
ADDRESS			
333 SE 2nd Avenue, 44th Floor			
CITY	STATE	ZIP	
Miami	Florida	33131	
BUSINESS PHONE	CELL PHONE	FAX	E-MAIL
PRINCIPAL'S NAME:			
Biscayne Cove, LLC			
MAILING ADDRESS:		E-MAIL ADDRESS:	
10 NW 42nd Avenue, Ste. 700, Miami, Florida 33126		epulg@keystoneholdings.com	
PRINCIPAL'S CONTACT PERSON:			
Enrique Puig			
BUSINESS PHONE NUMBER:		CELL PHONE:	FAX:
305-567-1577			
DATE OF EMPLOYMENT BY LOBBYIST:			
February 2020			
THE LOBBYIST IS EMPLOYED FOR THE FOLLOWING SPECIFIC ISSUE:			
Modification of Development Approvals			
OATH			
LOBBYIST AND PRINCIPAL CONFIRMATION OF ACKNOWLEDGEMENT AND RECEIPT OF A COPY OF ORDINANCE NO. 2013-21			
I do solemnly swear that all of the foregoing facts contained in this Annual Lobbyist Registration are true and correct, and that I, <u>Ethan Wasserman</u> hereby confirm acknowledgement and receipt of a copy of Ordinance No. 2013-21. I further hereby attest and solemnly swear that I have not spent money on meals, gifts, entertainment, food and beverage(s) beyond the City, County, State regulations and/or prohibitions.			
State of Florida County of Miami-Dade			
Sworn to and subscribed before me by the above described lobbyist on this <u>4</u> day of <u>March</u> , 20 <u>20</u>			
			
Signature of Lobbyist	Type or Print Name		
Lobbyists shall pay all registration fees (\$250.00 annually, plus \$125.00 for each principal represented and for each issue a lobbyist has been retained to lobby on behalf of any one principal), and specifically define the issue for which they are employed. The Clerk shall reject any statement which does not detail the issue for which the lobbyist has been employed.			
PENALTIES: Failure to register pursuant to the City of North Miami Beach Ordinance Number 2013-21. Once the Office of the City Clerk has been notified of a failure to comply with the registration requirement the lobbyist may be subject to double the administrative (late) registration fee and the lobbyist may be registered. In addition, if the Mayor and City council determines that further action is necessary, the Mayor and City Council may set additional fines, reprimand, suspend or prohibit the lobbyist from lobbying before the City Council, a City Board, a City Committee or members thereof, for a period not to exceed two (2) years.			
For Office Use Only:			
Data Entry Date	_____, 20____	Entered By	_____



Certificate of Completion

This is to certify that

Ethan B. Wasserman

has satisfactorily fulfilled the requirements for lobbyist refresher training under Section 2-11.1(s), Miami-Dade County Code, by participating in

“Ethics Refresher Course for Lobbyists”

conducted by the Miami-Dade Commission on Ethics and Public Trust on

December 14, 2018

[Signature]

**Jose Arajo, Executive Director
Miami-Dade Commission on Ethics &
Public Trust**

July 14, 2020

VIA HAND DELIVERY & ELECTRONIC DELIVERY

Mr. Justin Proffitt
Community Development Director
City of North Miami Beach
17050 NE 19th Avenue
North Miami Beach, FL 33162

Re: Riverwalk
Letter of Intent for Planning and Zoning Application (the “**Application**”)
Property located at 16395 Biscayne Boulevard, North Miami Beach, Florida (Folio
Number 07-2216-042-0010) (the “**Property**”)

Dear Mr. Proffitt,

On behalf of Biscayne Cove, LLC (the “**Owner**”), we respectfully submit the enclosed Application for the modification of the site plan previously approved at the above-referenced Property. While the overall project remains similar in scope, the Owner seeks to (i) reduce the number of residential units by reducing the tower height, and (ii) propose a small increase in the retail and restaurant programming to enhance the activation at the ground level. Additionally, the Owner requests a waiver for the proposed parking garage¹ in compliance with the City of North Miami Beach Zoning Code (the “**Zoning Code**”). While these changes represent a reduction in the prior approvals, the proposed modifications seek to integrate improve the multi-family residences with active, ground floor retail space to further enhance the pedestrian-friendly, waterfront neighborhood².

I. The Property

The Property is generally located at the northeast intersection of Biscayne Boulevard and NE 163rd Street and is surrounded by the Snake Creek Canal on the North, the South Florida Water Management District flood control facility and the Harbour condominium project to the East, commercial uses to the South and Biscayne Boulevard to the West. Please refer to the image below for an aerial photograph of the Property from the Appraiser’s website.

¹ Parking garage previously approved by Resolution No. R.2015-90

² Although unusual to reduce a project approval, the prior project design was not economically viable at scale. The application seeks to reduce the overall building density, intensity and height to create a project that is more in line with current market demands.



Information from the Miami Dade County Property Appraiser's on-line information is attached as **Exhibit "A"**. Also attached as **Exhibit "B"** is a copy of that certain Alta/ACSM Land Title Survey confirming the Property contains 77,519 +/- square feet or 1.78 +/- acres of land. The Property is currently improved with a single-story commercial structure and on-site surface parking. Pursuant to the Future Land Use Map (the "**FLUM**") contained within the City's Comprehensive Plan (the "**Comprehensive Plan**"), the Property's current land use designation is Southern Mixed Use Waterfront ("**MU/SWF**"). Consistent with the Property's FLUM designation, the Property's current zoning designation is MU/SWF, Mixed Use South Waterfront as shown on the City's Official Zoning Map (the "**Zoning Map**").

II. Development Approval History

On November 3, 2015, pursuant to Resolution No. R2015-90³ (the "**Resolution**"), a copy of which is attached as **Exhibit "D"**, the City Council approved a site plan and conditional use for the Property as well as the abutting parcel to the South located at 16375 Biscayne Boulevard (the "**South Parcel**"). In sum, the Resolution collectively approved 1,505,544 square feet of floor area including 730 residential units, 177 hotel units and 9,178 square feet of commercial space.

Specifically, the site plans prepared by the Form Group, Inc. and referenced in Section 3.b of the Resolution (the "**2015 Site Plan**") reflect that Building A was designed with a 32-story luxury condominium tower containing 480 residential units proposed at the Property. Building B, located on the South Parcel, was approved with a 30-story residential tower with 250 residential units and an 18-story hotel tower designed with 177 hotel rooms and ground floor commercial space. For your ease of reference, a copy of the 2015 Site Plan is enclosed as **Exhibit "E"**. This Application does not include any requests to modify the South Parcel.

³ The Resolution remains active pursuant to several state extensions. See attached letter from the City's Planning and Zoning Division dated January 27, 2020, attached as **Exhibit "C"**.

III. Modification of Building A

The Application seeks to reduce the overall building density, intensity and height to create a project that is more in line with current market demands and the community's needs. As detailed in the enclosed plans prepared by the Form Group, Inc., Owner seeks to develop the Property with a 23-story mixed use building containing 367 residential units and 2,708 square feet of ground floor commercial uses (the "2020 Site Plan" or "Project"). Note, the 2020 Site Plan includes the following revisions:

- Building Height Reduced from 32 Stories/359' to 23 Stories/236'10";
- Residential Density Reduced from 480 units to 367 residential units;
- Introduction of limited ground floor retail and restaurant uses to serve the future residents and enhance the waterfront community;
- Enhanced Waterfront promenade activation, greenery and utilization of outdoor spaces; and
- Reducing Building A Footprint from 50,166 SF to 47,649 SF

Please note, the 2020 Site Plan and corresponding modifications solely apply to the development at the Property. The 2020 Site Plan does not include any modifications to the approved development and uses located on the South Parcel, including the conditional use approval for the hotel development. Although the South Parcel property owner is not a party to this Application⁴, please find enclosed a copy of a recorded instrument evidencing the authority of the Applicant to file the Application without signature by the South Parcel property owner.

As provided above, the 2020 Site Plan reflects an overall less intense and lower scaled residential building with a mixture of ground floor commercial uses that satisfy the growing market demand and complement the existing approved development in the surrounding area. The provision of restaurant and retail uses is designed to activate the ground level with a pedestrian friendly streetscape at the Property that provides seamless connectivity with the waterfront walkways and pedestrian sidewalks throughout the neighborhood, including connection with the Harbour condominium project to the East.

The overall design for Building A has been further refined to reflect a more human-centric composition, while keeping the modern aesthetics developed in the original approval. Notably, the balconies and the overall building facades contain significant articulation designed to express the different functions within the building. Through this plan revision, the architecture of the project is significantly enhanced with a more modern and enhanced design aesthetic, as evidenced in the 2020 Site Plan. The project architect has also prepared the enclosed design narrative for your ease of reference.

IV. Waiver

⁴ See Section 6 of that certain First Amendment to Declaration of Covenants and Restrictions for the Riverwalk at North Miami Beach, recorded in the Official Records Book 30128, Page 2023 of the Public Records of Miami-Dade County, Florida ("First Amendment"). A copy of the First Amendment is attached as Exhibit "F".

Based on the City's Community Development staff recommendation, the Applicant is requesting a waiver pursuant to Section 24-58.5(K)(2)(b)(i) of the Zoning Code for the current design of the parking component of the Project. Specifically, this section of the Zoning Code permits the waiver of "[t]he requirement for a Liner building along the side and rear frontage" by the Director of the Community Development Department or his/her designee. The proposed configuration and architectural design of the parking component of the Project is generally consistent with the parking garage that was previously approved as part of the 2015 Site Plan. In compliance with the required waiver standards and as reflected in the Architectural Report prepared by Bermello Ajamill & Partners dated June 23, 2020, the proposed parking garage architectural elements are harmonious with that of the public space and no vehicles parked within the garage are visible from the street. Therefore, the parking component of the Project "demonstrates compliance with the conditions for the waiver." Note, the parking garage is completely concealed on the North by active uses. On the West the garage is concealed by active uses at the lower levels and architectural fenestration on the upper elements. On the South, the first two floors contain active residential uses. The remaining south façade and East façade are articulated with balcony-type treatment to architecturally screen the garage while allowing the space to naturally ventilate in accordance with the Florida Building Code.

Based on the foregoing, we respectfully request your favorable consideration of this Application. Should you have any questions or require any additional information regarding this request, please do not hesitate to contact me at 305-579-0784.

Best Regards,



Ethan B. Wasserman, Esq.

BEW:dv

Enclosures

Cc:

Sharon Cino,
City of North Miami Beach Planning and Zoning Manager

EXHIBIT "A"



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/27/2020

Property Information	
Folio:	07-2216-042-0010
Property Address:	16395 BISCAYNE BLVD North Miami Beach, FL 33160-4302
Owner	BISCAYNE COVE LLC
Mailing Address	10 NW 42 AVE SUITE 700 MIAMI, FL 33126-5473
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	8,249 Sq.Ft
Lot Size	77,484 Sq.Ft
Year Built	2000



Assessment Information				
Year	2019	2018	2017	
Land Value	\$7,748,400	\$7,748,400	\$7,748,400	
Building Value	\$702,825	\$711,192	\$10,000	
XF Value	\$129,289	\$130,827	\$0	
Market Value	\$8,580,514	\$8,590,419	\$7,758,400	
Assessed Value	\$5,202,283	\$4,729,349	\$4,299,409	

Taxable Value Information				
	2019	2018	2017	
County				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$5,202,283	\$4,729,349	\$4,299,409	
School Board				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$8,580,514	\$8,590,419	\$7,758,400	
City				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$5,202,283	\$4,729,349	\$4,299,409	
Regional				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$5,202,283	\$4,729,349	\$4,299,409	

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$3,378,231	\$3,861,070	\$3,458,991

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

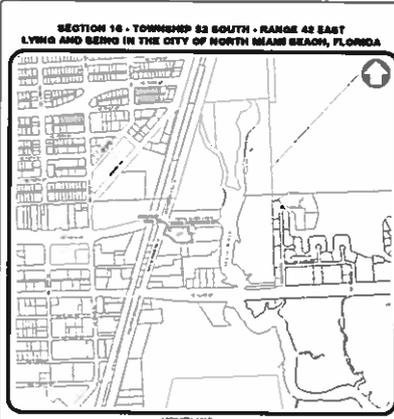
Short Legal Description	
NORTH MIAMI BEACH PLACE	
PB 155-86 T-20374	
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DEG W 94.80FT S 04 DEG E 95.45FT	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2005	\$8,303,000	23745-0624	Deeds that include more than one parcel
11/01/1998	\$850,000	18367-0526	Other disqualified

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 of Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

EXHIBIT "B"



NOTICE
This document is not full and complete without all pages. (Total of Three (3) pages)

LONGITUDE SURVEYORS
7749 NW 18th STREET, SUITE 175
DORAL, FLORIDA 33166
PHONE: (561) 464-9919 FAX: (561) 464-1400
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 16673.003 DRAWN BY: SF/DG
FIELD BOOK: 609 SHEET 1 OF 3

ALTA / ACSM LAND TITLE SURVEY

A PORTION OF TRACT 'A' OF 'NORTH MIAMI BEACH PLACE', RECORDED IN PLAT BOOK 155, AT PAGE 86, RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

REQUIREMENTS FOR THE PREPARATION OF THIS MAP OR SURVEY

1. This survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

2. The survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

3. The survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

4. The survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

5. The survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

REQUIREMENTS FOR THE PREPARATION OF THIS MAP OR SURVEY

6. The survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

7. The survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

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17. The survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

18. The survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

19. The survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

20. The survey was prepared in accordance with the provisions of the Florida Statutes, Chapter 173, and the rules and regulations of the State Board of Professional Regulation, Chapter 19C, Florida Administrative Code.

ALTA / ACSM LAND TITLE SURVEY

A PORTION OF TRACT "A" OF "NORTH MIAMI BEACH PLAC" RECORDED IN PLAT BOOK 155, AT PAGE 86, RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

LEGEND	
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FLORIDA EAST COAST RAILROAD
(100' RIGHT OF WAY)

ROYAL GLADE CANAL (SNAKE CREEK CANAL C-9)
(P.B. 155, PG. 86)
(RIGHT OF WAY VARIES)

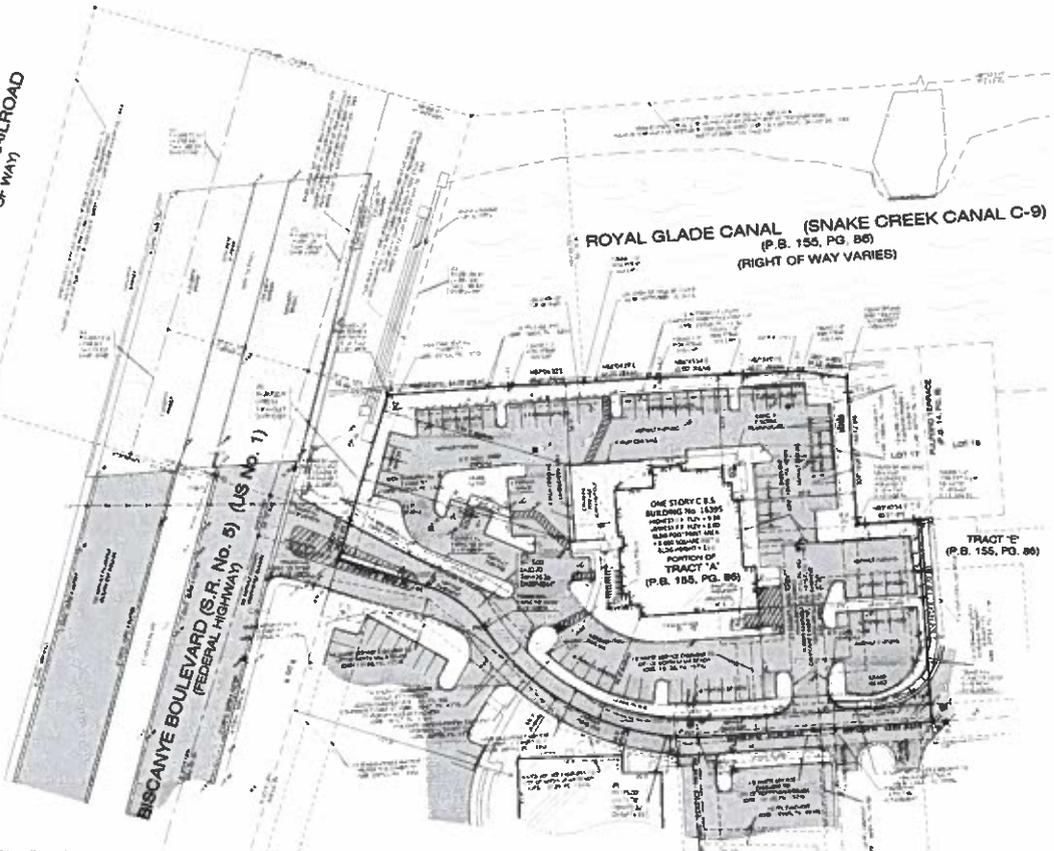


NOTICE:
This Document is not full and complete without all pages. (Total of Three (3) pages)

LONGITUDE SURVEYORS
2749 NW 14th STREET SUITE 175
DORAL, FLORIDA 33446
PHONE: 305-553-0717 FAX: 305-553-5440
WWW.LONGITUDESURVEYORS.COM

NOTE:
There exist 73 regular parking spaces and 5 handicapped parking spaces on the subject property.

JOB NO: 154718-02 DRAWN BY: SP/DB
REVISION: 078 SHEET 2 OF 2



BISCAYNE BOULEVARD (S.R. No. 5) (US No. 1)

TRACT "B"
(P.B. 155, PG. 86)

TRACT "C"
(P.B. 155, PG. 86)

MATCH LINE "A"

ALTA / ACSM LAND TITLE SURVEY

A PORTION OF TRACT 'A' OF "NORTH MIAMI BEACH PLACE", RECORDED IN PLAT BOOK 155, AT PAGE 86, RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



LEGEND

- 1. 1/4" = 100'
- 2. 1/8" = 50'
- 3. 1/16" = 25'
- 4. 1/32" = 12.5'
- 5. 1/64" = 6.25'
- 6. 1/128" = 3.125'
- 7. 1/256" = 1.5625'
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EXHIBIT "C"



City of North Miami Beach, Florida
Planning & Zoning Division

January 27, 2020

Mr. Brian Dombrowski
Greenberg Traurig, P.A.
333 SE 2nd AVE, Ste. 4400
Miami, FL 33131

Re: Fourth Extension of Site Plan Approval in Resolution No. R2015-90

Dear Mr. Dombrowski,

Pursuant to the tolling provisions of Florida Statute 252.363 and Executive Order Number 19-189, the City of North Miami Beach hereby acknowledges a fourth extension of the Site Plan Approval pursuant to Resolution No. R2015-90, for Biscayne Park Development, LLC, for the property located at 16375 and 16395 Biscayne Boulevard.

The new expiration date is June 22, 2024.

Sincerely,

Mario Duron
Associate Planner

Enclosure: Resolution No. R2015-90

CC: dombrowski@gtlaw.com

●

EXHIBIT “D”

●

●

RESOLUTION NO. R2015-90

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, GRANTING SITE PLAN APPROVAL TO CONSTRUCT A 1,505,544 SQUARE FOOT, 32, 30 AND 18 STORY, THREE-TOWER MIXED-USE DEVELOPMENT; INCLUDING 730 RESIDENTIAL UNITS IN THE 32-STORY AND 30-STORY TOWERS, 177 HOTEL ROOMS IN THE 18-STORY TOWER AND 9,178 SQUARE FEET OF COMMERCIAL SPACE AND CONDITIONAL USE APPROVAL FOR THE PROPOSED HOTEL COMPONENT, ON TWO LOTS WITH A COMBINED TOTAL OF 4.15 ACRES, AS PROPOSED; IN THE SOUTHERN MIXED-USE WATERFRONT DISTRICT, AT 16375/16395 BISCAYNE BOULEVARD.

WHEREAS, the property described herein is zoned SOUTHERN MIXED-USE WATERFRONT DISTRICT; and

WHEREAS, the applicant requests site plan approval and conditional use approval in order to construct a 1,505,544 square foot, 32, 30, and 18-story, three-tower mixed-use development, including 730 residential units in the 32-story and 30-story towers, 177 hotel rooms in the 18-story tower and 9,178 square feet of commercial space consisting of 4,767 square feet of retail and 4,411 square feet of restaurant space, on two lots with a combined total of 180,935 square feet at 16375/16395 Biscayne Boulevard; and

WHEREAS, after a public hearing on October 19, 2015, the Planning and Zoning Board, by a 6 to 1 vote, recommended approval of the site plan and conditional use, subject to the conditions set forth and included herein below in Section 1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Miami Beach, Florida.

RESOLUTION NO. R2015-90

Section 1. Site plan and conditional-use approval in order to construct a 1,505,544 square foot, 32, 30, and 18-story, three-tower mixed-use development including 730 residential units, 177 hotel rooms, and 9,178 square feet of commercial space on 4.16 acres, on property legally described as:

TRACTS "A" AND "B" OF NORTH MIAMI BEACH PLACE,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
155 AT PAGE 86 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA;

A/K/A
16375 / 16395 BISCAYNE BOULEVARD
North Miami Beach, Florida

is HEREBY GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Unless otherwise provided, all of the below conditions shall be completed/complied with prior to the issuance of the building permit.
2. The conditions of approval for this site plan and conditional-use approval are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
3. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
 - a. Sketch of Survey prepared by Juan R. Martinez & Associates, Inc.
 - b. Plans prepared by Form Group, Inc. including the following:
 - Cover Sheet, Overall Site Plan
 - Sheet A-100, Data
 - Sheet DIAG-1, Easement Diagram
 - Sheet A-001, Renderings: Northwest Aerial View and View from Biscayne Blvd
 - Sheet A-002, Renderings: Southwest Aerial View and View along Royal Glades Drive
 - Sheet A-003, Renderings: Southeast View and View from across Royal Glade Canal
 - Sheet A-101, Ground Site Plan
 - Sheet A-102, Mezzanine Level Site Plan
 - Sheet A-103, Garage Level Site Plan
 - Sheet A-104, Recreation Deck Level Site Plan
 - Sheet A-105, Typical Floor Level Site Plan
 - Sheet A-106, Overall Roof Plan
 - Sheet A-107, Building A Ground Floor Plan
 - Sheet A-108, Building A Mezzanine Floor Plan
 - Sheet A-109, Building A Typical Garage Floor Plan
 - Sheet A-110, Building A Amenities Deck Floor Plan – Level 9
 - Sheet A-111, Building A Typical Unit Floor Plan – Levels 10 to 32
 - Sheet A-112, Building A Roof Plan
 - Sheet A-113, Building B Ground Floor Plan
 - Sheet A-114, Building B Mezzanine Floor Level
 - Sheet A-115, Building B Typical Garage Level Floor Plan

RESOLUTION R2015-90

- Sheet A-116, Rec Deck Floor Plan – Building B
 - Sheet A-117, Building B Typical Unit Floor Plan – Levels 9 to 30
 - Sheet A-118, Roof Plan Building B
 - Sheet A-200, West Building Elevation
 - Sheet A-201, East Building Elevation
 - Sheet A-202, Building A – North Elevation
 - Sheet A-203, Building A – South Elevation
 - Sheet A-204, Building B – North Elevation
 - Sheet A-205, Building B – South Elevation
 - Sheet A-300, Overall Building Section
 - Sheet A-301, Building Section
 - Sheet LD-1, Drainage Site Plan
 - Sheet L-1, Overall Landscape Plan
 - Sheet L-2, Landscape Plan Building A
 - Sheet L-2.1, Landscape Plan Building A – Recreation Deck
 - Sheet L-3, Landscape Plan Building B
 - Sheet L-3.1, Landscape Plan Building B – Recreation Deck
 - Sheet L-4, Landscaping Notes
 - Sheet FS-1, Fire Set-up Plan
- c. All representations and exhibits as prepared and provided to the Community Development Department as part of the Application Submittal Package, as amended.
- d. All representations proffered by the Applicant's representatives as a part of the review of the application at public hearings.
4. The City Council shall retain jurisdiction of this Conditional Use Permit which shall be subject to modification. The City Manager or the City Council shall retain the right to call the owner, applicant, and/or operator back before them for a progress report or to modify the Conditional Use permit if it is determined there are legitimate complaints and/or code violations by the Code Compliance Department. The City Council may impose additional conditions to address problems, complaints, or code violations and to determine the timing and need for future progress reports. Nothing in this provision shall be deemed to limit the right of the City Council to call back the owner, applicant and/or operator for other reasons and for other modifications of this Conditional Use Permit.
5. Prior to issuance of any Master Building Permit, Applicant shall provide the City Manager or designee with a draft schedule for the construction of the Project, (the "Construction Schedule").
6. Applicant shall provide a unity of title or a covenant in lieu of unity of title, in a form acceptable to the City Attorney, for all parcels prior to issuance of the Building Permit. The unity of title or covenant in lieu shall be recorded in the Public Records of Miami-Dade County, FL, at the expense of the Applicant.
7. Substantial modifications to the plans submitted and approved as part of the application may require the applicant to return to the Planning and Zoning Board and Mayor and City Council for approval. Insubstantial changes shall include proportionate reductions in residential units and parking spaces by less than 5% of the total proposed project, changes that do not alter the project more than 5% of lot coverage, setbacks, height, density and intensity calculations so long as the proposed amendment does not cause an increase in the number of average daily trips; does not alter the location of any points of ingress, egress, access and vehicular and pedestrian patterns to the site; and does not violate any condition placed upon the site plan as originally approved. Insubstantial changes may be

- administratively approved by the City Manager or designee. Any de minimis amendments to the plans or site plans which cannot be resolved administratively shall be returned to the Mayor and City Council for a formal review. However, under no circumstances, may any plans, site plans, building, structure, or project be administratively altered by more than 5% lot coverage, setbacks, height limitations, as well as density or intensity calculations set forth in a previously approved site plan.
8. Prior to the issuance of a Master Building Permit, the City Manager or designee and the City Attorney, may refer any application for review by engineering, planning, legal, technical, environmental, or professional consultant(s) as deemed necessary. The City shall be reimbursed by Applicant for reasonable fees and charges made by such consultant(s) or professional(s) within thirty (30) days of submission of a City voucher. These fees and charges are in addition to any and all other fees required by the City.
 9. Construction workers are prohibited from parking on residential streets or public parking lots. Prior to application for the Master Building Permit, the Applicant shall submit a construction parking plan providing off-street parking for construction workers during the period of construction to the City Manager or designee for review and approval. The construction parking plan shall provide: (a) Applicant's general contractor shall direct all workers to park at off street sites; (b) no workers shall park their vehicles in residential neighborhoods; and (c) Applicant shall provide reports as needed to the City Manager or designee detailing any problems and complaints regarding the parking.
 10. Prior to issuance of any Master Building Permit, Applicant shall execute a covenant running with the land, binding upon its heirs, successors and assigns, subject to the approval of the City Attorney, which shall be recorded in the public records of Miami-Dade County, Florida at Applicant's sole expense, containing all of the conditions and provisions required by this Resolution. This recorded covenant may be amended from time to time and shall be re-recorded after each amendment at the Applicant's sole expense, subject to the approval of the City Attorney.
 11. Prior to the issuance of the Master Building Permit, a bond or equivalent amount of cash shall be posted with the City to replace public property damaged during the construction of the Project pursuant to the terms of Sections 14-1.10 and 14-1.11 of the City's Code of Ordinances in the amount of \$750.00. The final determination regarding property to be replaced shall be made by the City Manager or designee.
 12. Prior to the issuance of the Master Building Permit, the Applicant shall provide a bond not to exceed a one-half percent (.05%) of the construction cost, as required by the Building Official. These funds shall be used to secure property and the construction site for the Project in the event construction is abandoned, or ceases prior to completion, or to repair public infrastructure damaged by construction, and to maintain the site during abandonment.
 13. Applicant shall furnish payment and performance bonds, cash, or letter(s) of credit issued in a form and by a bank reasonably acceptable to the City to ensure Applicant's performance and/or payment of the public improvements; The payment and performance bond(s) required by this Resolution shall be issued by a surety having a minimum rating of A-1 in the Best's Key Rating Guide, Property/Casualty edition, shall be subject to the approval of the City and shall include this legend: "This bond (these bonds) may not be cancelled or allowed to lapse until thirty (30) days after receipt by the City of North Miami Beach, by certified mail, returned receipt requested, addressed to: CITY MANAGER with a copy to: CITY ATTORNEY, both addressed to: 17011 NE 19 Avenue, North Miami Beach, FL 33162-3111 of written notice from the issuer of the bond of its intent to cancel or to not renew." As improvements and payments are made in accordance with the terms of this

Resolution, the City, in its sole discretion, may reduce or eliminate the bond amount. These rights reserved by the City with respect to any construction bond or other performance or payment bond established pursuant to this section are in addition to all other rights and remedies the City may have under this Resolution, in law or in equity.

14. No building permits shall be issued (except for signage, demolition, foundation, temporary power, construction trailers and sales center) unless the Applicant has submitted all documents required under this approval as of that date, subject to the approval of the City Attorney and the City Manager or designee, and shall have paid all professional reimbursements and other payments required by the Code of Ordinances of the City of North Miami Beach.
15. Prior to the issuance of the Master Building Permit, the Applicant shall submit plans for the construction of an appropriate barrier between the construction site and adjoining properties in order to minimize blowing of dust and construction debris. Applicant shall comply with the regulations of the Code of Ordinances the City of North Miami Beach relating to construction site operations, including but not limited to the installation of a chain link construction fence with a windscreen displaying a rendering of the Project. Applicant shall use its good faith efforts to minimize vibration and noise during construction of the Project.
16. The applicant shall submit an MOT (Maintenance of Traffic) to Public Works Department staff for review and approval prior to the issuance of a master building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
17. As the Applicant proposes to develop this project in phases, each phase must stand alone with respect to amenities and infrastructure. Additionally, any public improvements, in addition to any project features to be open to the public must be constructed as part of the associated building or phase.
18. The first phase master building permit from the City must be applied for within eighteen (18) months of site plan approval. The second and final phase master building permit must be applied for within thirty-six (36) months of site plan approval.
19. All engineering (paving and drainage) plans at time of permitting must be signed and sealed by a State of Florida Certified Engineer and must be stamped approved by Miami-Dade County DRER and FDOT.
20. All City impact fees shall be paid prior to issuance of a master building permit, for each phase of the project.
21. The Applicant agrees to contribute a sum of money equivalent to 1.0% of the total Project cost to the City's Art in Public Places Fund, prior to or at the time of issuance of the Master Building Permit for each phase, or provide artwork, of a quality and design acceptable to the City Manager or designee, on-site.
22. The Applicant shall comply with all applicable conditions and permit requirements of the Miami-Dade County Fire Department, the Water and Sewer Department, Department of Regulatory and Economic Resources, Miami-Dade County Public Health Department, the Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation (FDOT) and any other applicable regulatory agency.
23. Prior to the issuance of the Master Building Permit, the Applicant shall meet all requirements of the Department of Public Works Solid Waste Division for trash containers.
24. Any gates within the Project shall be of a decorative design to enhance the aesthetics of the buildings, as determined by the City Manager or designee. All vehicular service roll gates shall be at least fifteen (15) feet high and shall be of a decorative material to enhance the building.

25. If applicable, prior to the issuance of any Master Building Permit for any phase (building) of the Project, any driveway permit along any State Right-of-Way must be approved and permitted by Florida Department of Transportation ("FDOT"), and proof of an FDOT permit shall be required prior to any work being performed within any State right of way.
26. The Applicant shall post a sign on-site providing contact information in case of any complaint or concern during construction. The sign shall be removed upon the earlier of the City's issuance of a temporary or full certificate of occupancy.
27. The site plan and any conditional use or variance approvals shall remain valid for a period of 18-months from the date of adoption of the Resolution by the City Council. If the first master building permit is not applied for within the 18-month time period, the approvals shall be considered null and void and of no force and effect unless extensions of time are obtained pursuant to applicable law.
28. The Applicant, its successors and assigns shall comply with all City ordinances applicable to development and permit approvals at the time of adoption of the Resolution and in the event the Master Building Permit expires, all approvals and prior fees paid, shall be subject to be forfeited. This shall not applied to City of North Miami Beach impact fees paid, which would not be refunded but would be credited to the property for any subsequent development.
29. Garbage collection service will be provided by the City of North Miami Beach or designee.
30. The Applicant agrees the applicant agrees to permit a police antenna on the roof of the building, to be determined by the Chief of Police prior to final issuance of the certificate of occupancy.
31. Applicant must provide the NMBPD with access to the property at all times.
32. Applicant must provide the NMBPD with a safety plan.
33. Applicant must join the NMBPD *Trespass After Warning* Program.
34. Live, amplified music shall be prohibited outdoors. Recorded music no greater than 75 decibels shall be allowed from 10:00 a.m. to 10:00 p.m. If applicable, this shall be reviewed annually through the Conditional Use approval.
35. The Applicant and its successors and assigns, including but not limited to the successor homeowners' association, if any, shall maintain all landscape and exterior hardscape features and materials on site and throughout all public improvements in good condition, replacing diseased, dying or dead plant material as necessary and repairing / cleaning / painting all hardscape features so as to present a healthy and orderly appearance at all times.
36. The words "Aventura", "Miami Beach," and "Sunny Isles Beach" shall not be used by the applicant immediately preceding or following the Project name. The words "Aventura", "Miami Beach" and "Sunny Isles Beach" shall not be part of the website address for the Project. References in the marketing materials to nearby communities shall be limited to descriptions of entertainment, shopping or dining locations, or other landmarks; the Applicant shall identify the Project as being located in the City of North Miami Beach, Florida.
37. As part of the Project's marketing materials and to the extent appropriate for purposes of the marketing campaign, including any sales brochures or similar information provided to potential purchasers, tenants and/or real estate sales personnel engaged in marketing the Project, Applicant shall use good faith efforts to promote the City of North Miami Beach and feature local businesses located in the City of North Miami Beach.
38. The publicly-accessible bay walk shall be open to the public between the hours of 8:00 am and 7:00 pm, seven days a week, including holidays.

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39. Dumpsters shall be serviced wholly within the building envelope and only by the City of North Miami Beach or its approved contractor. All dumpsters shall be delivered to the trash room no later than 7 a.m. on collection days. The servicing of the dumpsters and their locations shall not be visible from pedestrians or passing motorists on the sidewalks, abutting rights-of way, adjacent streets or public beach.
40. Upon issuance of a hurricane warning by the National Weather Service or similar agency, all removable items from pool decks, roof decks and other outdoor spaces shall be immediately removed and secured.
41. The Applicant shall obtain a certificate of occupancy and certificate of use from the City upon compliance with all terms and conditions. The certificate of use shall be subject to review upon violation of any of the conditions, in accordance with the law.

Section 2. The City Council makes the following FINDINGS OF FACT based upon the substantial competent evidence provided:

The requested conditional use approval is not contrary to the public interest or detrimental to the community and is compatible with the surrounding land uses while maintaining the basic intent and purpose of the zoning and land use regulations.

Section 3. Pursuant to Section 24-172(I) of the Code of Ordinances of the City of North Miami Beach, the Applicant must apply for a master building permit, for the first phase of the project, from the City within eighteen (18) months of the date of this Resolution or the site plan approval granted shall be deemed null and void and the applicant shall be required to reinstate the site plan review process unless the term is extended administratively or by the City Council prior to its expiration.

Section 4. Pursuant to Section 24-175(C) of the Code of Ordinances of the City of North Miami Beach, the applicant must obtain a Business Tax Receipt within one year of the issuance of a Certificate of Occupancy or within one year of conditional use approval, whichever is longer. This may be extended administratively for good cause for one six-month period by the City Manager or designee. This period may be extended by the Mayor and City Council for good cause.

APPROVED AND ADOPTED by the City Council of the City of North Miami Beach, Florida at regular meeting assembled this **3rd day of November, 2015.**

RESOLUTION R2015-90

RESOLUTION R2015-90

ATTEST:

PAMELA L. LATIMORE
CITY CLERK

(CITY SEAL)

GEORGE VALLEJO
MAYOR

APPROVED AS TO FORM &
LANGUAGE & FOR EXECUTION

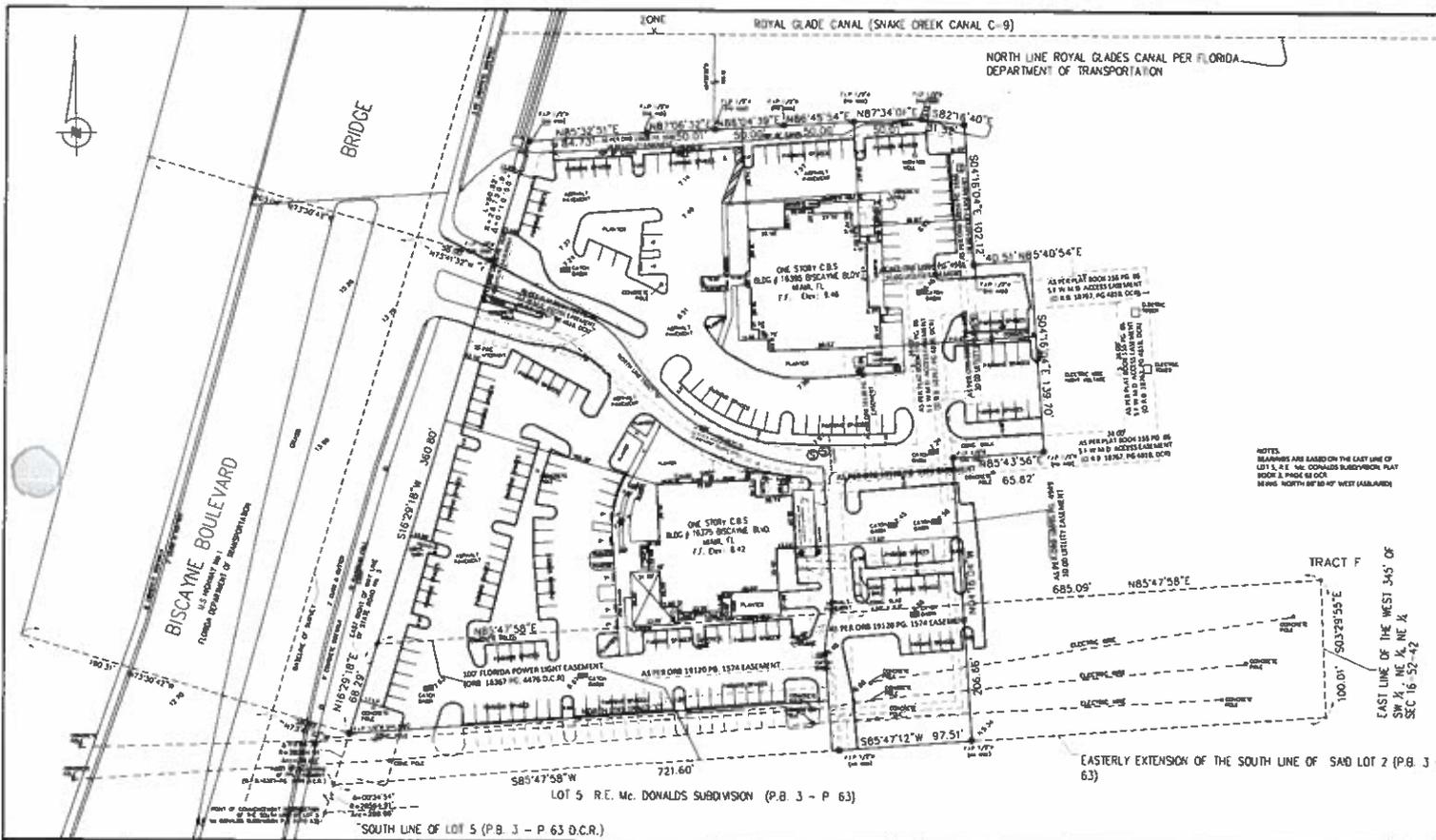
JOSE SMITH
CITY ATTORNEY

SPONSORED BY: Mayor and City Council

COUNCILPERSON	YES	NO	ABSTAIN	ABSENT
Mayor George Vallejo				
Vice-Mayor Phyllis Smith				
Councilwoman Barbara Kramer				
Councilwoman Marlen Martell				
Councilman Frantz Pierre				
Councilman Anthony DeFillipo				
Councilwoman Beth Spiegel				

RESOLUTION R2015-90

EXHIBIT "E"



DATE	REVISIONS	BY
08-28-2018	REVISED TO SHOW THE EASEMENTS	JRM

SKETCH OF BOUNDARY SURVEY

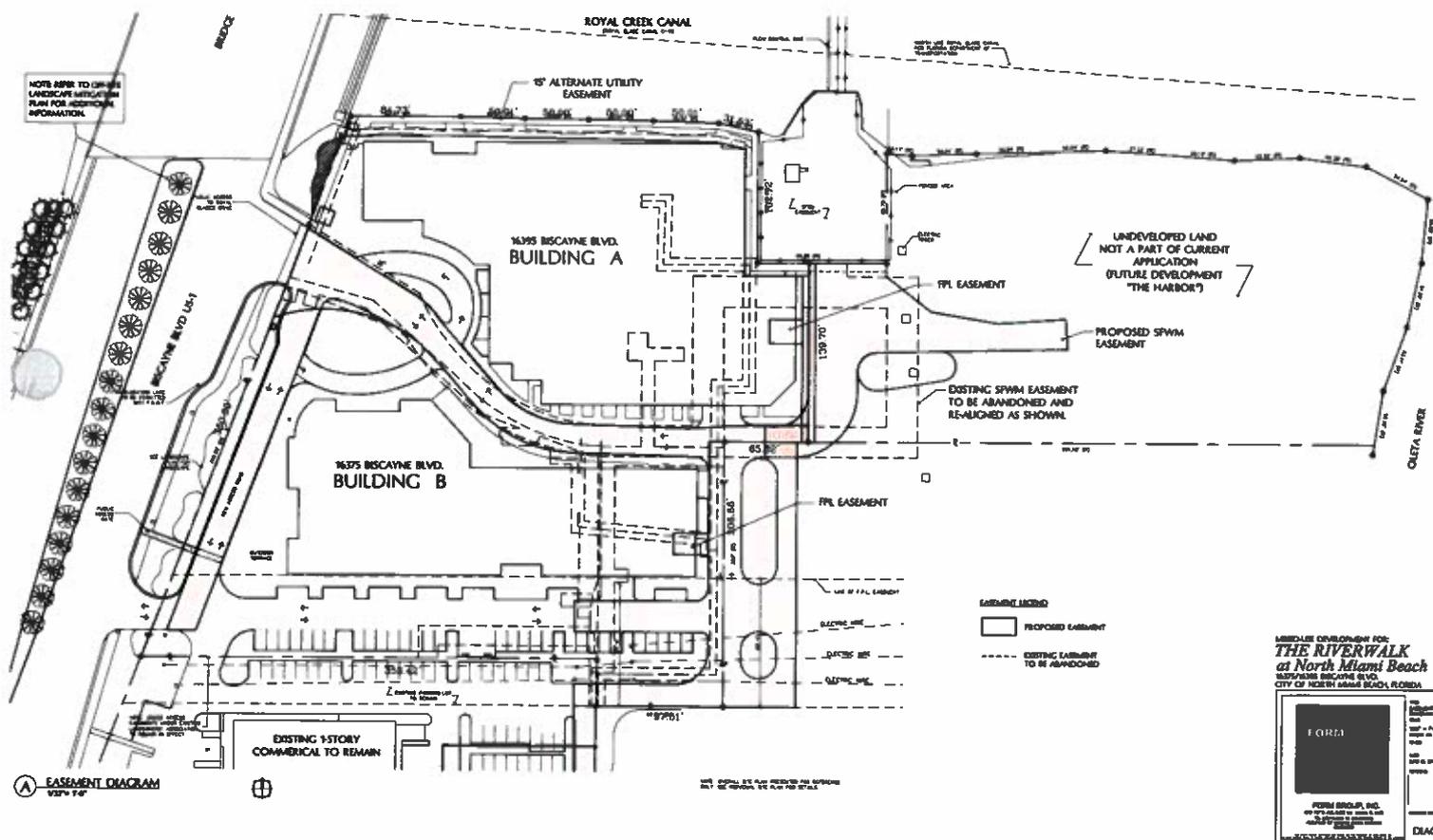
FOR: BISCAYNE COVE, LLC

JUAN R. MARTINEZ & ASSOCIATES, INC.

ENGINEER LAND PLANNER LAND SURVEYOR

6800 WEST PALM BLVD., SUITE 100, BOCA RATON, FLORIDA 33433, PHONE (561) 362-7000 FAX (561) 362-7000

BY: JUAN R. MARTINEZ	DATE: 08-28-2018	TITLE NO.
PROFESSIONAL LAND SURVEYOR NO. 2160	DATE: 08-28-2018	SCALE: 1" = 30'
STATE OF FLORIDA	ORDER NO. 11401	DATE: 08-28-2018
CERTIFICATE NO. L.S. 1751		



MIDDLE DEVELOPMENT FOR
THE RIVERWALK
 at North Miami Beach
 16375 BISCAYNE BLVD.
 CITY OF NORTH MIAMI BEACH, FLORIDA

FORM GROUP, INC.
 10000 BISCAYNE BLVD., SUITE 100
 NORTH MIAMI BEACH, FLORIDA 33156
 PHONE: (305) 866-1111
 FAX: (305) 866-1112
 WWW: WWW.FORMGROUP.COM

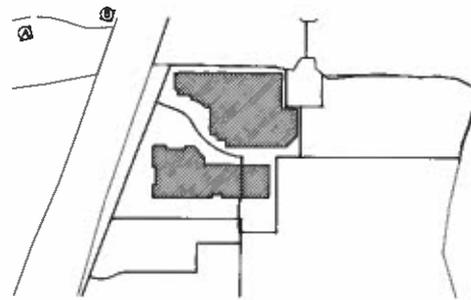
DATE: 08/14/2014
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



Ⓐ NORTH WEST AERIAL VIEW



Ⓑ VIEW FROM BISCAYNE BLVD



Ⓘ PERSPECTIVE LOCATION SKETCH

ARCHITECTURAL DEVELOPMENT FOR
THE RIVERWALK
 at North Miami Beach
 SUPPLEMENTARY SPECIFICATIONS
 CITY OF NORTH MIAMI BEACH, FLORIDA

FORA	DATE
FORA GROUP, INC.	SCALE
1000 BROADWAY, SUITE 1000	PROJECT NO.
NEW YORK, NY 10018	NO. 1000
TEL: 212 693 6000	NO. 1000
FAX: 212 693 6000	NO. 1000
WWW.FORA.COM	NO. 1000

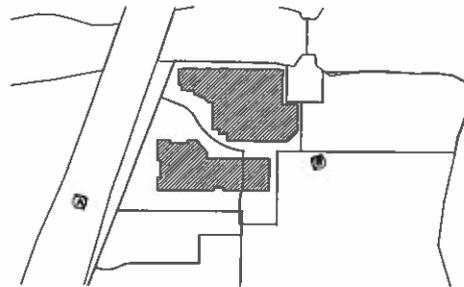
A-01



A SOUTH WEST AERIAL VIEW



B VIEW ALONG ROYAL GLADES DRIVE



1 PERSPECTIVE LOCATION SKETCH

ARCHITECTURAL DEVELOPMENT FOR
THE RIVERWALK
 at North Miami Beach
 1800 PALMS BEACH BLVD.
 CITY OF NORTH MIAMI BEACH, FLORIDA





Ⓐ SOUTH EAST VIEW



Ⓑ VIEW FROM ACROSS ROYAL GLADE CANAL



Ⓘ PERSPECTIVE LOCATION SKETCH

LANDMARK DEVELOPMENT FOR
THE RIVERWALK
 at North Miami Beach
 7500/7500S BEACON BLVD
 CITY OF NORTH MIAMI BEACH, FLORIDA

FORM	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____ SHEET NO.: _____ TOTAL SHEETS: _____
------	--

FOR THE ARCHITECT: _____
 FOR THE ENGINEER: _____
 FOR THE CITY: _____

A-02

BUILDING BREAKDOWN

PROPOSED BUILDING INFORMATION	NO. PERMITTED	AREA	LF/CL/SL	UNIT/F.P.	HEIGHT/F.T.
1. Non-Residential Floor Area					
Building A					
Level	15,254.6	0	20	15,254.6 (27 units)	
Level 2-8	15,254.6	7	13	15,254.6 (27 units)	
Level 9-Ret Deck	1,345.1	1	1	1,345.1	
Level 10-27	1,437.6	23	16	308.364 (368 units)	
Building A Total				17,837.3 (27 units)	
Building B					
Level 9-Ret Deck	1,924.1	1	1	1,924.1	
Level 8	7,386.1	1	8	7,386.1 (8 units)	
Level 7-20	10,292.6	28	11	275,766.1 (342 units)	
Building B Total				19,602.8 (350 units)	
Total Non-Residential Floor Area				37,440.1 (627 units)	
2. Commercial Floor Area					
Building B					
Level 1	4,474.1			4,474.1	
Level 2	4,767.1			4,767.1	
Total Commercial Floor Area				9,241.2	
3. Retail Floor Area					
Building B					
Level 1	2,767.1	1	7	2,767.1 (7 units)	
Level 2-15	4,524.1	18	13	46,368.1 (178 units)	
Total Retail Floor Area				73,735.2 (185 units)	
4. Other Non-Residential Areas					
Level 1	99,004.1			99,004.1	
Level 2-15	38,480.1			38,480.1	
Level 16-27	11,721.1			11,721.1	
Total Other Non-Residential Areas				149,205.3	
5. Total Floor Area					
Building A					
Level 1	15,254.6			15,254.6	
Level 2-8	15,254.6			15,254.6	
Level 9-27	1,345.1			1,345.1	
Building A Total				31,854.3	
Building B					
Level 1	4,474.1			4,474.1	
Level 2	4,767.1			4,767.1	
Level 3-20	10,292.6			10,292.6	
Building B Total				19,533.8	
Total Floor Area				51,388.1	
6. Residential Units Breakdown					
Building A					
Level 1	1			1 unit	
Level 2-8	5			5 units	
Level 9-27	7			7 units	
Building A Total				13 units	
Building B					
Level 1	1			1 unit	
Level 2	1			1 unit	
Level 3-20	3			3 units	
Building B Total				5 units	
Total Residential Units				18 units	
7. Parking Requirements					
Building A					
Residential	1 Space/Unit	480 units		480 Spaces	
Residential Vehicle	1 Space/Unit	480 units		480 Spaces	
Building A Total				960 Spaces	
Building B					
Residential	1 Space/Unit	350 units		350 Spaces	
Residential Vehicle	1 Space/Unit	350 units		350 Spaces	
Residential	1 Space/Unit	4,474.1		4,474 Spaces	
Residential	1 Space/Unit	4,767.1		4,767 Spaces	
Residential	1 Space/Unit	10,292.6		10,292 Spaces	
Residential	1 Space/Unit	1,345.1		1,345 Spaces	
Building B Total				24,228 Spaces	
Total Parking Spaces				25,188 Spaces	
8. Parking Requirements					
Building A					
Ground Level	19	1	1	19 Spaces	
Level 2-8	27	1	1	27 Spaces	
Level 9-27	31	2	2	62 Spaces	
Building A Total				108 Spaces (180)	
Building B					
Ground Level	40	1	1	40 Spaces	
Level 2-20	34	2	2	68 Spaces	
Building B Total				108 Spaces (180)	
Total Parking Spaces				216 Spaces (360)	

ZONING ANALYSIS

SITE INFORMATION

Lot Area	SQUARE FOOTAGE	ACRES
12,335.7	12,335.7	0.28

Legal Description: TRACT "B" OF NORTH MIAMI BEACH BLK. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136 AT PAGE 85 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

Tract # 16365 Bayside Boulevard Fax #977-2718-013-0040
Tract # 16375 Bayside Boulevard Fax #977-2718-013-0030

Phase Description: Phase 2 - 1st Floor Addition 700' Community No 120035, Parcel 003, Surfs J Building F.F.E. Proposed at 8.50' N.V.C.D., Building A Garage F.F.E. Proposed at 8.50' N.V.C.D., Building B Garage F.F.E. Proposed at 8.50' N.V.C.D.

ZONING CHARACTERISTICS

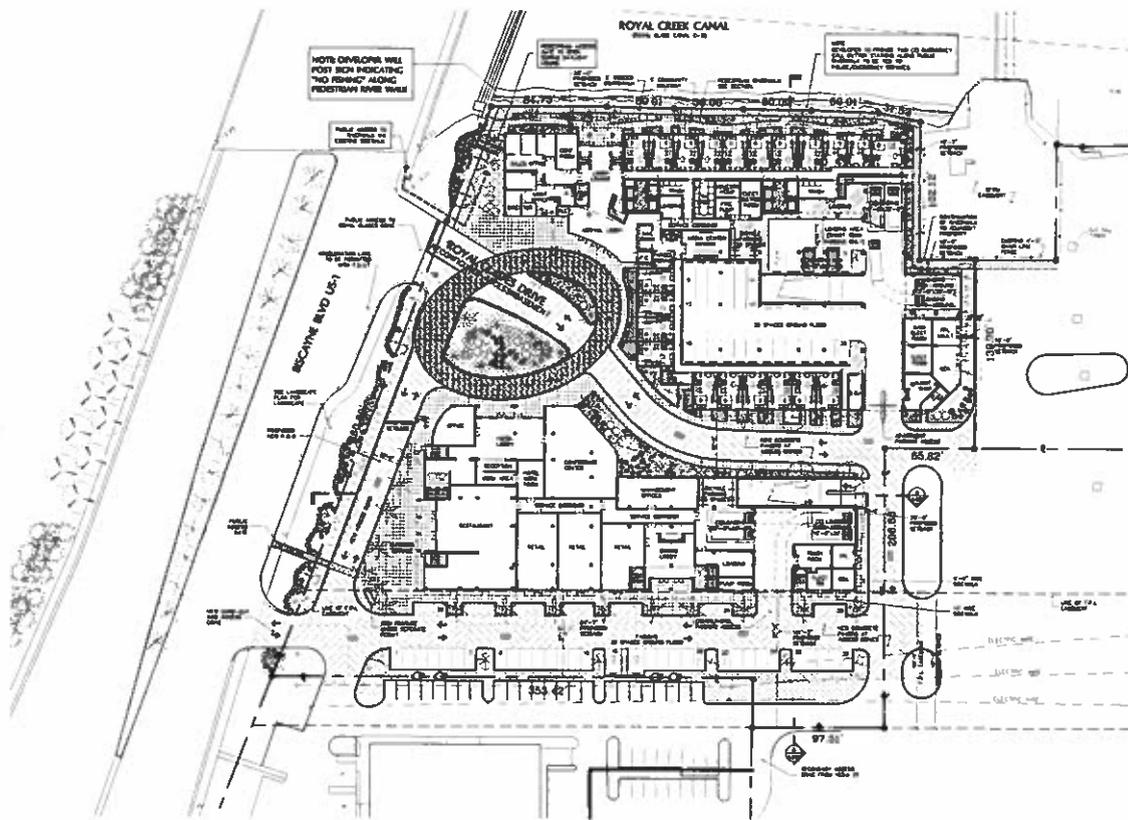
PROPOSED	ALLOWED (PROHIBITED)	PROHIBITED
Building Use	Multi-Family Residential	Residential Single Det
Building Use	200' (200' max)	200' (200' max)
TRACT A (16365 Bayside Blvd)	200'-0" (VARIABLE)	COUPLES
TRACT B (16375 Bayside Blvd)	200'-0" (VARIABLE)	COUPLES
Minimum Lot Depth	300' max	347'-0" (VARIABLE)
TRACT A (16365 Bayside Blvd)	300'-0" (VARIABLE)	COUPLES
TRACT B (16375 Bayside Blvd)	300'-0" (VARIABLE)	COUPLES
Building Height	35'-0" (35' max)	35'-0" (35' max)
Minimum Open Space	18,000 sq ft (10%)	18,000 sq ft (10%)
Permitted Areas	18,000 sq ft (10%)	18,000 sq ft (10%)
Setbacks		
Front/Primary Street Setback	15' (15' max)	15' (15' max)
Building A	15'-0"	COUPLES
Building B	15'-0"	COUPLES
Interior Set Setback - North	5'	7'-0" (From 800')
Building A	5'-0"	COUPLES
Building B	5'-0"	COUPLES
Interior Set Setback - South	5'	5'-0"
Building A	5'-0"	COUPLES
Building B	5'-0"	COUPLES
Side Setback	5'-0"	5'-0"
Building A	5'-0"	COUPLES
Building B	5'-0"	COUPLES
Corner/Corner Setback	20'	20'-0"
Building A	20'-0"	COUPLES
Building B	20'-0"	COUPLES
South Florida Motor Management Setback	0'	0'-0"
Building A	0'-0"	COUPLES
Building B	0'-0"	COUPLES
Number of Units Proposed		
Building A	13 units	COUPLES
Building B	5 units	COUPLES
Total	18 units	COUPLES
Number of Parking	843 Spaces Min, 1,200 Spaces	COUPLES
Lot Coverage	1,440 Square Feet	COUPLES
Building A	36,166.1	COUPLES
Building B	32,207.1	COUPLES
Total	68,373.2	COUPLES

9. Gross Building Area

Level	NO. OF UNITS	NO. OF GARAGE	FLOOR	LOBBY	MECH.	REAR	DECK	LEVEL	TOTAL
Level 1	1,000.1	8,896.7	4,705.1	27,244.1	8,784.1	7,452.1		1	50,182.1
Mezzanine	2,580.1		16,136.1		9,934.1			1/2	28,650.1
Level 2-8	8,861.1	78,414.1	32,892.1		4,884.1			7	124,061.1
Level 9-Ret Deck	11,843.1				1,894.1			1	13,737.1
Level 10-27	13,452.1				4,474.1			23	179,226.1
Total Gross Area (Building A)									232,806.1
Building B									
Level 1	8,826.1	2,713.1	6,887.1	4,004.1	3,166.1	4,474.1		1	26,071.1
Mezzanine	2,580.1		16,136.1		9,934.1			1/2	28,650.1
Level 2-20	13,461.1	26,367.1			7,767.1			6	47,595.1
Level 21-Ret Deck	1,821.1				1,821.1			1	3,642.1
Level 22-Ret Deck	1,821.1				1,821.1			1	3,642.1
Level 23-27	10,960.1				2,874.1			10	138,374.1
Total Gross Area (Building B)									232,806.1
Total Gross Area (Building A + B)									465,612.1

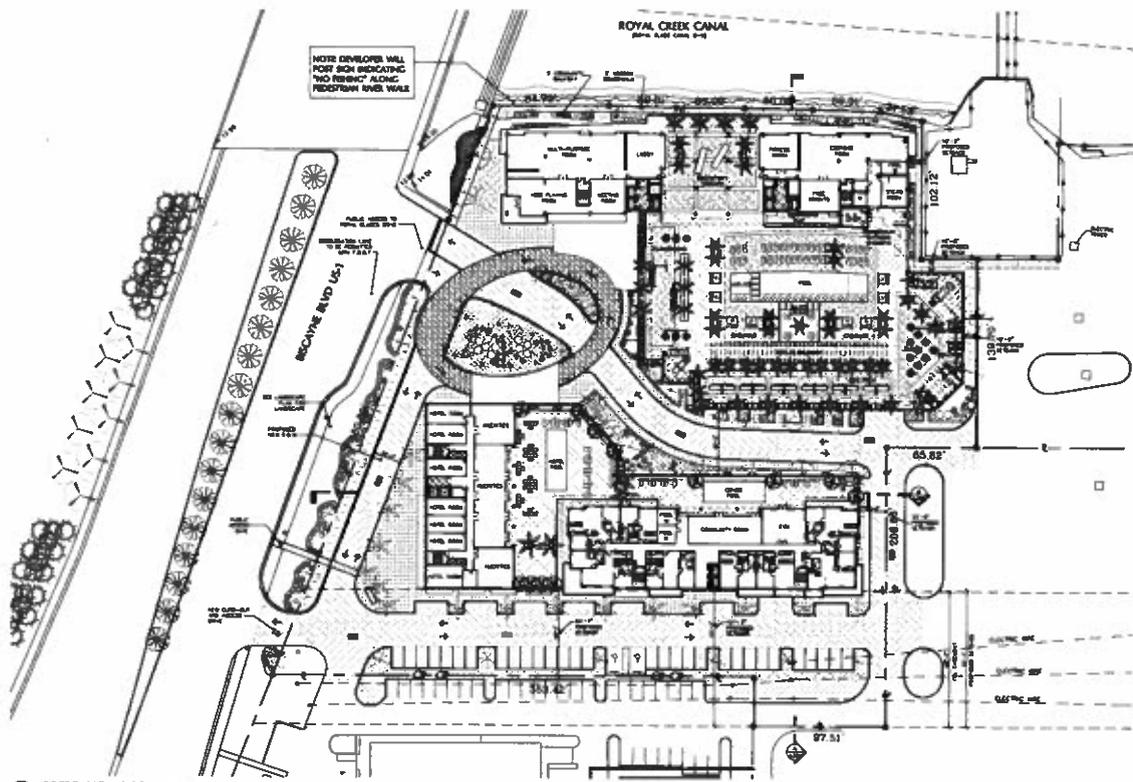
DRAWING LEGEND

Symbol	Description
---	Property Line
---	Setback Line
---	Lot Line
---	Building Footprint
---	Garage Footprint
---	Pool Footprint
---	Deck Footprint
---	Retaining Wall
---	Driveway
---	Walkway
---	Staircase
---	Elevator Shaft
---	Mechanical Room
---	Storage Room
---	Garage
---	Pool
---	Deck
---	Retaining Wall
---	Driveway
---	Walkway
---	Staircase
---	Elevator Shaft
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---	Walkway
---	Staircase
---	Elevator Shaft
---	Mechanical Room
---	Storage Room
---	Garage
---	Pool
---	Deck
---	Retaining Wall
---	Driveway



A GROUND SITE PLAN
V04.114

1 HANDICAPPED SIGN 	
2 PARKING 	3 HANDICAP PARKING
4 CURB STOP DETAIL 	5 CURB EDGE DETAIL
6 CURB EDGE DETAIL 	7 CURB EDGE DETAIL
8 PAVES ON SAND 	<p>NEED-USE ENVIRONMENT FOR THE RIVERWALK at North Miami Beach SUPERVISOR BEATRIZ REYES CITY OF NORTH MIAMI BEACH, FLORIDA</p> <p>FORM 10-UP</p> <p>FORM GROUP, INC. 400 N.W. 100th St., Suite 100 North Miami Beach, FL 33162 Tel: 305.944.1100 www.formgroup.com</p>



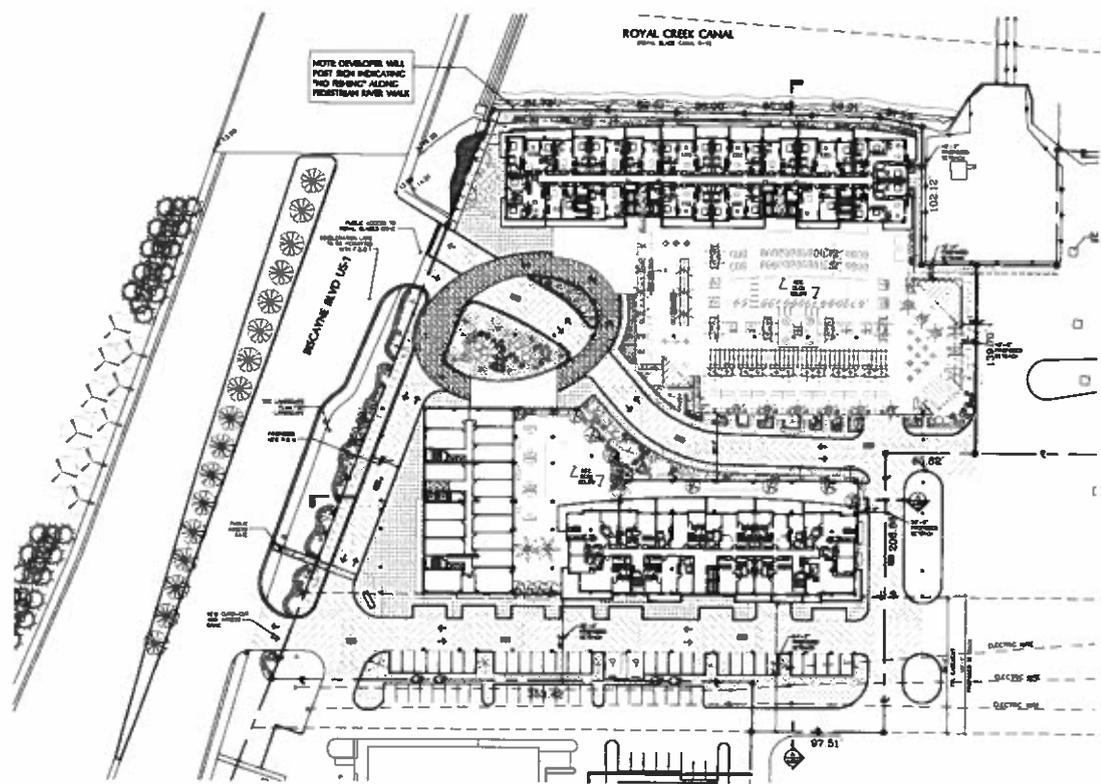
RECREATION DECK LEVEL SITE PLAN
1/20" = 1'-0"

ARCHITECTURAL DEVELOPMENT FOR
THE RIVERWALK
 at North Miami Beach
 10000 BEACON BLVD.
 NORTH MIAMI BEACH, FLORIDA

FOR A	DATE
FOR B	DATE
FOR C	DATE
FOR D	DATE
FOR E	DATE
FOR F	DATE
FOR G	DATE
FOR H	DATE
FOR I	DATE
FOR J	DATE
FOR K	DATE
FOR L	DATE
FOR M	DATE
FOR N	DATE
FOR O	DATE
FOR P	DATE
FOR Q	DATE
FOR R	DATE
FOR S	DATE
FOR T	DATE
FOR U	DATE
FOR V	DATE
FOR W	DATE
FOR X	DATE
FOR Y	DATE
FOR Z	DATE

FORTH ENGINEERING, INC.
 10000 BEACON BLVD., SUITE 100
 NORTH MIAMI BEACH, FLORIDA 33161
 TEL: (305) 944-1111
 FAX: (305) 944-1112
 WWW.FORTHENGINEERING.COM

A-104



A TYPICAL FLOOR LEVEL SITE PLAN
1/2" = 1'-0"

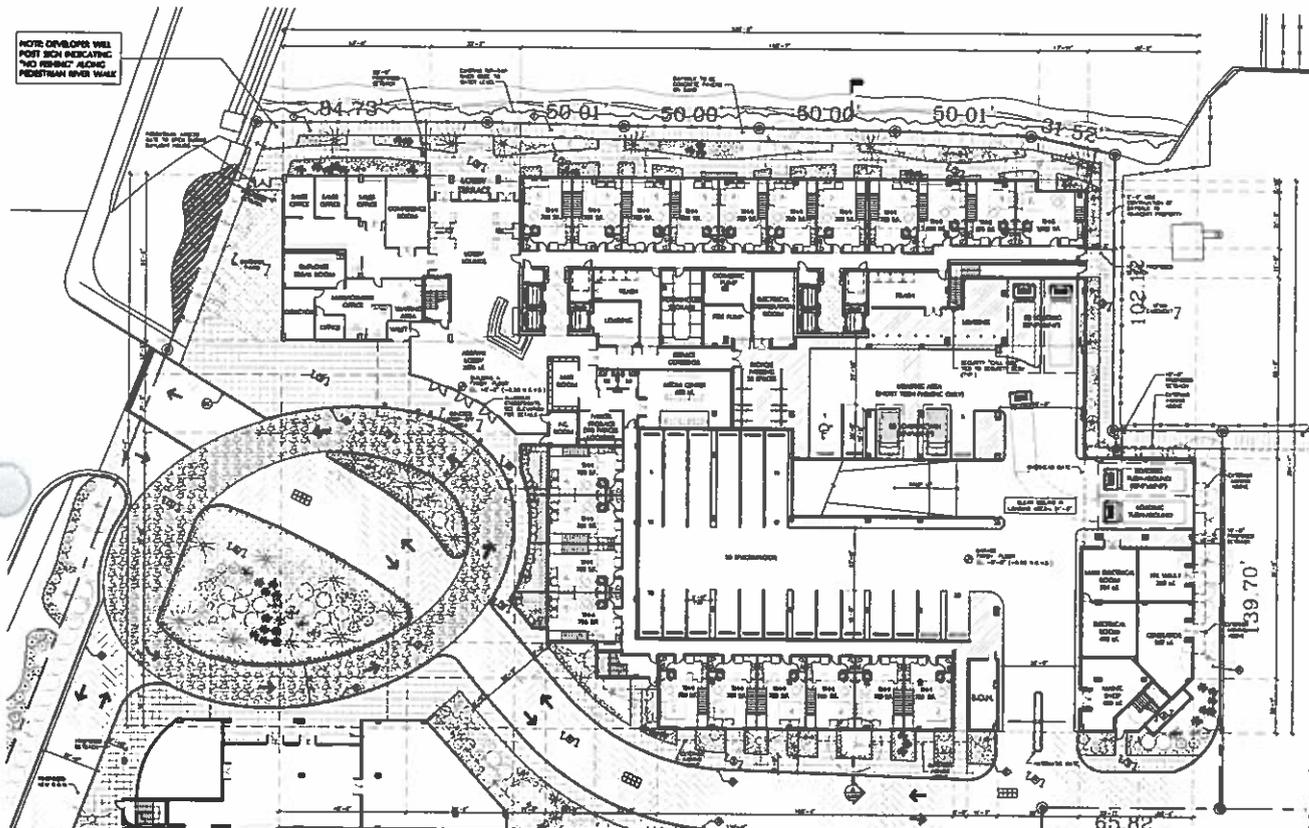
ARCHITECT DEVELOPER FOR:
THE RIVERWALK
at North Miami Beach
SOUTH BEACH BLVD.
CITY OF NORTH MIAMI BEACH, FLORIDA

FORA

FORA GROUP, INC.
ARCHITECTS AND PLANNERS
1000 BAYVIEW BLVD., SUITE 1000
MIAMI BEACH, FLORIDA 33139
TEL: 305.371.1000
WWW.FORA.COM

A-10

NOTE: DEVELOPER WILL POST SIGN INDICATING TWO FEET MIN. ALONG PEDESTRIAN OVER WALK



- PLAN NOTES**
- 1. REFER TO ALL NOTES
 - 2. REFER TO ALL NOTES
 - 3. REFER TO ALL NOTES
 - 4. REFER TO ALL NOTES
 - 5. REFER TO ALL NOTES
 - 6. REFER TO ALL NOTES
 - 7. REFER TO ALL NOTES
 - 8. REFER TO ALL NOTES
 - 9. REFER TO ALL NOTES
 - 10. REFER TO ALL NOTES

A BUILDING A GROUND FLOOR PLAN
 V-14-7-P

UNIT	DESCRIPTION	AREA	TYPE
101	RETAIL	1,200	101
102	RETAIL	1,200	102
103	RETAIL	1,200	103
104	RETAIL	1,200	104
105	RETAIL	1,200	105
106	RETAIL	1,200	106
107	RETAIL	1,200	107
108	RETAIL	1,200	108
109	RETAIL	1,200	109
110	RETAIL	1,200	110

UNIT	DESCRIPTION	AREA	TYPE
111	RETAIL	1,200	111
112	RETAIL	1,200	112
113	RETAIL	1,200	113
114	RETAIL	1,200	114
115	RETAIL	1,200	115
116	RETAIL	1,200	116
117	RETAIL	1,200	117
118	RETAIL	1,200	118
119	RETAIL	1,200	119
120	RETAIL	1,200	120

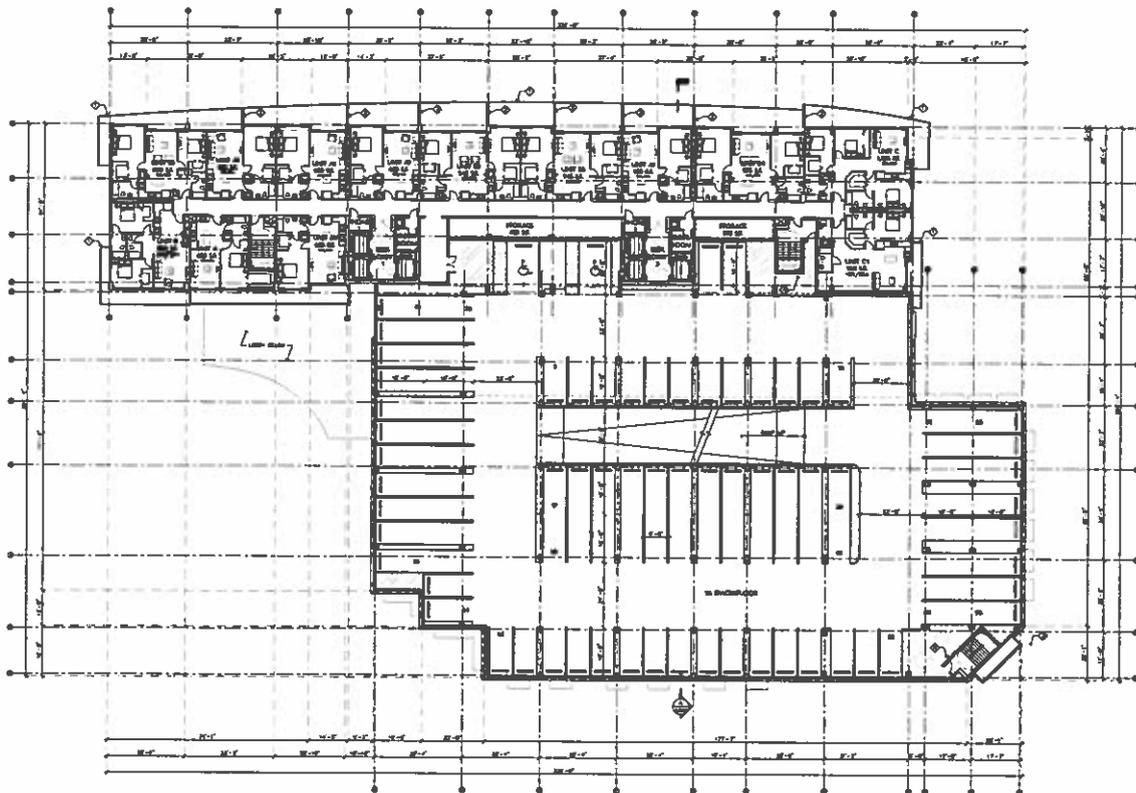
SYSTEM	DESCRIPTION	AREA	TYPE
121	RETAIL	1,200	121
122	RETAIL	1,200	122
123	RETAIL	1,200	123
124	RETAIL	1,200	124
125	RETAIL	1,200	125
126	RETAIL	1,200	126
127	RETAIL	1,200	127
128	RETAIL	1,200	128
129	RETAIL	1,200	129
130	RETAIL	1,200	130

ARCHITECT DEVELOPER FOR:
THE RIVERWALK
 at North Miami Beach
 1400 NORTH MIAMI BEACH BLVD.
 CITY OF NORTH MIAMI BEACH, FLORIDA

FOUR

FOUR GROUP, INC.
 1400 NORTH MIAMI BEACH BLVD.
 CITY OF NORTH MIAMI BEACH, FLORIDA

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- PLAN NOTES**
- 1. SEE NOTES ON DRAWING SHEET 100 FOR GENERAL NOTES.
 - 2. SEE NOTES ON DRAWING SHEET 100 FOR GENERAL NOTES.
 - 3. SEE NOTES ON DRAWING SHEET 100 FOR GENERAL NOTES.
 - 4. SEE NOTES ON DRAWING SHEET 100 FOR GENERAL NOTES.

(A) BUILDING A TYPICAL GARAGE FLOOR PLAN
 100'-0" x 100'-0"

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	CONCRETE	100	CU YD	100
2	STEEL	100	TON	100
3	BRICK	100	SQ YD	100
4	PAVING	100	SQ YD	100
5	MECHANICAL	100	HR	100
6	ELECTRICAL	100	HR	100
7	PLUMBING	100	HR	100
8	LANDSCAPE	100	SQ YD	100
9	PAINT	100	SQ YD	100
10	FINISH	100	SQ YD	100

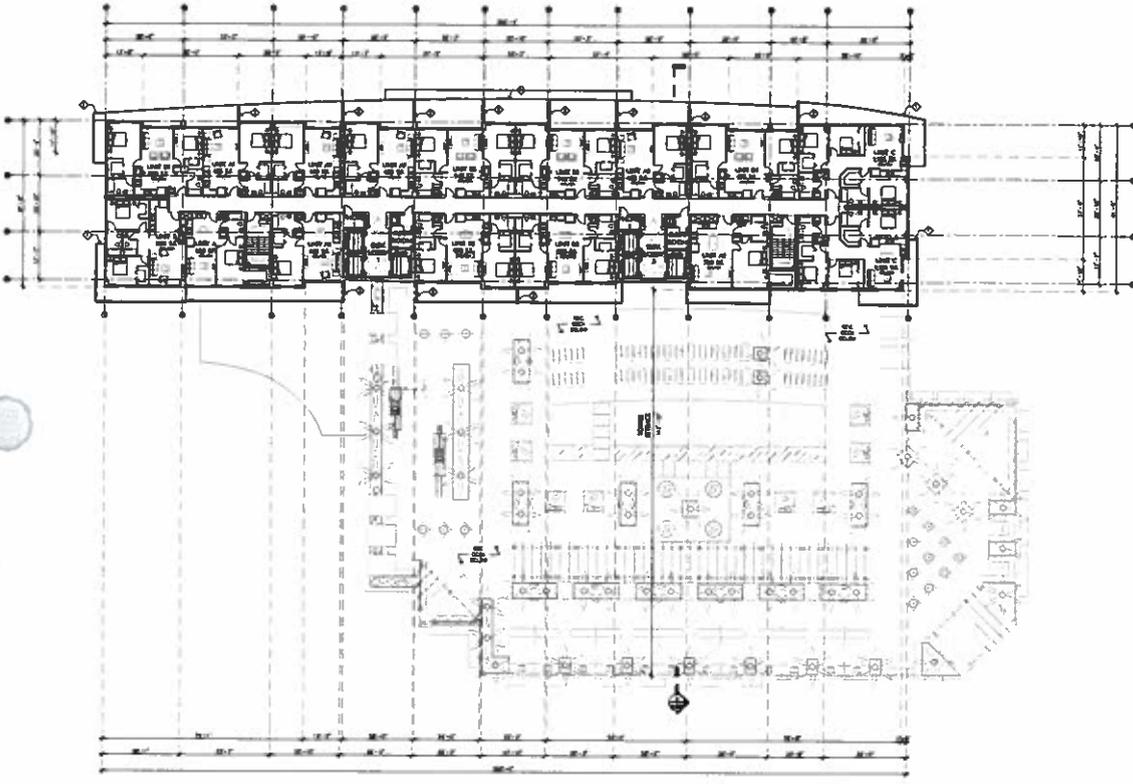
NO.	DESCRIPTION	QTY	UNIT	AMOUNT
11	CONCRETE	100	CU YD	100
12	STEEL	100	TON	100
13	BRICK	100	SQ YD	100
14	PAVING	100	SQ YD	100
15	MECHANICAL	100	HR	100
16	ELECTRICAL	100	HR	100
17	PLUMBING	100	HR	100
18	LANDSCAPE	100	SQ YD	100
19	PAINT	100	SQ YD	100
20	FINISH	100	SQ YD	100

NEED-USE DEVELOPMENT FOR
THE RIVERWALK
 at North Miami Beach
 SUPPLEMENTAL SPECIFICATIONS
 CITY OF NORTH MIAMI BEACH, FLORIDA

FORNIA

FORNIA GROUP, INC.
 1000 BAYVIEW BLVD., SUITE 1000
 MIAMI BEACH, FLORIDA 33139
 TEL: (305) 555-1234
 FAX: (305) 555-5678

DATE: 10/10/00
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 A-10



PLAN NOTES

- 1. SEE PLAN NOTES AND ALPHABETIC INDEX OF SYMBOLS, STANDARD CIP CODE.
- 2. REFER TO OTHER DRAWINGS IN THIS SET FOR ALL NOTES.

UNIT INFORMATION BY FLOOR	
FLOOR	UNIT
10-32	10-32
10-31	10-31
10-30	10-30
10-29	10-29
10-28	10-28
10-27	10-27
10-26	10-26
10-25	10-25
10-24	10-24
10-23	10-23
10-22	10-22
10-21	10-21
10-20	10-20
10-19	10-19
10-18	10-18
10-17	10-17
10-16	10-16
10-15	10-15
10-14	10-14
10-13	10-13
10-12	10-12
10-11	10-11
10-10	10-10
10-9	10-9
10-8	10-8
10-7	10-7
10-6	10-6
10-5	10-5
10-4	10-4
10-3	10-3
10-2	10-2
10-1	10-1

UNIT INFORMATION BY FLOOR			
FLOOR	UNIT	TYPE	AREA
10-32	10-32	1 UNIT / 1 BATH	1,000
10-31	10-31	1 UNIT / 1 BATH	1,000
10-30	10-30	1 UNIT / 1 BATH	1,000
10-29	10-29	1 UNIT / 1 BATH	1,000
10-28	10-28	1 UNIT / 1 BATH	1,000
10-27	10-27	1 UNIT / 1 BATH	1,000
10-26	10-26	1 UNIT / 1 BATH	1,000
10-25	10-25	1 UNIT / 1 BATH	1,000
10-24	10-24	1 UNIT / 1 BATH	1,000
10-23	10-23	1 UNIT / 1 BATH	1,000
10-22	10-22	1 UNIT / 1 BATH	1,000
10-21	10-21	1 UNIT / 1 BATH	1,000
10-20	10-20	1 UNIT / 1 BATH	1,000
10-19	10-19	1 UNIT / 1 BATH	1,000
10-18	10-18	1 UNIT / 1 BATH	1,000
10-17	10-17	1 UNIT / 1 BATH	1,000
10-16	10-16	1 UNIT / 1 BATH	1,000
10-15	10-15	1 UNIT / 1 BATH	1,000
10-14	10-14	1 UNIT / 1 BATH	1,000
10-13	10-13	1 UNIT / 1 BATH	1,000
10-12	10-12	1 UNIT / 1 BATH	1,000
10-11	10-11	1 UNIT / 1 BATH	1,000
10-10	10-10	1 UNIT / 1 BATH	1,000
10-9	10-9	1 UNIT / 1 BATH	1,000
10-8	10-8	1 UNIT / 1 BATH	1,000
10-7	10-7	1 UNIT / 1 BATH	1,000
10-6	10-6	1 UNIT / 1 BATH	1,000
10-5	10-5	1 UNIT / 1 BATH	1,000
10-4	10-4	1 UNIT / 1 BATH	1,000
10-3	10-3	1 UNIT / 1 BATH	1,000
10-2	10-2	1 UNIT / 1 BATH	1,000
10-1	10-1	1 UNIT / 1 BATH	1,000

UNIT INFORMATION BY FLOOR			
FLOOR	UNIT	TYPE	AREA
10-32	10-32	1 UNIT / 1 BATH	1,000
10-31	10-31	1 UNIT / 1 BATH	1,000
10-30	10-30	1 UNIT / 1 BATH	1,000
10-29	10-29	1 UNIT / 1 BATH	1,000
10-28	10-28	1 UNIT / 1 BATH	1,000
10-27	10-27	1 UNIT / 1 BATH	1,000
10-26	10-26	1 UNIT / 1 BATH	1,000
10-25	10-25	1 UNIT / 1 BATH	1,000
10-24	10-24	1 UNIT / 1 BATH	1,000
10-23	10-23	1 UNIT / 1 BATH	1,000
10-22	10-22	1 UNIT / 1 BATH	1,000
10-21	10-21	1 UNIT / 1 BATH	1,000
10-20	10-20	1 UNIT / 1 BATH	1,000
10-19	10-19	1 UNIT / 1 BATH	1,000
10-18	10-18	1 UNIT / 1 BATH	1,000
10-17	10-17	1 UNIT / 1 BATH	1,000
10-16	10-16	1 UNIT / 1 BATH	1,000
10-15	10-15	1 UNIT / 1 BATH	1,000
10-14	10-14	1 UNIT / 1 BATH	1,000
10-13	10-13	1 UNIT / 1 BATH	1,000
10-12	10-12	1 UNIT / 1 BATH	1,000
10-11	10-11	1 UNIT / 1 BATH	1,000
10-10	10-10	1 UNIT / 1 BATH	1,000
10-9	10-9	1 UNIT / 1 BATH	1,000
10-8	10-8	1 UNIT / 1 BATH	1,000
10-7	10-7	1 UNIT / 1 BATH	1,000
10-6	10-6	1 UNIT / 1 BATH	1,000
10-5	10-5	1 UNIT / 1 BATH	1,000
10-4	10-4	1 UNIT / 1 BATH	1,000
10-3	10-3	1 UNIT / 1 BATH	1,000
10-2	10-2	1 UNIT / 1 BATH	1,000
10-1	10-1	1 UNIT / 1 BATH	1,000

UNIT INFORMATION BY FLOOR			
FLOOR	UNIT	TYPE	AREA
10-32	10-32	1 UNIT / 1 BATH	1,000
10-31	10-31	1 UNIT / 1 BATH	1,000
10-30	10-30	1 UNIT / 1 BATH	1,000
10-29	10-29	1 UNIT / 1 BATH	1,000
10-28	10-28	1 UNIT / 1 BATH	1,000
10-27	10-27	1 UNIT / 1 BATH	1,000
10-26	10-26	1 UNIT / 1 BATH	1,000
10-25	10-25	1 UNIT / 1 BATH	1,000
10-24	10-24	1 UNIT / 1 BATH	1,000
10-23	10-23	1 UNIT / 1 BATH	1,000
10-22	10-22	1 UNIT / 1 BATH	1,000
10-21	10-21	1 UNIT / 1 BATH	1,000
10-20	10-20	1 UNIT / 1 BATH	1,000
10-19	10-19	1 UNIT / 1 BATH	1,000
10-18	10-18	1 UNIT / 1 BATH	1,000
10-17	10-17	1 UNIT / 1 BATH	1,000
10-16	10-16	1 UNIT / 1 BATH	1,000
10-15	10-15	1 UNIT / 1 BATH	1,000
10-14	10-14	1 UNIT / 1 BATH	1,000
10-13	10-13	1 UNIT / 1 BATH	1,000
10-12	10-12	1 UNIT / 1 BATH	1,000
10-11	10-11	1 UNIT / 1 BATH	1,000
10-10	10-10	1 UNIT / 1 BATH	1,000
10-9	10-9	1 UNIT / 1 BATH	1,000
10-8	10-8	1 UNIT / 1 BATH	1,000
10-7	10-7	1 UNIT / 1 BATH	1,000
10-6	10-6	1 UNIT / 1 BATH	1,000
10-5	10-5	1 UNIT / 1 BATH	1,000
10-4	10-4	1 UNIT / 1 BATH	1,000
10-3	10-3	1 UNIT / 1 BATH	1,000
10-2	10-2	1 UNIT / 1 BATH	1,000
10-1	10-1	1 UNIT / 1 BATH	1,000

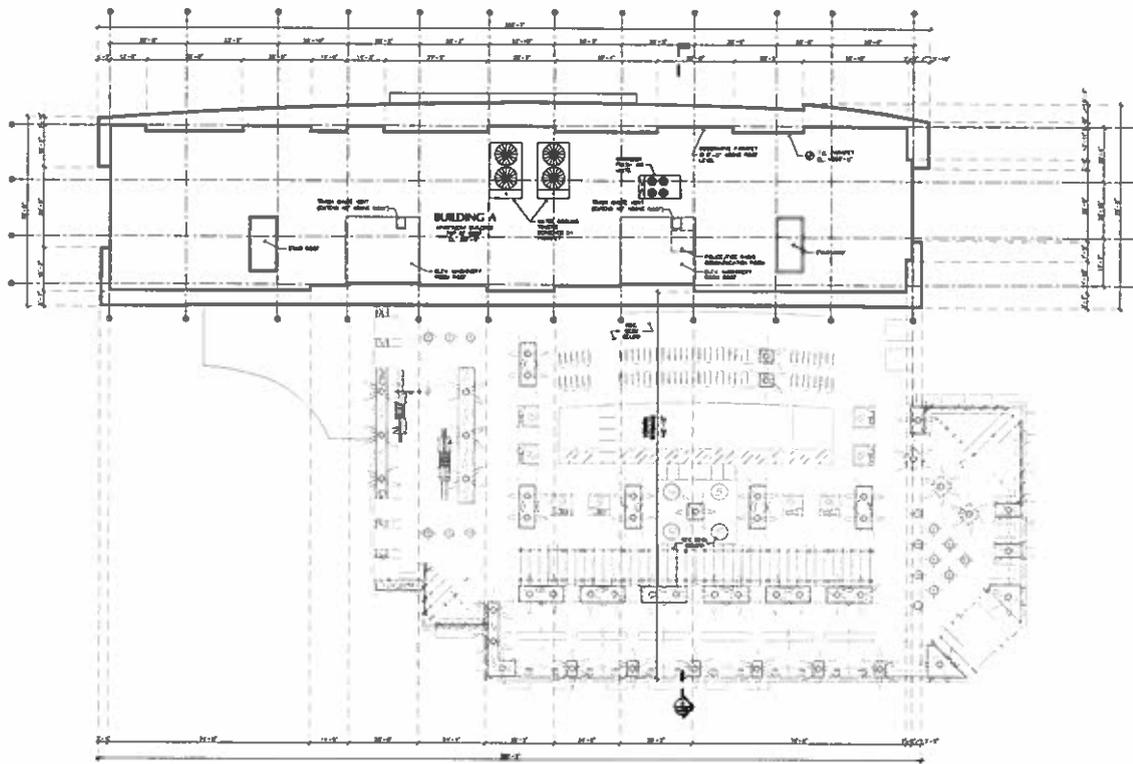
A BUILDING A TYPICAL UNIT FLOOR PLAN (LEVELS 10-32)
 10/10/10

ARCHITECTURAL DEVELOPMENT FOR
THE RIVERWALK
 at North Miami Beach
 10000 BISCAYNE BLVD.
 CITY OF NORTH MIAMI BEACH, FLORIDA

FORM

FOR
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A-11



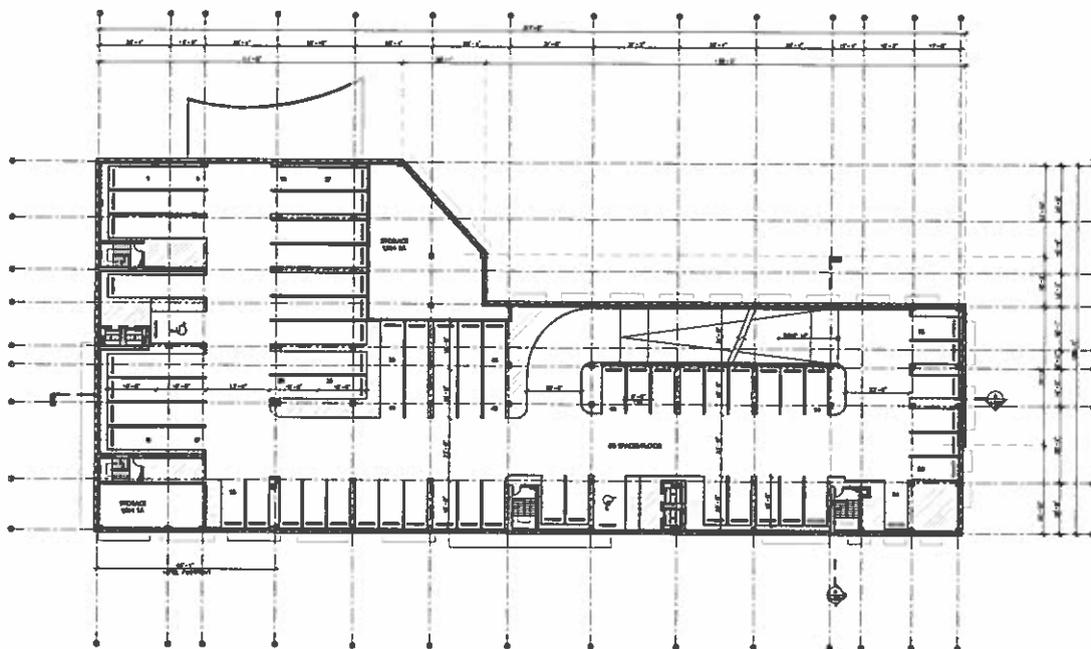
A BUILDING A ROOF PLAN
1/16" = 1'-0"

DATE: 11/11/11
 BY: J. J. JONES
 CHECKED BY: J. J. JONES
 PROJECT: THE RIVERWALK AT NORTH MIAMI BEACH

ARCHITECT CONSULTANT FOR:
THE RIVERWALK
 at North Miami Beach
 3500 W. BISCAYNE BLVD.
 CITY OF NORTH MIAMI BEACH, FLORIDA

<p>FORM</p>	<p>NO. 1000 NO. 1001 NO. 1002 NO. 1003 NO. 1004 NO. 1005 NO. 1006 NO. 1007 NO. 1008 NO. 1009 NO. 1010 NO. 1011 NO. 1012 NO. 1013 NO. 1014 NO. 1015 NO. 1016 NO. 1017 NO. 1018 NO. 1019 NO. 1020 NO. 1021 NO. 1022 NO. 1023 NO. 1024 NO. 1025 NO. 1026 NO. 1027 NO. 1028 NO. 1029 NO. 1030 NO. 1031 NO. 1032 NO. 1033 NO. 1034 NO. 1035 NO. 1036 NO. 1037 NO. 1038 NO. 1039 NO. 1040 NO. 1041 NO. 1042 NO. 1043 NO. 1044 NO. 1045 NO. 1046 NO. 1047 NO. 1048 NO. 1049 NO. 1050 NO. 1051 NO. 1052 NO. 1053 NO. 1054 NO. 1055 NO. 1056 NO. 1057 NO. 1058 NO. 1059 NO. 1060 NO. 1061 NO. 1062 NO. 1063 NO. 1064 NO. 1065 NO. 1066 NO. 1067 NO. 1068 NO. 1069 NO. 1070 NO. 1071 NO. 1072 NO. 1073 NO. 1074 NO. 1075 NO. 1076 NO. 1077 NO. 1078 NO. 1079 NO. 1080 NO. 1081 NO. 1082 NO. 1083 NO. 1084 NO. 1085 NO. 1086 NO. 1087 NO. 1088 NO. 1089 NO. 1090 NO. 1091 NO. 1092 NO. 1093 NO. 1094 NO. 1095 NO. 1096 NO. 1097 NO. 1098 NO. 1099 NO. 1100</p>
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FORM GROUP, INC.
 1000 W. 10TH AVENUE, SUITE 100
 MIAMI, FL 33135
 TEL: 305.371.1000
 FAX: 305.371.1001
 WWW.FORMGROUP.COM



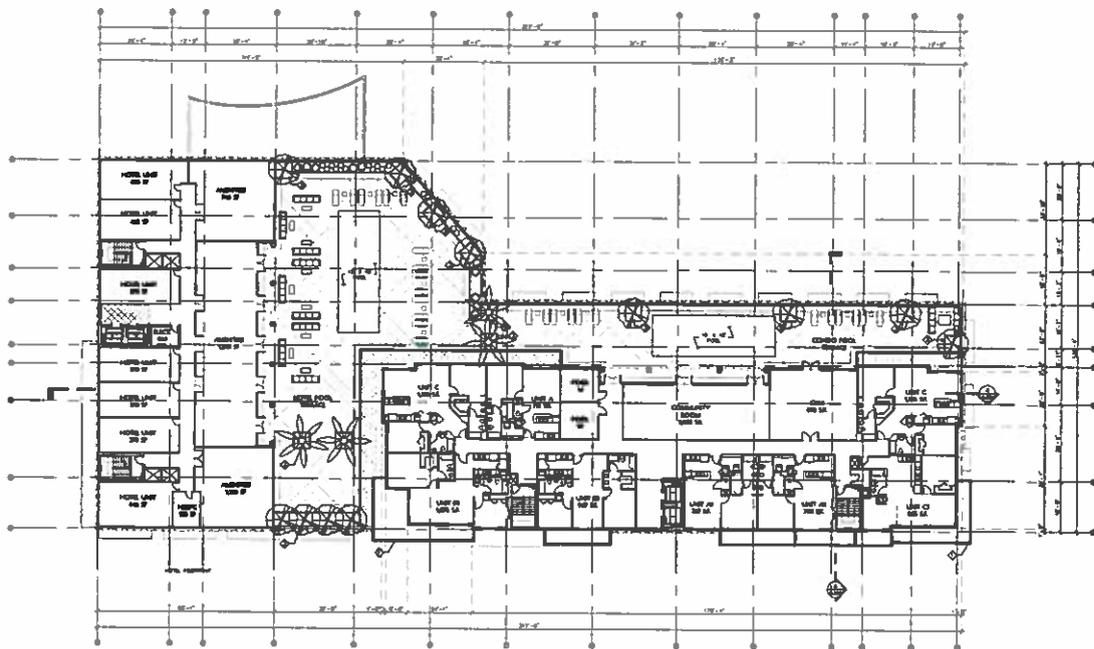
PLAN NOTES
 ♦ SEE PLAN TYP. FOR TO BE BUILT (T.B.)

A BUILDING & TYPICAL GARAGE LEVEL FLOOR PLAN
 1/2" = 1'-0"

ARCHITECT DEVELOPMENT FOR
THE RIVERWALK
 at North Miami Beach
 1500 PALM BEACHES BLVD.
 CITY OF NORTH MIAMI BEACH, FLORIDA

	FORUM ARCHITECTS 1000 BAYVIEW BLVD., SUITE 1000 MIAMI, FL 33134 TEL: 305.371.1000 FAX: 305.371.1001 WWW.FORUMARCHITECTS.COM
	PREPARED BY DATE DRAWN BY CHECKED BY APPROVED BY PROJECT NO.

A-175



- PLAN NOTES**
- 1. REFER TO SHEET 01-10 FOR GENERAL NOTES
 - 2. REFER TO SHEET 01-11 FOR GENERAL NOTES
 - 3. REFER TO SHEET 01-12 FOR GENERAL NOTES

A REC DECK FLOOR PLAN - BUILDING B
1/16" = 1' = 0"

DOOR SCHEDULE BY TYPE

NO.	DESCRIPTION	QTY	UNIT
1	DOOR WITH GLASS INSERT	10	DOOR
2	DOOR WITH GLASS INSERT	10	DOOR
3	DOOR WITH GLASS INSERT	10	DOOR
4	DOOR WITH GLASS INSERT	10	DOOR
5	DOOR WITH GLASS INSERT	10	DOOR

DOOR SCHEDULE BY TYPE

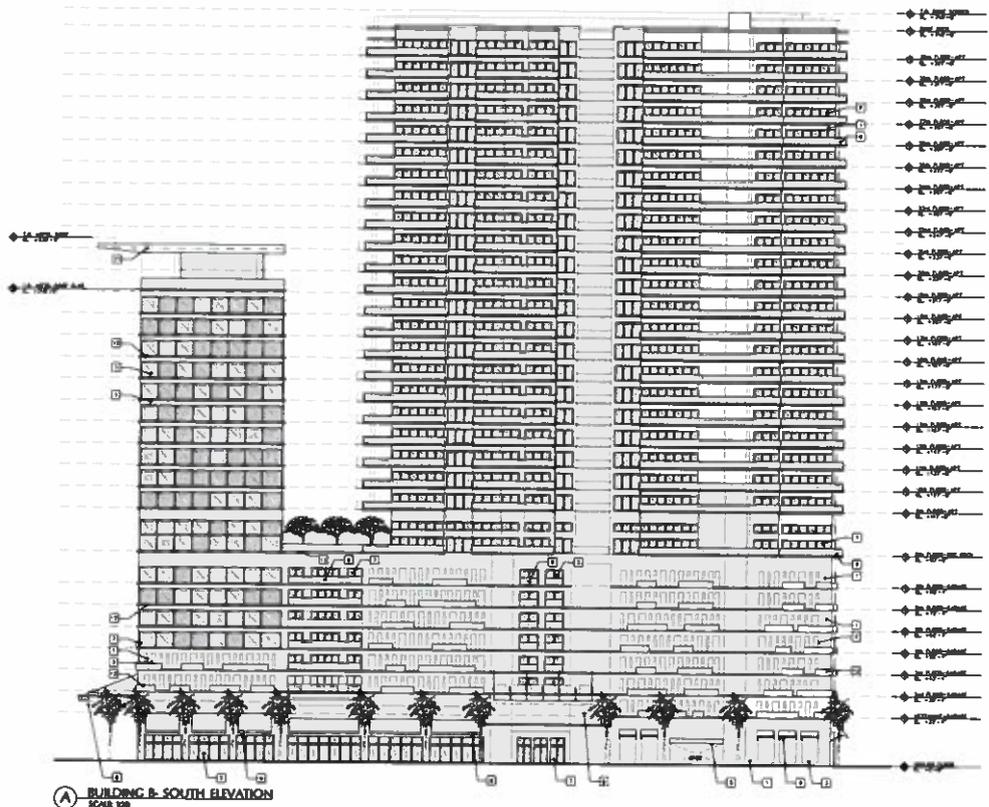
NO.	DESCRIPTION	QTY	UNIT
1	DOOR WITH GLASS INSERT	10	DOOR
2	DOOR WITH GLASS INSERT	10	DOOR
3	DOOR WITH GLASS INSERT	10	DOOR
4	DOOR WITH GLASS INSERT	10	DOOR
5	DOOR WITH GLASS INSERT	10	DOOR

ARCHITECTURAL DEVELOPMENT FOR
THE RIVERWALK
at North Miami Beach
RESPONSE TO BEACH BLVD.
CITY OF NORTH MIAMI BEACH, FLORIDA

FORA

FORA GROUP, INC.
401 N. MIAMI AVENUE, SUITE 1000
MIAMI, FLORIDA 33136
TEL: 305.375.1000
WWW.FORAGROUP.COM

A-178



A BUILDING B - SOUTH ELEVATION
SCALE 1/8" = 1'-0"

FINISH LEGEND

□	LEFT EXPOSED STUCCO ON WALL
□	SMOOTH STUCCO ON WALL
□	EXPOSED CONCRETE WALL & COLUMN
□	PAINT ON WALL
□	BRICK
□	GLAZED ALUMINUM CURTAIN WALL
□	GLAZED ALUMINUM WINDOW
□	GLAZED ALUMINUM DOOR
□	GLAZED ALUMINUM BALCONY RAILING
□	GLAZED ALUMINUM BALCONY FLOOR
□	GLAZED ALUMINUM BALCONY WALL
□	GLAZED ALUMINUM BALCONY CEILING
□	GLAZED ALUMINUM BALCONY FLOOR FINISH
□	GLAZED ALUMINUM BALCONY WALL FINISH
□	GLAZED ALUMINUM BALCONY CEILING FINISH

ARCHITECTURAL DEVELOPMENT FOR
THE RIVERWALK
at North Miami Beach
SUNSHINE BOULEVARD
CITY OF NORTH MIAMI BEACH, FLORIDA

FORMA

FORMA GROUP, INC.
ARCHITECTS

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A-Z

MAXIMUM BUILDING HEIGHT = 359 ft

MAXIMUM BUILDING HEIGHT = 348 ft

23 LEVELS
16 UNITS/FLOOR

22 LEVELS
11 UNITS/FLOOR

UNITS:

TOTAL UNITS: 250

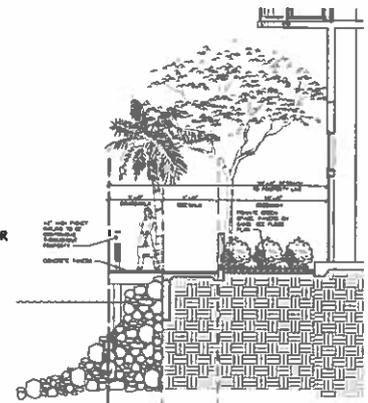
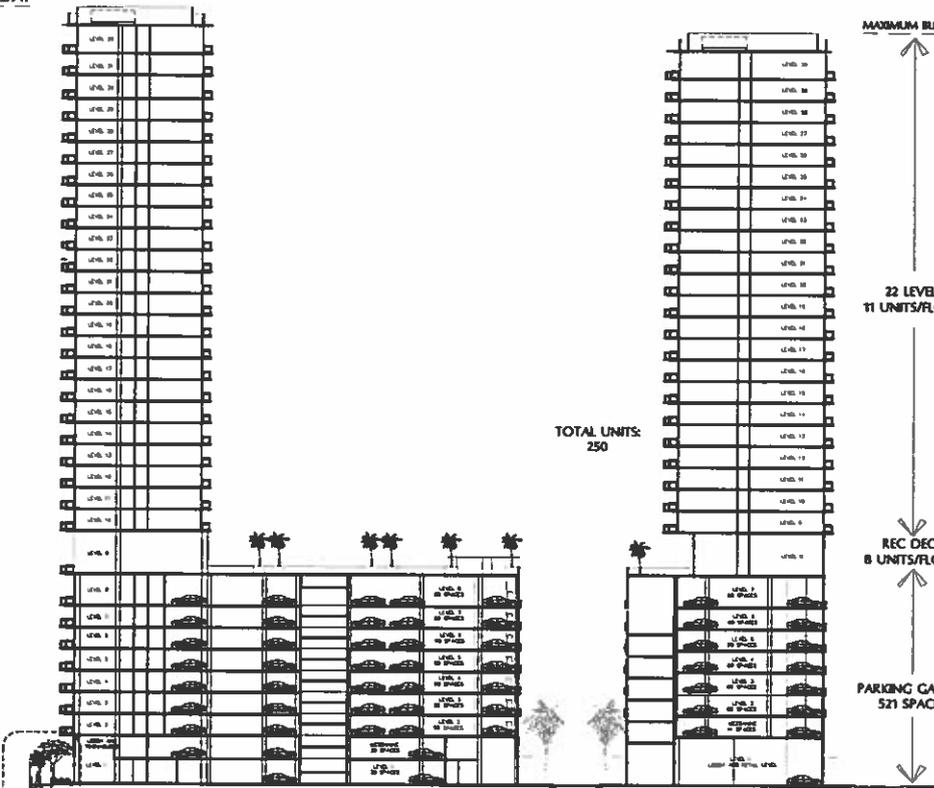
REC DECK

REC DECK
8 UNITS/FLOOR

7 LEVELS
13 UNITS/FLOOR
740 SPACES

PARKING GARAGE
521 SPACES

21 TOWNHOUSE UNITS
AT GROUND LEVEL



A OVERALL BUILDING SECTION
SCALE 1/8"

ARCHITECT DEVELOPER FOR
THE RIVERWALK
 at North Miami Beach
 14700S BISCAYNE BLVD.
 CITY OF NORTH MIAMI BEACH, FLORIDA

FORM

FORUM GROUP, INC.
 ARCHITECTS

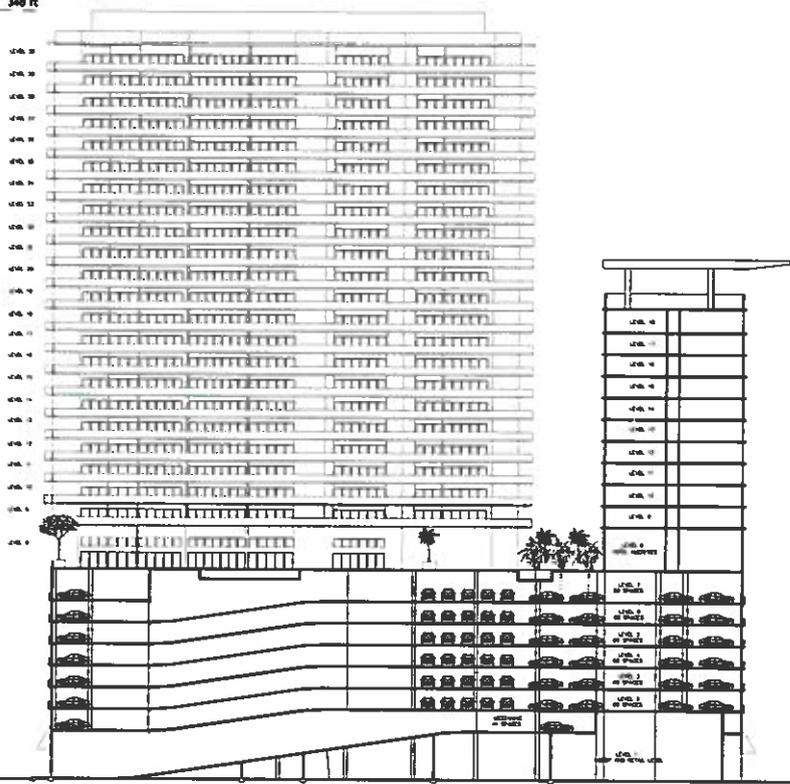
A-300

MAXIMUM BUILDING HEIGHT = 340 ft

22 LEVELS
11 UNITS/FLOOR

REC DECK
8 UNITS/FLOOR

PARKING GARAGE
521 SPACES



MAXIMUM BUILDING HEIGHT = 205 ft

HOTEL:
10 LEVELS
17 UNITS/FLOOR

HOTEL REC DECK
7 UNITS/FLOOR

PARKING GARAGE
521 SPACES

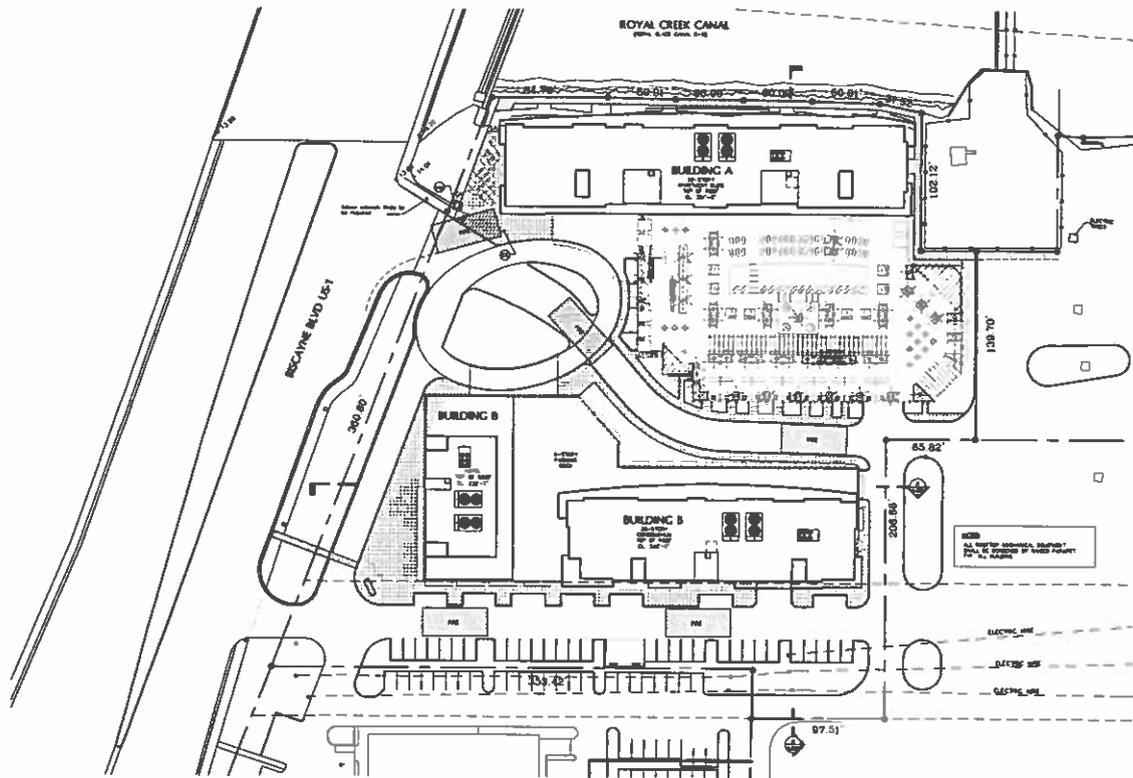
ARCHITECTURAL DEVELOPMENT FOR:
THE RIVERWALK
 at North Miami Beach
 HIGHWAY BEYOND BLVD.
 CITY OF NORTH MIAMI BEACH, FLORIDA

FORM

FOR THE ARCHITECT'S USE ONLY
 NOT TO BE USED FOR CONSTRUCTION
 WITHOUT THE ARCHITECT'S PERMISSION

PREPARED BY:
 PEREGO GROUP, INC.
 10000 BAYVIEW BLVD., SUITE 1000
 NORTH MIAMI BEACH, FLORIDA 33161
 TEL: 305-944-1100
 FAX: 305-944-1101
 WWW.PREGO.COM

DATE: 08/10/10
 A-30



FIRE LEGEND

■	THE BLACK SET-UP IS 2' x 4' CLEAR
○	FIRE CODE SYMBOLS TO SUPPORT THE BLACK SET-UP

A FIRE SET-UP PLAN
10/18/10

MIXED-USE DEVELOPMENT FOR
THE RIVERWALK
at North Miami Beach
MAYFLOWER BEACHES BLVD.
CITY OF NORTH MIAMI BEACH, FLORIDA

FORM

FORM GROUP, INC.
1000 BAYVIEW BLVD., SUITE 100
MIAMI BEACH, FL 33139
TEL: 305.371.1000
WWW.FORMGROUP.COM

FS-

NOTE: REFER TO OFF-SITE LANDSCAPE ARCHITECTURE PLAN FOR ADDITIONAL INFORMATION.

ROYAL CREEK CANAL
2016, L&P 004, 1-8

INCINE BLVD (L&P)

BUILDING A

BUILDING B

ROYAL CREEK DRIVE
PARKING

**LANDSCAPE LEGEND - ARTICLE 20
N.M.B. LANDSCAPE CODE
SITE DATA**

ZONE	NET LAND	NET OPEN SPACE	NET OPEN SPACE PERCENTAGE
RESIDENTIAL	100,000	10,000	10%
COMMERCIAL	100,000	20,000	20%
INDUSTRIAL	100,000	30,000	30%

NOTE: OVERALL LANDSCAPE PLAN PRESENTED FOR REFERENCE ONLY. REFER TO SHEETS L-1 AND L-2 FOR DETAILED LANDSCAPE SCHEDULES.

NOTE: S.C. IS TO COORDINATE THE LOCATION OF A TEMPORARY PLANTING AREA ON SITE FOR ALL TREES TO BE TRANSPLANTED. THIS TEMPORARY PLANTING AREA IS TO BE REVIEWED WITH THE ARCHITECT PRIOR TO START OF TREE REMOVAL.

REFER TO "BLUE PLAN" COORDINATION PROJECT FOR CONTRIBUTION OF LANDSCAPE PLAN

A GROUND SITE PLAN
1/20/17

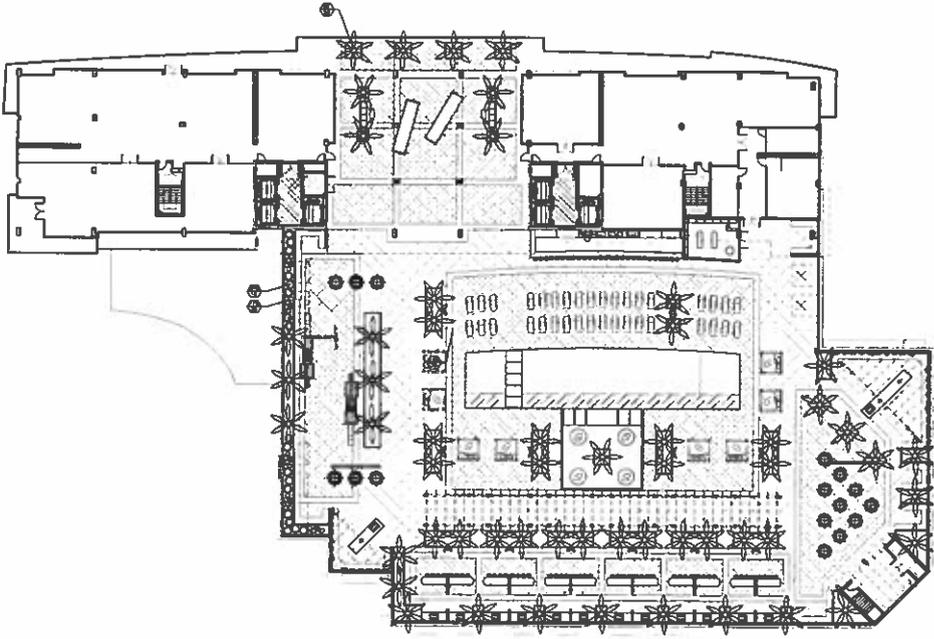
PREPARED FOR:
THE RIVERWALK
at North Miami Beach
SOUTH BEACH BLVD.
CITY OF NORTH MIAMI BEACH, FLORIDA

FORMA GROUP, INC.
1000 BAYVIEW BLVD., SUITE 1000
MIAMI BEACH, FLORIDA 33139
TEL: 305.371.1111
WWW.FORMAGROUP.COM

DATE: 1/20/17
SCALE: AS SHOWN
SHEET: L-1

SHRUBS AND GROUND COVERS						
NO.	SYMBOL	COMMON NAME / COMMON NAME	HEIGHT	SPREAD	SPACING	QUANTITY
101	101	SPERMATOPHYTES	10'-0"	10'-0"	1.000	47.00
102	102	SHRUBS	10'-0"	10'-0"	1.000	100.00
103	103	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
104	104	SHRUBS	10'-0"	10'-0"	1.000	100.00
105	105	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
106	106	SHRUBS	10'-0"	10'-0"	1.000	100.00
107	107	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
108	108	SHRUBS	10'-0"	10'-0"	1.000	100.00
109	109	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
110	110	SHRUBS	10'-0"	10'-0"	1.000	100.00
111	111	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
112	112	SHRUBS	10'-0"	10'-0"	1.000	100.00
113	113	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
114	114	SHRUBS	10'-0"	10'-0"	1.000	100.00
115	115	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
116	116	SHRUBS	10'-0"	10'-0"	1.000	100.00
117	117	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
118	118	SHRUBS	10'-0"	10'-0"	1.000	100.00
119	119	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
120	120	SHRUBS	10'-0"	10'-0"	1.000	100.00

TREES AND PALMS						
NO.	SYMBOL	COMMON NAME / COMMON NAME	HEIGHT	SPREAD	SPACING	QUANTITY
201	201	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
202	202	SHRUBS	10'-0"	10'-0"	1.000	100.00
203	203	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
204	204	SHRUBS	10'-0"	10'-0"	1.000	100.00
205	205	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
206	206	SHRUBS	10'-0"	10'-0"	1.000	100.00
207	207	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
208	208	SHRUBS	10'-0"	10'-0"	1.000	100.00
209	209	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
210	210	SHRUBS	10'-0"	10'-0"	1.000	100.00
211	211	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
212	212	SHRUBS	10'-0"	10'-0"	1.000	100.00
213	213	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
214	214	SHRUBS	10'-0"	10'-0"	1.000	100.00
215	215	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
216	216	SHRUBS	10'-0"	10'-0"	1.000	100.00
217	217	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
218	218	SHRUBS	10'-0"	10'-0"	1.000	100.00
219	219	SPERMATOPHYTES	10'-0"	10'-0"	1.000	100.00
220	220	SHRUBS	10'-0"	10'-0"	1.000	100.00



(A) LANDSCAPE PLAN BLDG. A - RECREATION DECK
1/2" = 1'

LANDSCAPE DEVELOPMENT FOR
THE RIVERWALK
 at North Miami Beach
 NORTH MIAMI BEACH, FLORIDA
 CITY OF NORTH MIAMI BEACH, FLORIDA

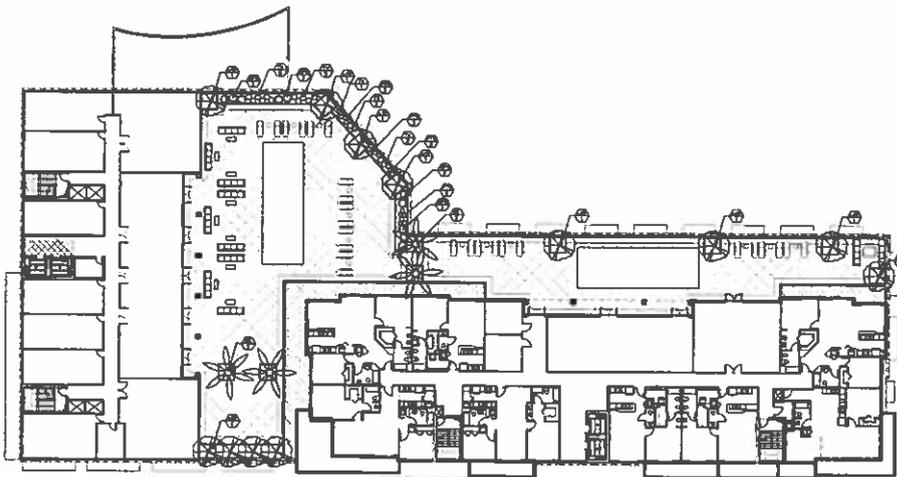
FORA

FORA GROUP, INC.
 1000 BAYVIEW BLVD., SUITE 1000
 MIAMI BEACH, FLORIDA 33139
 TEL: 305.371.1000
 WWW.FORAGROUP.COM

1-21

SHRUBS AND GROUND COVERS									
NO.	SYMBOL	PLANT NAME / COMMON NAME	HEIGHT	SPREAD	SPACING	NOTES			
101	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
102	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
103	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
104	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
105	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
106	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
107	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
108	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
109	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
110	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			

TREES AND PALMS									
NO.	SYMBOL	PLANT NAME / COMMON NAME	HEIGHT	SPREAD	SPACING	NOTES			
111	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
112	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
113	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
114	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
115	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
116	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
117	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
118	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
119	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			
120	(Symbol)	CHRISTMAS TREE / COMMON NAME	10'-0"	10'-0"	10'-0"	10'-0" DIA. @ 10'-0"			



(A) LANDSCAPE PLAN INDC. B - RECREATION DECK

PRELIMINARY DEVELOPMENT FOR
THE RIVERWALK
 at North Miami Beach
 SURFPLUS BEACHES BEACH
 CITY OF NORTH MIAMI BEACH, FLORIDA

FORM

FORN BUREAU, INC.
 10000 BAYVIEW BLVD., SUITE 100
 BAYVIEW, FLORIDA 33154
 TEL: (305) 551-1111
 FAX: (305) 551-1112

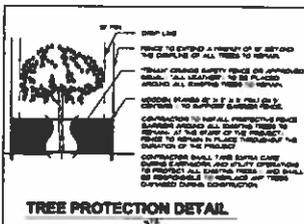
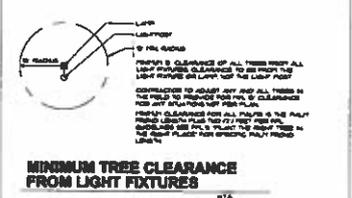
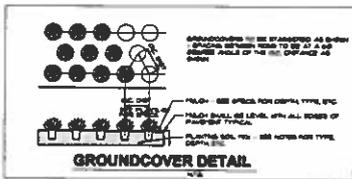
DATE: 11/11/01
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 APPROVED BY: J. J. JONES
 PROJECT NO.: 01-001

L-31



PLANTING SOIL:
NOTE: ALL LANDSCAPE AREAS SURROUNDING BUILDINGS SHALL BE SUBMITTED TO A COPY OF THE CITY'S SPECIFICATIONS OF ALL COMPLETED MATERIAL, LABOR, ETC. AND SUBMITTED AS A SEPARATE ITEM TO THE CITY'S SPECIFICATIONS. ALL PLANTING SOIL SHALL BE 100% COMPOSTED AND PROVIDE A 4" MINIMUM FREE SPACE FOR AIR AND AN ENHANCED FREE SPACE FOR AIR.

FERTILIZATION:
SEE COMPLETE APPLICATION OF CHEMICALS AND FERTILIZERS TO BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL FERTILIZERS AND CHEMICALS SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR APPROVAL. FERTILIZATION SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL FERTILIZERS AND CHEMICALS SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIAL SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIAL SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIAL SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIAL SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL SHALL BE SUBMITTED TO THE CITY'S SPECIFICATIONS AND APPROVED BY THE LANDSCAPE ARCHITECT.



LANDSCAPE NOTES, DETAILS, SPECIFICATIONS, ETC.

MEASURE DEVELOPER FOR THE RIVERWALK at North Miami Beach
NORTH MIAMI BEACH, FLORIDA
CITY OF NORTH MIAMI BEACH, FLORIDA

FORM

FORM GROUP, INC.
4015 N.W. 12TH AVENUE
MIAMI, FLORIDA 33142
TEL: 305-551-1111
WWW.FORMGROUP.COM

EXHIBIT "F"



CFN 2016R0371811
 OR BK 30128 Pgs 2023-2036 (14Pgs)
 RECORDED 06/27/2016 11:18:57
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and Return to:

Linda Roth, Esq.
 Linda Roth, P.A.
 2333 Brickell Avenue
 Suite A-1
 Miami, Florida 33129

(Space Reserved for Clerk of Court)

**FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS
 FOR THE RIVERWALK AT NORTH MIAMI BEACH VILLAGE**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE RIVERWALK AT NORTH MIAMI BEACH VILLAGE (the "Declaration") is made and entered into as of the 21st day of June, 2016, by BISCAZYNE COVE, LLC, a Florida limited liability company, whose principal office is located at 10 NW 42nd Avenue, Suite 700, Miami, Florida 33126 ("Biscayne Cove")

RECITALS

A. WHEREAS, on June 21, 2016, Biscayne Cove did execute that certain Declaration of Covenants and Restrictions for the Riverwalk at North Miami Beach Village (the "Riverwalk Declaration"), which Riverwalk Declaration was recorded in Official Records Book 30128 at Page 2007-2022 of the Public Records of Miami-Dade County, Florida.

B. WHEREAS, Biscayne Cove is the owner of all of the Property subject to the Riverwalk Declaration.

C. WHEREAS, on November 3, 2015, the City Council of the City of North Miami Beach adopted Resolution No. R2015-90 (the "Resolution"), approving the Master Plan. A copy of the Resolution is attached hereto and made a part hereof as Exhibit "A".

D. WHEREAS, Biscayne Cove desires to amend the terms and conditions of the Riverwalk Declaration.

NOW, THEREFORE, in consideration of the mutual covenants contained in this First Amendment, it is agreed as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated in this First Amendment by reference.

2. Section 2, of the Riverwalk Declaration, Defined Terms, is hereby amended to include the following subsection f:

f. "Master Association" shall mean and refer to the North Miami Beach Village Property Owner's Association, Inc.

3. Section 2e, of the Riverwalk Declaration, Defined Terms, "Master Plan" is hereby amended to include the following at the end thereof:

"subject to the terms and conditions contained herein."

4. Section 3, of the Riverwalk Declaration, Parcels, is hereby amended to include the following at the end thereof:

As long as Biscayne Cove owns any Parcel, Biscayne Cove reserves the right to subdivide the Parcels or amend the number and identifying names of the Parcels from time to time. In the event Biscayne Cove amends the number or names of the Parcels, Biscayne Cove shall record an amendment to this Declaration in the Public Records of Miami-Dade County, Florida identifying any such subdivision and the number and names of the amended Parcels. No consent to any such amendment shall be required to be obtained from any Owner whose Parcel is not subdivided or amended.

5. Section 6, of the Riverwalk Declaration, Development of the Parcels, is hereby amended to include the following:

Notwithstanding the foregoing, in the event an Owner of a Parcel requires a modification of the Master Plan for the development of its own Parcel (the "Parcel Modification"), the Owner requesting such Parcel Modification (the "Requesting Owner"), shall provide written notice of the proposed Parcel Modification to the other non-requesting Owners (the "Non-Requesting Owners"), together with such supporting documentation which may be reasonably requested by the Non-Requesting Owners. So long as such proposed Parcel Modification does not affect the entitlements of any other Non-Requesting Owner under the Master Plan, or the Resolution, as extended or amended, from time to time, then the consent of the Non-Requesting Owners shall not be required in connection with any Parcel Modification.

Notwithstanding the foregoing, and subject to the terms and conditions contained herein, the Owners shall be required to cooperate in good faith with each other and any successor Owner of a respective Parcel of the Property, and, if required by the applicable authorities, shall execute such consent as may be requested in connection with any (i) reasonable extensions of any provision of the Resolution (including, but not limited to, the initial eighteen (18) month deadline to file for a Master Building Permit); or (ii) any reasonable changes or modifications to the Master Plan or the Resolution for the benefit of the Property or for the separate benefit of the Parcels comprising the Property subject to the Riverwalk Declaration and the Master Plan, for purposes of enacting the entitlements under the Resolution, or (iv) any reasonable request for an alternate entitlement for separate development of one or both Parcels comprising the Property. Any consent required herein shall not be unreasonably withheld, delayed or conditioned.

Notwithstanding anything contained herein to the contrary, no Owner shall be obligated to execute any consent or cooperate in good faith with any other Owner for any Parcel Modification which the Non-Requesting Owner reasonably believes might (i) alter, impair, diminish or affect any of the entitlements afforded to its Parcel(s) in the Resolution, (ii) materially adversely affect such Non-Requesting Owner's right to develop its Parcel, or, (iii) result in the imposition of additional requirements or expenses upon the Non-Requesting Owner.

6. Section 8 of the Riverwalk Declaration, Amendment, the last paragraph thereof, is hereby amended and restated to read as follows:

Except as set forth herein, subsequent to the conveyance of a Parcel by Biscayne Cove, any amendment to this Declaration must be executed by all Owners of the Parcels and recorded in the Public Records of Miami-Dade County.

7. The Riverwalk Declaration is hereby amended to include the following Section 27:

27. Voting Rights in the Master Association. Currently each Original Parcel is entitled to one (1) vote in the Master Association and each Parcel shall be entitled to its respective one (1) vote. However, in the future, if any Parcel is subdivided or amended into more than one Parcel, then the one vote afforded such Parcel in the Master Association shall be shared equally by the Owners of such subdivided or amended Parcels. For illustration purposes, if Parcel R-A is subdivided into two Parcels, such as Parcels R-A-1 and R-A-2, then Parcels R-A-1 and Parcels R-A-2 shall jointly share in the one (1) vote in the Master Association to which Parcel R-A (originally Parcel 1-A) is entitled. The subdivision or amendment of any Parcel shall not affect the voting right of any other Parcel which is not subdivided or amended.

8. Except as modified herein, the terms and conditions of the Riverwalk Declaration, remain in full force and effect and are hereby ratified, confirmed and approved in all respects.

9. JURY WAIVER. IN ANY LAWSUIT OR OTHER PROCEEDING INITIATED BY ANY OWNER UNDER OR WITH RESPECT TO THIS AMENDMENT THE OWNERS WAIVE ANY RIGHT IT MAY HAVE TO TRIAL BY JURY. THIS WAIVER IS MADE KNOWINGLY, VOLUNTARILY AND INTENTIONALLY.

IN WITNESS WHEREOF, BISCAZYNE COVE has executed this First Amendment the day and year first written above.

WITNESSES:

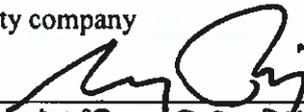


Print Name: LINDA ROTH


Print Name: KERRIA CORINA

BISCAZYNE COVE:

BISCAZYNE COVE, LLC, a Florida limited liability company

By: 
Name: EUPHEMIA R. POLIG
Title: MANAGER MEMBER

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 21st day of June 2016, by ENRIQUE R. PUIG, as the Managing member of BISCAZYNE COVE, LLC, a Florida limited liability company, for and on behalf of said company. Such individual is personally known to me ~~or has~~ produced _____ as identification.



Notary Public LINDA ROTH
Name: _____
Commission No. FF 090363



My commission expires:
3/11/18

**JOINER AND ACKNOWLEDGMENT AND
CONSENT OF MORTGAGEE**

The undersigned, SABADELL UNITED BANK, N.A., a National Banking association, holder of that certain Mortgage Deed executed by Biscayne Cove, LLC, dated August 30, 2005 and recorded in Official Records Book 23745, at Page 628, as modified by instrument recorded in Official Records Book 26479, at Page 3812, both of the Public Records of Miami-Dade County, Florida, encumbering real property to be subjected to the foregoing Declaration of Restrictive Covenants In Lieu of Unity of Title and hereby consents to and agree to be bound by the terms and provisions of this Declaration of Restrictive Covenants In Lieu of Unity of Title.

IN WITNESS WHEREOF, the undersigned have made this Joinder and acknowledgment and Consent of Mortgagee effective as of the date first above written.

WITNESS:

Darlene Ballou

Print Name: Darlene Ballou

Douglas Tenney

Print Name: Douglas Tenney

MORTGAGEE:

SABADELL UNITED BANK, N.A.,

a National Banking association,

formerly known as TRANSATLANTIC BANK, a Florida banking corporation

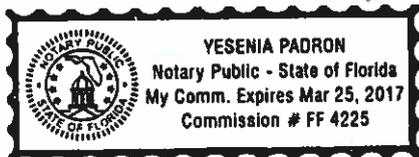
By: *Juan M. Gonzalez*
Name: Juan M. Gonzalez

Title: Senior Vice President

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 14th day of June 2016, by Juan M. Gonzalez, as the Senior Vice President of SABADELL UNITED BANK, N.A., a National Banking association, formerly known as TRANSATLANTIC BANK, a Florida banking corporation, for and on behalf of said corporation. Such individual is personally known to me or has produced _____ as identification.



Yesenia Padron

Notary Public

Print Name: Yesenia Padron
My commission expires: 3-25-17
Commission No. FF 4225

Riverwalk North Miami Beach TRAD Package Project Description

DESCRIPTION

Riverwalk at North Miami Beach development Building be located at 16395 Biscayne Boulevard in North Miami Beach, Florida.

Proposed development is based on architectural drawings received from you and issued by Form Group (the project Architect).

SITE

The project site is located on the east side of Biscayne Boulevard in North Miami Beach, Florida.

The site is currently occupied by an existing low-rise structure and parking area. It is bordered to the north by an existing waterway (Royal Creek Canal), on the east by an empty lot designated for future development

The site is generally trapezoidal in shape and is approximately 100 ft to 200 ft (north-south) by about 300 ft (east –west).

BUILDING DESIGN

The design reflects the reduction in scale of the building making the updated project a more human-centric composition while keeping the modern aesthetics developed in the original approval.

Balconies and overall building composition is further articulated to express the different functions within the building emphasizing the extensive recreation level as a new "sky-gallery" that is expressed around the perimeter of the tower at that level.

The garage is to have a footprint of approximately 180 feet to 220 feet by 150 feet. The finished floor elevation of the tower and parking garage structures will be at or slightly above el + 9 NGVD.

PROPOSED CONSTRUCTION

The proposed construction consists of a 23-story tower with an approximate 7-level parking podium structure, which will be located south and east of the tower structure. 367 Dwelling Units.

The Tower structure will be setback approximately 20 to 23 feet south of the northern property line. The footprint of the tower is to be approximately 300 feet in an east-west dimension by approximately 65-feet in the north-south direction.



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rdmiami.com | diana@rdmiami.com | 305.498.1614

500' RADIUS MAP



SUBJECT: 16375 Biscayne Boulevard, North Miami Beach, FL 33160

FOLIO NUMBER: 07-2216-042-0020

ABBREVIATED LEGAL DESCRIPTION: NORTH MIAMI BEACH PLACE PB 155-86 T-20374 TRACT B & PORT OF TR A – Please refer to the Boundary Survey for full Legal Description

SUBJECT: 16395 Biscayne Boulevard, North Miami Beach, FL 33160

FOLIO NUMBER: 07-2216-042-0010

ABBREVIATED LEGAL DESCRIPTION: NORTH MIAMI BEACH PLACE PB 155-86 T-20374 TRACT A – Please refer to the Boundary Survey for full Legal Description

Name	Address	City	State	Zip	Country
MAPS CONSULTING LLC	AVENIDA ATLANTICA 1440/1201	RIO DE JANERIO 2-P CODE 22021			BRAZIL
NADINE NASSIF KABRITA TRS NADINE KABRITA FAMILY TR	1650 SHERBROOKE ST WEST APT 16W	MONTREAL QC H3H 1C9			CANADA
SANSUCE LTD	BARRIO SANTA BARBARA LOTE 3108	PACHECO			ARGENTINA
STEFANY MICHELE CAMPINS PINTO	ADOLFO PRIETO 1754 APTO 202 COLONIA DEL VALLE	DELEGACION BENITO JUAREZ CP 03100 CDMX			MEXICO
UNIT USA LLC	RUA JOAO CIRILO DA SILVA 291 APT 2401	JOAO PESSOA PARAIBA 558393624151			BRAZIL
ZPX HOLDING LIMITED	3FLR MINKARA CENTRE MADAME CURIE STREET	HAMRA BEIRUT			LEBANON
101 HARBOUR INC	16385 BISCAYNE BLVD 101	NORTH MIAMI BEACH	FL	33161	USA
1119 THE HARBOUR SOUTH LLC	4850 SW 80 ST	MIAMI	FL	33143	USA
2255 LAND ASSOCIATES LLC	16385 W DIXIE HWY	NORTH MIAMI BEACH	FL	33160	USA
2915 HABOUR SOUTH LLC	PO BOX 775167	MIAMI	FL	33177	USA
4 K RED LLC	16385 BISCAYNE BLVD 2320	NORTH MIAMI BEACH	FL	33160	USA
4SPHERE LLC	16385 BISCAYNE BLVD 1207	NORTH MIAMI BEACH	FL	33160	USA
6SHPERE LLC	16385 BISCAYNE BLVD 601	NORTH MIAMI BEACH	FL	33160	USA
AA TREE LIFE LLC	16385 BISCAYNE BLVD #1117	NORTH MIAMI BEACH	FL	33160	USA
ABOUT 6 PROPERTIES LLC	8242 NW 9 ST	PLANTATION	FL	33324	USA
ABRAHAM CHEREM	2750 NE 185 ST #305	AVENTURA	FL	33180	USA
ABRAHAM YEHUDA	16385 BISCAYNE BLVD 620	NORTH MIAMI BEACH	FL	33160-3244	USA
ADA ASTE	16465 NE 22 AVE UNIT 410	NORTH MIAMI BEACH	FL	33160-3792	USA
ADRIANO MASHIO INC	16385 BISCAYNE BLVD 3221 /LPH 21	NORTH MIAMI BEACH	FL	33160	USA
ADVICE LOGISTIC GAG LLC	16385 BISCAYNE BLVD 2916	NORTH MIAMI BEACH	FL	33160	USA
AFIFE NEYLA YENEL IRFAN TOLGA BILGIC MITHAT BILGIC	16385 BISCAYNE BLVD 1721	NORTH MIAMI BEACH	FL	33160	USA
AGSAC CORPORATION	16385 BISCAYNE BLVD 2503	NORTH MIAMI BEACH	FL	33160	USA
AJJ HARBOUR 15 LLC	16385 BISCAYNE BLVD 1507	NORTH MIAMI BEACH	FL	33160	USA
AJJ HARBOUR 16 LLC	16385 BISCAYNE BLVD 1606	NORTH MIAMI BEACH	FL	33160	USA
ALARISA LLC	16385 BISCAYNE BLVD 2618	NORTH MIAMI BEACH	FL	33160	USA
ALBA 3217 CORP	16385 BISCAYNE BLVD UNIT 3217	NORTH MIAMI BEACH	FL	33160	USA
ALBATRO HARBOUR 2702 LLC	1805 PONCE DE LEON BLVD 400	CORAL GABLES	FL	33134	USA
ALBERTO JESSURUN SONIA DARWICH	16385 BISCAYNE BLVD UNIT 701	NORTH MIAMI BEACH	FL	33160	USA
ALDO FACCHI	16385 BISCAYNE BLVD 2415	NORTH MIAMI BEACH	FL	33160	USA
ALDO VIRGILIO ENDERICA LUISA FERNANDA PAVOLINI	16385 BISCAYNE BLVD #418	NORTH MIAMI BEACH	FL	33160	USA
ALEXANDER POPOW KARAHA	1661 SPARROW LN	WESTON	FL	33327	USA
ALEXANDER TOLSTUNOV MARINA TOLSTUNOV	66 WEDGEWOOD DR	MONTVILLE	NJ	07046	USA
ALFREDO SARMIENTO JEANNINE SARMIENTO	590 NE 102 ST	MIAMI SHORES	FL	33138	USA
ALPHACARE SOLUTIONS LLC	16385 BISCAYNE BLVD LPH01	NORTH MIAMI BEACH	FL	33160	USA
AMCE HA LLC	16385 BISCAYNE BLVD UNIT 618	NORTH MIAMI BEACH	FL	33016	USA
AMR GG CONSULTING LLC	16385 BISCAYNE BLVD 1504	NORTH MIAMI BEACH	FL	33160	USA
AMZ MIAMI INVESTMENTS CORP	1395 BRICKELL AVE 900	MIAMI	FL	33131	USA
ANDRES RENGIFO GABRIELA FUENTES	16385 BISCAYNE BLVD 2204	NORTH MIAMI BEACH	FL	33160	USA
ANNA DUDEK FACHIN	16465 NE 22 AVE #115	NORTH MIAMI BEACH	FL	33160-3724	USA
ANNA V EZERGAYL	500 E 85 ST APT 4B	NEW YORK	NY	10028	USA
ANNMIL LLC	21055 YACHT CLUB DR APT 1810	NORTH MIAMI BEACH	FL	33160	USA
ANTENNA 40 LLC	14331 SW 120 ST #101	MIAMI	FL	33186	USA
ANTMESS CORP	16385 BISCAYNE BLVD 1005	NORTH MIAMI BEACH	FL	33160	USA
ANTMIVI USA LLC	16385 BISCAYNE BLVD 2715	NORTH MIAMI BEACH	FL	33160	USA
ANTONIO JOSE TESORERO ALMUDENA TESORERO GARCIA	16385 BISCAYNE BLVD 902	NORTH MIAMI BEACH	FL	33160	USA
ARANLOT LLC	16385 BISCAYNE BLVD 521	NORTH MIAMI BEACH	FL	33160	USA
ARETINA LLC	16385 BISCAYNE BLVD 1121	NORTH MIAMI BEACH	FL	33160	USA
ARISJAD LLC	16385 BISCAYNE BLVD UNIT 3017	NORTH MIAMI BEACH	FL	33160	USA

ARISJAD LLC	16385 BISCAYNE BLVD UNIT 3018	NORTH MIAMI BEACH	FL	33160	USA
ARLEQUIN INFINITY CORP	16385 BISCAYNE BLVD UNIT 1717	NORTH MIAMI BEACH	FL	33160	USA
ARSO INVESTMENTS LLC	16385 BISCAYNE BLVD 615	NORTH MIAMI BEACH	FL	33160	USA
ASI EN LA TIERRA CORP	16385 BISCAYNE BLVD 2716	NORTH MIAMI BEACH	FL	33160	USA
ATHENA S SUTTON TRS ATHENA S SUTTON TR	6061 COLLINS AVE #22-F	MIAMI BEACH	FL	33140	USA
ATM PROPERTY INVESTMENTS CORP	16385 BISCAYNE BLVD UNIT 2116	NORTH MIAMI BEACH	FL	33160	USA
AVENCAS LLC	16385 BISCAYNE BLVD 3121	NORTH MIAMI BEACH	FL	33160	USA
AVENTURA JASMINE 303 LLC	16385 BISCAYNE BLVD # 1704	NORTH MIAMI BEACH	FL	33160	USA
AZAME LLC	16385 BISCAYNE BLVD 3219	NORTH MIAMI BEACH	FL	33160	USA
B BUILDERS & RENOVATIONS LLC	5225 FALKIRK DR	DUNWOODY	GA	30338	USA
BAJITA I LLC	16385 BISCAYNE BLVD 1003	NORTH MIAMI BEACH	FL	33160	USA
BARROS VOMERO AMERICAS CORP	16385 BISCAYNE BLVD 516	NORTH MIAMI BEACH	FL	33160	USA
BEATRIZ J MATHEUS & ANDREINA TERESA MATHEUS	16465 NE 22 AVE#310	NORTH MIAMI BEACH	FL	33160-3792	USA
BEATRIZ MIZRAHI SHAPIRO	16385 BISCAYNE BLVD 1706	NORTH MIAMI BEACH	FL	33160	USA
BH MORE LLC	3111 N UNIVERSITY DR STE 105	CORAL SPRINGS	FL	33065	USA
BHMORE LLC	16465 NE 22 AVE 606	NORTH MIAMI BEACH	FL	33160	USA
BILISK BILOSK OF BRICKELL LLC	16385 BISCAYNE BLVD 2106	NORTH MIAMI BEACH	FL	33160	USA
BISCAYNE COVE LLC	10 NW 42 AVE SUITE 700	MIAMI	FL	33126-5473	USA
BISCAYNE PARK DEVELOPMENT LLC	777 W 41 ST STE 207	MIAMI BEACH	FL	33140	USA
BLUE HOME INC	5732 NE 4 AVE	MIAMI	FL	33137	USA
BLUE PALMS DEVELOPMENT LLC	9900 SW 107 AVE STE 103	MIAMI	FL	33176	USA
BLUE PALMS HOLDINGS LP	848 BRICKELL AVE PH1	MIAMI	FL	33131	USA
BLUEHOUSE JC LLC	16385 BISCAYNE BLVD 1115	NORTH MIAMI BEACH	FL	33160	USA
BLUEMAR 1203 LLC	16385 BISCAYNE BLVD 1203	NORTH MIAMI BEACH	FL	33160	USA
BOURHAR 2705 LLC	16385 BISCAYNE BLVD # 2705	NORTH MIAMI BEACH	FL	33160	USA
BR CAP FLORIDA LLC	16385 BISCAYNE BLVD 2421	NORTH MIAMI BEACH	FL	33160	USA
BRETAL INVESTMENT LLC	14331 SW 120 ST 101	MIAMI	FL	33186	USA
BULENT DEMIRCIOGLU	16385 BISCAYNE BLVD 2518	NORTH MIAMI BEACH	FL	33160	USA
C & S FLA FLOOD CONTROL DIST ATTN: REAL ESTATE MGNT SECTION	3301 GUN CLUB RD	WEST PALM BEACH	FL	33406	USA
C PATRICIA BARONE	16465 NE 22 AVE #315	NORTH MIAMI BEACH	FL	33160-3792	USA
CA HARBOUR LLC	16385 BISCAYNE BLVD 2019	NORTH MIAMI BEACH	FL	33160	USA
CACHETANOS CORP	16385 BISCAYNE BLVD 2815	NORTH MIAMI BEACH	FL	33160	USA
CALESTANO PROPERTIES LLC	200 S BISCAYNE BLVD STE 2700	MIAMI	FL	33131	USA
CALILE LLC	2136 NE 123 ST	NORTH MIAMI	FL	33181	USA
CAMBECK USA LLC	361 NE 101 ST	MIAMI SHORES	FL	33138	USA
CAMILLA NASEER	16465 NE 22 AVE #515	NORTH MIAMI BEACH	FL	33160-3725	USA
CAPIVARI LLC	4751 W FLAGLER ST	MIAMI	FL	33134	USA
CARFELCAL LLC	16385 BISCAYNE BLVD 1918	NORTH MIAMI BEACH	FL	33160	USA
CARLOS & GLORIA ACOSTA	16465 NE 22 AVE UNIT 603	NORTH MIAMI BEACH	FL	33160-3725	USA
CARLOS A ORE JOHANA A RODRIGUEZ	16385 BISCAYNE BLVD 2518	NORTH MIAMI BEACH	FL	33160	USA
CARLOS ERNESTO PEREZ ROQUEZ HILDA ROSA A ROQUEZ MIQUILENA	16385 BISCAYNE BLVD # 2205	NORTH MIAMI BEACH	FL	33160	USA
CARLOS FERNANDO RODRIGUES DA PAZ	16385 BISCAYNE BLVD 2317	NORTH MIAMI BEACH	FL	33160	USA
CARLOS O CORREA	16465 NE 22 AVE UNIT 208	NORTH MIAMI BEACH	FL	33160-3724	USA
CAROLYN SNEED	16465 NE 22 AVE #215	NORTH MIAMI BEACH	FL	33160	USA
CASASHEL GROUP CORP	16385 BISCAYNE BLVD 407	NORTH MIAMI BEACH	FL	33160	USA
CASUARINA HOLDINGS CORP	175 SW 7 ST	MIAMI	FL	33130	USA
CAUSAN LLC	2600 S DOUGLAS 501	CORAL GABLES	FL	33144	USA
CAVAL GROUP LLC	16385 BISCAYNE BLVD 720	NORTH MIAMI BEACH	FL	33160	USA
CENTAURO MOBILITY LLC	1000 NW 57 CT STE 1040	MIAMI	FL	33126	USA

CHAPENDOZ LLC	16385 BISCAYNE BLVD 1016	NORTH MIAMI BEACH	FL	33160	USA
CHARLES LECHNER OKSANA LECHNER	16385 BISCAYNE BLVD 503	NORTH MIAMI BEACH	FL	33160	USA
CHARLESTON TRADING INVESTMENT LLC	16385 BISCAYNE BLVD 1820	NORTH MIAMI BEACH	FL	33160	USA
CHIMOL MORELY	16385 BISCAYNE BLVD 1202	NORTH MIAMI BEACH	FL	33160	USA
CHORIZONGO LLC	16385 BISCAYNE BLVD 904	NORTH MIAMI BEACH	FL	33160	USA
CHRISTOPHER PATRICK HUA FANG PATRICK	16385 BISCAYNE BLVD 2921	NORTH MIAMI BEACH	FL	33160	USA
CITY OF NORTH MIAMI BEACH	17011 NE 19 AVE	NO MIAMI BEACH	FL	33162	USA
CK PRIVE GROUP 164 LLC	15801 BISCAYNE BLVD 203	NORTH MIAMI BEACH	FL	33160	USA
CK PRIVE GROUP 1800 LLC	15805 BISCAYNE BLVD STE 301	AVENTURA	FL	33160-5378	USA
CK PRIVE GROUP 1800 LLC	20161 NE 16 PL	MIAMI	FL	33179	USA
CLAUDIA MARIA URIBE STARITA	16385 BISCAYNE BLVD 1604	NORTH MIAMI BEACH	FL	33160	USA
COCARI LLC	1925 BRICKELL AVE D2001	MIAMI	FL	33129	USA
COMFORT ELITE GROUP LLC	16385 BISCAYNE BLVD 2602	NORTH MIAMI BEACH	FL	33160	USA
CONDOR DENTAL SERVICES LLC	16385 BISCAYNE BLVD LPH 3 3203	NORTH MIAMI BEACH	FL	33160	USA
CONNOLLY AND BARRETO INVESTMENT GROUP	16385 BISCAYNE BLVD 2219	NORTH MIAMI BEACH	FL	33160	USA
CONSOLIDOS CORP	16385 BISCAYNE BLVD 2515	NORTH MIAMI BEACH	FL	33160	USA
CONSTANTIN REAL ESTATE HOLDINGS LLC	1846 COTTAGE LANDING	HOUSTON	TX	77077	USA
CONSUELO MANZANO	250 174 ST #208	SUNNY ISLES BEACH	FL	33160	USA
CREDISIA PROPERTY MGMT INC	16385 BISCAYNE BLVD PH 7	NORTH MIAMI BEACH	FL	33160	USA
CSCB INVESTMENTS LLC	8242 NW 9 ST	PLANTATION	FL	33324	USA
CSR CONSULTANTS LLC	16385 BISCAYNE BLVD UNIT 2819	NORTH MIAMI BEACH	FL	33160	USA
DAISY GOMEZ DE HERNANDEZ JOSE GREGORIO HERNANDEZ MARCIALES	16385 BISCAYNE BLVD 718	NORTH MIAMI BEACH	FL	33160	USA
DAKI HARBOUR INVESTORS LLC	16385 BISCAYNE BLVD UNIT 2501	NORTH MIAMI BEACH	FL	33160	USA
DAN VASILE DANIEL	16385 BISCAYNE BLVD 2704	NORTH MIAMI BEACH	FL	33160	USA
DANICONT LLC	16385 BISCAYNE BLVD 1204	NORTH MIAMI BEACH	FL	33160	USA
DANIEL GRAUER ILANA GRAUER	16385 BISCAYNE BLVD UNIT 1021	NORTH MIAMI BEACH	FL	33160	USA
DANLEX USA CORP	16385 BISCAYNE BLVD # 2003	NORTH MIAMI BEACH	FL	33160	USA
DAVID ALFREDO GONZALEZ	16465 NE 22 AVE 508	NORTH MIAMI BEACH	FL	33160	USA
DAVID E UGARTE ALICIA BEATRIZ MANSILLA UGARTE	2905 POINT EAST DR # L511	MIAMI	FL	33160	USA
DAVID E UGARTE	16465 NE 22 AVE #307	NORTH MIAMI BEACH	FL	33160-3792	USA
DAVID UGARTE	2905 POINT EAST DR. #L-511	AVENTURA	FL	33160	USA
DENTAV LLC	16385 BISCAYNE BLVD 405	NORTH MIAMI BEACH	FL	33160	USA
DIAS MERHEB LLC	16385 BISCAYNE BLVD 2321	NORTH MIAMI BEACH	FL	33160	USA
DIAZO LLC	16385 BISCAYNE BLVD 1020	NORTH MIAMI BEACH	FL	33160	USA
DIEGO LEYTON SOTO IGNACIA PEREZ BOTTO	397 LAURIE BEADOWS DR 537	SAN MATEO	CA	94403	USA
DISTRIBUIDORA KLIN 2012 LLC	16385 BISCAYNE BLVD 2006	NORTH MIAMI BEACH	FL	33160	USA
DIVAN USA LLC	16385 BISCAYNE BLVD 2621	NORTH MIAMI BEACH	FL	33160	USA
DLCS OF FLORIDA LLC	999 BRICKELL AVE STE 540	MIAMI	FL	33131	USA
DM AND BM HOLDINGS LLC	9 SOMERSET LN # 119	EDGEWATER	NJ	07020	USA
DMITRII VARAKSIN	250 180 DR 509	SUNNY ISLES BEACH	FL	33160	USA
DOBBY 55 LLC	65 NE 5 AVE #501	BOCA RATON	FL	33432	USA
DONANFER LLC	16385 BISCAYNE BLVD 216	NORTH MIAMI BEACH	FL	33160	USA
DORFMAN GROUP18 LLC C/O DORFMAN GROUP	3400 NE 192 ST UNIT 507	AVENTURA	FL	33180	USA
DRANOC LLC	44 E 67 ST APT 3B	NEW YORK	NY	10065	USA
DREAMING LLC	92 SW 3 ST CU6	MIAMI	FL	33130	USA
DUKE 3 LLC	16385 BISCAYNE BLVD 1818	NORTH MIAMI BEACH	FL	33160	USA
EAGLE HARBOUR 2701 LLC	1805 PONCE DE LEON BLVD 400	CORAL GABLES	FL	33134	USA
ECAL GLOBAL LLC	16385 BISCAYNE BLVD UNIT 1220	NORTH MIAMI BEACH	FL	33160	USA
EDWIN RAYMOND ESSES ADRIANA HIRSCHHAUT	16385 BISCAYNE BLVD 102	NORTH MIAMI BEACH	FL	33160	USA

ELENA C SUCRE	16385 BISCAYNE BLVD UNIT 1520	NORTH MIAMI BEACH	FL	33160-5469	USA
ELENA POMERANTSEVA	16385 BISCAYNE BLVD 2903	NORTH MIAMI BEACH	FL	33160	USA
ELIZABETH MENASCHE MONTIEL	16385 BISCAYNE BLVD #2521	NORTH MIAMI BEACH	FL	33160	USA
ELVIJESS CORP	201 ALHAMBRA CIR STE 601	CORAL GABLES	FL	33134	USA
EMOCIONES LLC C/O SERBER AND ASSOCIATES PA	2875 NE 191 ST	AVENTURA	FL	33180	USA
EMUNA CAK 2 LLC	16385 BISCAYNE BLVD 1017	NORTH MIAMI BEACH	FL	33160	USA
ENRIQUE ESCOBAR CLARA SUSANA ESCOBAR	16385 BISCAYNE BLVD 1503	NORTH MIAMI BEACH	FL	33160	USA
ENRIQUE LEIZOREK ORLY CURIEL	16385 BISCAYNE BLVD 103	NORTH MIAMI BEACH	FL	33160	USA
EPISCOPAL DIOCESE OF S E FL INC	525 NE 15 ST	MIAMI	FL	33132	USA
ERIC HALFEN ANDRES HALFEN LEVY	16385 BISCAYNE BLVD 1601	NORTH MIAMI BEACH	FL	33160	USA
ESMERALDA BASILE	27051 SW 134 PL	HOMESTEAD	FL	33032	USA
EUCALIPTUS LLC	2330 PONCE DE LEON BLVD	CORAL GABLES	FL	33134	USA
EYAL BAZAK	3029 NE 188 ST #704	MIAMI	FL	33180	USA
EZJUL CORP	323 S 21 AVE C	HOLLYWOOD	FL	33020	USA
EZRA ASSE TAWIL	16385 BISCAYNE BLVD UNIT 821	NORTH MIAMI BEACH	FL	33160	USA
F E C RR	7150 PHILIPS HIGHWAY	JACKSONVILLE	FL	32256	USA
F E C RY	7150 PHILIPS HIGHWAY	JACKSONVILLE	FL	32256	USA
FAF3 LLC	16385 BISCAYNE BLVD # 1401	NORTH MIAMI BEACH	FL	33160	USA
FALCON R E CORP	16385 BISCAYNE BLVD 1518	NORTH MIAMI BEACH	FL	33160	USA
FAMITALU LLC	3000 NE 190 ST UNIT 209	AVENTURA	FL	33180	USA
FANITESA LLC	3558 MAGELLAN CIR 132	AVENTURA	FL	33180	USA
FEC RR CO	7150 PHILIPS HIGHWAY	JACKSONVILLE	FL	32256	USA
FEC RR CO ATTN MR M O BAGLEY	PO BOX 1048	ST AUGUSTINE	FL	32085	USA
FEJAKA LLC	16385 BISCAYNE BLVD 2417	NORTH MIAMI BEACH	FL	33160	USA
FEROSA LLC	4751 W FLAGLER ST	MIAMI	FL	33134	USA
FERVALCA LLC	16385 BISCAYNE BLVD 916	NORTH MIAMI BEACH	FL	33160	USA
FF THE HARBOUR LLC	16385 BISCAYNE BLVD 1419	NORTH MIAMI BEACH	FL	33160	USA
FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT	700 UNIVERSE BLVD, PSX/JB	JUNO BEACH	FL	33408	USA
FOUR J INVESTMENT 1007 CORP	16385 BISCAYNE BLVD # 1007	NORTH MIAMI BEACH	FL	33160	USA
FRANKLIN LAI HELEN G LAI	18820 NW 11 PL	MIAMI GARDENS	FL	33169	USA
FUTRONO LLC	16385 BISCAYNE BLVD # 1006	NORTH MIAMI BEACH	FL	33160	USA
G & N 219 LLC	16385 BISCAYNE BLVD UNIT 219	NORTH MIAMI BEACH	FL	33160	USA
G AND B AMERICAS LLC	20355 NE 34 CT 224	AVENTURA	FL	33180	USA
GABRIEL HERRERA MARGARITA DAZA GOMEZ	16385 BISCAYNE BLVD 501	NORTH MIAMI BEACH	FL	33160	USA
GABRIELA SANTIMONE	3815 NW 87 AVE	COOPER CITY	FL	33024	USA
GAETANO PASCUALE PERROTTA	16385 BISCAYNE BLVD 3120	NORTH MIAMI BEACH	FL	33160	USA
GEORGE OTERO LE REM GEORGE OTERO JR REM MELANIE OTERO	4351 SW 143 AVE	MIRAMAR	FL	33027	USA
GEORGES BOUBOU BAHAA TAHHAN DE BOUBOU	300 BAYVIEW DR #301	SUNNY ISLES	FL	33160	USA
GERARDO ROBERTO JOSE VACCARO TRS VGM 1982 IRREVOCABLE TRUST	16385 BISCAYNE BLVD 2517	NORTH MIAMI BEACH	FL	33160	USA
GERMAN & JESUS MARTIN	2076 S OCEAN DR 201	HALLANDALE BEACH	FL	33009	USA
GGRB LLC	11205 NE 8 AVE	BISCAYNE PARK	FL	33161	USA
GINA MARIBEL CASTANEDA ERIK SANTIAGO HERRERA CASTANEDA	4309 PINE CT	WESTON	FL	33331	USA
GIOTTA INC	16385 BISCAYNE BLVD 2801	NORTH MIAMI BEACH	FL	33160	USA
GIOVANELLO LLC	16385 BISCAYNE BLVD 806	NORTH MIAMI BEACH	FL	33160	USA
GLIESE VENTURES LLC	16385 BISCAYNE BLVD 1621	NORTH MIAMI BEACH	FL	33160	USA
GLOBAL FIXER PROPERTIES LLC	16385 BISCAYNE BLVD UNIT 1521	NORTH MIAMI BEACH	FL	33160	USA
GO BUSINESS GROUP LLC	16385 BISCAYNE BLVD 2002	NORTH MIAMI BEACH	FL	33160	USA
GOBA PROPERTIES LLC	16385 BISCAYNE BLVD UNIT 2107	NORTH MIAMI BEACH	FL	33160	USA
GOIAMIA CAPITAL LLC	16385 BISCAYNE BLVD 421	NORTH MIAMI BEACH	FL	33160	USA

GOL BAY LLC	2020 NE 163 ST 300	MIAMI	FL	33162	USA
GOLDNEW INVESTMENT GROUP LLC	16385 BISCAYNE BLVD 2017	NORTH MIAMI BEACH	FL	33160	USA
GONZALO SANCHEZ CABRERA	1661 SPARROW LN	WESTON	FL	33327	USA
GRACIELA DANOS FULLE VDA DE CASTRO TRS GRACIELA DANOS FULLE VDA DE	9701 BISCAYNE BLVD	MIAMI SHORES	FL	33138	USA
GREENFIELDS LLC	16385 BISCAYNE BLVD 2117	NORTH MIAMI BEACH	FL	33160	USA
GREZON CORP	16385 BISCAYNE BLVD 815	NORTH MIAMI BEACH	FL	33160	USA
GRINGUSH CORP	16385 BISCAYNE BLVD # 1506	NORTH MIAMI BEACH	FL	33160	USA
GRUPO BB LLC	16385 BISCAYNE BLVD 3220 LPH 20	NORTH MIAMI BEACH	FL	33160	USA
GUILLERMO FEDERICO COSSON JOANNE ISABEL OLEAGA TESTAMARCK	13707 HARRISON HILL CT	HOUSTON	TX	77077	USA
GUILLERMO LUIS TOFONI	16385 BISCAYNE BLVD #PH 6	NORTH MIAMI BEACH	FL	33160	USA
GUIRLANDE CICERONE	16465 NE 22 AVE #118	NORTH MIAMI BEACH	FL	33160	USA
H&M USA PROPERTIES LLC	587 E SAMPLE RD #251	POMPANO BEACH	FL	33064	USA
HAFAL USA CORP	16385 BISCAYNE BLVD #1618	NORTH MIAMI BEACH	FL	33160	USA
HALINA JOPEK KUFLIK	2025 NE 64 ST 806	NORTH MIAMI BEACH	FL	33162	USA
HARBOR 2004 LLC	16385 BISCAYNE BLVD 2004	NORTH MIAMI BEACH	FL	33160	USA
HARBOR NM BEACH 2305 LLC	1622 NW 28 ST	MIAMI	FL	33142	USA
HARBOR S816 INVESTMENT CORP	16385 BISCAYNE BLVD UNIT 816	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR 1004 LLC	16385 BISCAYNE BLVD 1004	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR 1118 INC	13450 W SUNRISE BLVD 310	SUNRISE	FL	33323	USA
HARBOUR 1403 LLC	16385 BISCAYNE BLVD 1403	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR 1407 CORP	950 BRICKELL BAY DR #1806	MIAMI	FL	33131	USA
HARBOUR 1703 LLC	16385 BISCAYNE BLVD # 1703	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR 1915 LLC	16385 BISCAYNE BLVD 1915	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR 1916 TS LLC	1805 PONCE DE LEON 400	CORAL GABLES	FL	33134	USA
HARBOUR 2007 LLC	2745 PONCE DE LEON BLVD	CORAL GABLES	FL	33134	USA
HARBOUR 2118 LLC	16385 BISCAYNE BLVD UNIT 2118	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR 22 LLC	16385 BISCAYNE BLVD 2221	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR 2316 LLC	14331 SW 120 ST 101	MIAMI	FL	33186	USA
HARBOUR 2407 LLC	9455 HARDING AVE	SURFSIDE	FL	33154	USA
HARBOUR 2615 INC	16385 BISCAYNE BLVD 2615	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR 306 CORP	1805 PONCE DE LEON 400	CORAL GABLES	FL	33134	USA
HARBOUR 402 LLC	16385 BISCAYNE BLVD 402	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR 519 LLC	14331 SW 120 ST #101	MIAMI	FL	33186	USA
HARBOUR 521 LLC	1600 PONCE DE LEON BLVD #1105	CORAL GABLES	FL	33134	USA
HARBOUR 902 LLC	16385 BISCAYNE BLVD 920	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR ESCAPE LLC	8020 SW 62 AVE	MIAMI	FL	33143	USA
HARBOUR GROUP 2401 LLC	16385 BISCAYNE BLVD 2401	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR HOUSE 2018 LLC	1805 PONCE DE LEON BLVD #400	CORAL GABLES	FL	33134	USA
HARBOUR INVESTMENT 1817 LLC	1000 E HALLANDALE BEACH BLVD 28	HALLANDALE BEACH	FL	33009	USA
HARBOUR INVESTMENT 2018 LLC	1000 E HALLANDALE BEACH BLVD #28	HALLANDALE BEACH	FL	33009	USA
HARBOUR INVESTMENT 2119 LLC	16385 BISCAYNE BLVD 2119	NORTH MIAMI BEACH	FL	33009	USA
HARBOUR INVESTMENT 2404 LLC	16385 BISCAYNE BLVD UNIT 2404	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR INVESTMENT 2805 LLC	16385 BISCAYNE BLVD 2805	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR INVESTMENT 2918 LLC	1000 E HALLANDALE BEACH BLVD 28	HALLANDALE BEACH	FL	33009	USA
HARBOUR INVESTMENTS FL CORP	16385 BISCAYNE BLVD # 1002	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR MV 707 LLC	11251 NW 20 ST 115	MIAMI	FL	33172	USA
HARBOUR NM BEACH 2502 LLC	1622 NW 28 ST	MIAMI	FL	33142	USA
HARBOUR NM BEACH LLC	1622 NW 28 ST	MIAMI	FL	33142	USA
HARBOUR NORTH 2503 LLC	16385 BISCAYNE BLVD UNIT 3119	NORTH MIAMI BEACH	FL	33160	USA

HARBOUR NORTH 3006 INC	16385 BISCAYNE BLVD 3006	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR PROPERTY ENTERPRISES INC	633 NE 191 TER	MIAMI	FL	33179	USA
HARBOUR RENTAL PROPERTIES LLC	16385 BISCAYNE BLVD 1903	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR S417 LLC	16385 BISCAYNE BLVD 417	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR SOUTH 1421 HOLDINGS CORP	16385 BISCAYNE BLVD 1421	NORTH MIAMI BEACH	FL	33160	USA
HARBOUR2020 CORP	16385 BISCAYNE BLVD 2020	NORTH MIAMI BEACH	FL	33160	USA
HARRY BIRNBAUM SALLY BIRNBAUM	16385 BISCAYNE BLVD 1221	NORTH MIAMI BEACH	FL	33160	USA
HASSAN WEHBE AZITA MAJIDIAN	16385 BISCAYNE BLVD UNIT 2519	NORTH MIAMI BEACH	FL	33160	USA
HATICE AYSEM BODUR SEVKI BODUR	16385 BISCAYNE BLVD UNIT 919	NORTH MIAMI BEACH	FL	33160	USA
HECTOR LEBRON &W YARA COLMENARES	16465 NE 22 AVE UNIT 420	NORTH MIAMI BEACH	FL	33160-3725	USA
HEGUS 621 18 LLC	1600 PONCE DE LEON BLVD #1105	CORAL GABLES	FL	33134	USA
HERALB LLC	16385 BISCAYNE BLVD # 1404	NORTH MIAMI BEACH	FL	33160	USA
HILUSIONES LLC	19370 COLLINS AVE # 312	SUNNY ISLES	FL	33160	USA
HNCB LLC	421 NE 6 ST #1012	FORT LAUDERDALE	FL	33304	USA
HUEQUIMEY LLC	16385 BISCAYNE BLVD 705	NORTH MIAMI BEACH	FL	33160	USA
HUGO E AYALA &W DESERY	16465 NE 22 AVE APT 201	NORTH MIAMI BEACH	FL	33160-3724	USA
ICONX CORPORATION	16385 BISCAYNE BLVD 2005	NORTH MIAMI BEACH	FL	33160	USA
IEM TERRANOVA GROUP LLC	5805 BLUE LAGOON DR STE 300	MIAMI	FL	33126	USA
IGNATIUS ARGENTO CYNTHIA BELL	16385 BISCAYNE BLVD 1018	NORTH MIAMI BEACH	FL	33160	USA
INDIAN TRAIL INVESTMENTS LLC	16385 BISCAYNE BLVD UNIT 1805	NORTH MIAMI BEACH	FL	33160	USA
INVELEI CORP	1945 S OCEAN DR 2105	HALLANDALE BEACH	FL	33009	USA
INVERSIONES LA BARRA LLC	16385 BISCAYNE BLVD 616	NORTH MIAMI BEACH	FL	33160	USA
INVESTMENTS RAMA HARBOUR LLC	789 CRANDON BLVD 804	KEY BISCAYNE	FL	33149	USA
IREM TURNER KAGAN TURNER	16385 BISCAYNE BLVD 1219	NORTH MIAMI BEACH	FL	33160	USA
IRINA BAUMGERTNER	16385 BISCAYNE BLVD 607	NORTH MIAMI BEACH	FL	33160	USA
ISA2904 LLC	16385 BISCAYNE BLVD # 2904	NORTH MIAMI BEACH	FL	33160	USA
ISAURA HADDAD TRS HADDAD FAMILY REVOC LIV TRUST	16385 BISCAYNE BLVD 2906	NORTH MIAMI BEACH	FL	33160	USA
ISOLA H AND C LLC	16385 BISCAYNE BLVD # 804	NORTH MIAMI BEACH	FL	33160	USA
ITAF INVESTMENTS LLC	16385 BISCAYNE BLVD #717	NORTH MIAMI BEACH	FL	33160	USA
ITAMAR BARHAI &W REVITAL	2270 NE 192 ST	NO MIAMI BEACH	FL	33180-2124	USA
IVAR HARBOR LLC	16385 BISCAYNE BLVD 2116	NORTH MIAMI BEACH	FL	33160	USA
IVETTE ATENCIO	28518 HOFFMAN SPRING LN	FULSHEAR	TX	77441	USA
IWLV PROPERTY MANAGEMENT LLC	16385 BISCAYNE BLVD # 1806	NORTH MIAMI BEACH	FL	33160	USA
JABROS LLC	16385 BISCAYNE BLVD UNIT 1816	NORTH MIAMI BEACH	FL	33160	USA
JAHEL MIRIAM ROISENFELD	1770 NE 191 ST APT 416	MIAMI	FL	33179	USA
JAIBA ASSETS MGT LLC	16385 BISCAYNE BLVD 819	NORTH MIAMI BEACH	FL	33160	USA
JASON AMSELLEM	16465 NE 22 AVE 613	NORTH MIAMI BEACH	FL	33160	USA
JEGOKS JELINS &W VIKTORIYA TSZYU	301 174 ST APT#1407	SUNNY ISLES BEACH	FL	33160-3235	USA
JESGONZ LLC	1800 N BAYSHORE DR #2909	MIAMI	FL	33132	USA
JESUALDO MORELLI SOCARRAS	2901 NW 126 AVE # 317	SUNRISE	FL	33323	USA
JESUS ENRIQUE MADURO ROLANDO CARLOS AUGUSTO CHIOSSONE GUZMAN	16385 BISCAYNE BLVD 603	NORTH MIAMI BEACH	FL	33160	USA
JHON OTALORA YANITH A BARRERA	16385 BISCAYNE BLVD # 3102	NORTH MIAMI BEACH	FL	33161	USA
JHOVANY ALONSO RAMIREZ ARAUJO PAULA ANDREA RODRIGUEZ FORERO	16385 BISCAYNE BLVD 2806	NORTH MIAMI BEACH	FL	33160	USA
JKMA PROPERTIES LLC	16385 BISCAYNE BLVD 2416	NORTH MIAMI BEACH	FL	33160	USA
JMM BRAZIL LLC	11257 SW 90 LN	MIAMI	FL	33176	USA
JOHANNY BAEZ &H ELVIS	16465 NE 22 AVE #402	NORTH MIAMI BEACH	FL	33160-3792	USA
JORGE ENRIQUE VEGA	16385 BISCAYNE BLVD UNIT 3218	NORTH MIAMI BEACH	FL	33160	USA
JORGE LOPEZ GARZA	16385 BISCAYNE BLVD 2505	NORTH MIAMI BEACH	FL	33160	USA
JOSE A OTERO WILLIAM O SUGASTI	16385 BISCAYNE BLVD 3015	NORTH MIAMI BEACH	FL	33160	USA

JOSE E MEDINA	16465 NE 22 AVE #616	NORTH MIAMI BEACH	FL	33160-3797	USA
JOSE ERICK BUTTER GUZMAN	16385 BISCAYNE BLVD 419	NORTH MIAMI BEACH	FL	33160	USA
JOSE FRANCISCO DEL SOLAR CAROLINA MARIA DEL SOLAR	1050 BRICKELL AVE APT 3004	MIAMI	FL	33131	USA
JOSE HENDY MEZRAGE	16385 BISCAYNE BLVD 1101	NORTH MIAMI BEACH	FL	33160	USA
JOSE LUIS AGUIA GARTI NORMA CONSTANZA IREGUI DE AGUIA	16385 BISCAYNE BLVD 2919	NORTH MIAMI BEACH	FL	33160	USA
JOSE LUIS PANIAGUA TRS SUNSHINE EMPIRE TRUST	16385 BISCAYNE BLVD 2207	NORTH MIAMI BEACH	FL	33160	USA
JOSE R INDIO MARIA A INDIO	1870 NE 182 ST	NORTH MIAMI BEACH	FL	33162	USA
JPK INVESTMENTS LLC	16385 BISCAYNE BLVD 1602	NORTH MIAMI BEACH	FL	33160	USA
JR 7 PARTICIPACOES LLC	16385 BISCAYNE BLVD 1718	NORTH MIAMI BEACH	FL	33160	USA
JS 1905 LLC	16901 COLLINS AVE # 1905	SUNNY ISLES BEACH	FL	33160	USA
JUACAR AND SILROD LLC	937 MICHIGAN AVE 1	MIAMI BEACH	FL	33139	USA
JUAN JOSE VALDEZ	3545 NE 166 ST UNIT 507	NORTH MIAMI BEACH	FL	33160	USA
JUAN POVINA	21055 NE 37 AVE APT410	AVENTURA	FL	33180	USA
JUAN SUAREZ	16385 BISCAYNE BLVD PH 4	NORTH MIAMI BEACH	FL	33160	USA
JUCABRUME CORPORATION	16385 BISCAYNE BLVD #2516	NORTH MIAMI BEACH	FL	33160	USA
JUGAR GROUP LLC	16385 BISCAYNE BLVD UNIT 3002	NORTH MIAMI BEACH	FL	33160	USA
JUJUBA LLC	16385 BISCAYNE BLVD 2604	NORTH MIAMI BEACH	FL	33160	USA
KABMAC LLC	100 BAYVIEW DR #1831	SUNNY ISLES BEACH	FL	33160	USA
KAROKA INC	6801 COLLINS AVE 1004	MIAMI BEACH	FL	33141	USA
KATERINA MALONE	146 LINCOLN ST	N EASTON	MA	02356	USA
KEVIN CHEUNG HEUNG SHING POON	16385 BISCAYNE BLVD 2717	NORTH MIAMI BEACH	FL	33160	USA
LA GUARITA CORP	16385 BISCAYNE BLVD #2917	NORTH MIAMI BEACH	FL	33160	USA
LAKE RIVER HOLDINGS LLC	16385 BISCAYNE BLVD 2015	NORTH MIAMI BEACH	FL	33160	USA
LARITZA PEREZ	16465 NE 22 AVE #303	NORTH MIAMI BEACH	FL	33160	USA
LAROSI LLC	16385 BISCAYNE BLVD 318	NORTH MIAMI BEACH	FL	33160	USA
LATN ENCORE 116 3W LLC	587 E SAMPLE RD #01	POMPANO BEACH	FL	33064	USA
LAURUS JM LLC	16385 BISCAYNE BLVD # LPH 5 3205	NORTH MIAMI BEACH	FL	33160	USA
LB HARBOUR LLC	16385 BISCAYNE BLVD 2419	NORTH MIAMI BEACH	FL	33160	USA
LCL DEVELOPMENTS CORP	3401 SW 160 AVE #9330	MIRAMAR	FL	33027	USA
LEFFERTS AUTO PARKING INC	13632 72 AVE	FLUSHING	NY	11367-2328	USA
LEGACY AT HARBOUR INC	16385 BISCAYNE BLVD STE 110	NORTH MIAMI BEACH	FL	33160	USA
LEO ROSENBAUM MILENA HAMAOU ROSENBAUM	16385 BISCAYNE BLVD 217	NORTH MIAMI BEACH	FL	33160	USA
LEONID KHAYKIN	9712 63 DR # 10 A	REGO PARK	NY	11374	USA
LESSIO LLC	16385 BISCAYNE BLVD 1803	NORTH MIAMI BEACH	FL	33160	USA
LEV 1607 CORPORATION	16385 BISCAYNE BLVD UNIT 1607	NORTH MIAMI BEACH	FL	33160	USA
LIGIA STELLA RODRIGUEZ MAYORGA	16465 NE 22 AVE #604	NORTH MIAMI BEACH	FL	33160	USA
LILIANA M FUENTES TRS LILIANA M FUENTES REV LIVING TR	16385 BISCAYNE BLVD 3207	NORTH MIAMI BEACH	FL	33160	USA
LIMOR HOROVITZ	16465 NE 22 AVE # 502	NORTH MIAMI BEACH	FL	33160	USA
LINDA PLUMA LLC	16385 BISCAYNE BLVD 1619	NORTH MIAMI BEACH	FL	33160	USA
LOGWOOD INVESTMENTS LLC	200 S BISCAYNE BLVD 2700	MIAMI	FL	33131	USA
LOLA 3106 LLC	16385 BISCAYNE BLVD 3106	NORTH MIAMI BEACH	FL	33160	USA
LOLOFER LLC	21055 NE 37 AVE 410	AVENTURA	FL	33180	USA
LOLOFER LLC	21055 YATCH CLUB DR # 204	AVENTURA	FL	33180	USA
LORELEY FAJER CANO	16385 BISCAYNE BLVD # 2306	NORTH MIAMI BEACH	FL	33160	USA
LUIS A PEREZ LILENA M PERISSE	16465 NE 22 AVE # 507	NORTH MIAMI BEACH	FL	33160	USA
LUIS JAVIER PANTIN SILVIA PANTIN	3301 NE 183 ST # 604	AVENTURA	FL	33160	USA
LUZ PINTO	7801 ABBOTT AVE APT 502	MIAMI BEACH	FL	33141-2047	USA
MABELLA INVEST LLC	16385 BISCAYNE BLVD 401	NORTH MIAMI BEACH	FL	33160	USA
MACOJU LLC C/O JUAN PABLO VERDIQUIO	3250 NE 1 AVE OFFICE 315	MIAMI	FL	33137	USA

MAGGIE COCO PARK LLC	16385 BISCAYNE BLVD 321	NORTH MIAMI BEACH	FL	33160	USA
MANCI ENTERTAINMENT LLC	16385 BISCAYNE BLVD 507	NORTH MIAMI BEACH	FL	33160	USA
MANCI ENTERTAINMENT LLC	16385 BISCAYNE BLVD 606	NORTH MIAMI BEACH	FL	33160	USA
MANISA CORP	175 SW 7 ST STE 2112	MIAMI	FL	33130	USA
MARCELO ADRIANO DE ALMEIDA NATALIA TORDIN RAMOS DE ALMEIDA	16385 BISCAYNE BLVD 1904	NORTH MIAMI BEACH	FL	33160	USA
MARGARITA TORRES	16465 NE 22 AVE#401	NORTH MIAMI BEACH	FL	33160-3792	USA
MARIA A BERTI VETHENCOURT	7707 STANWICK ST	SUGARLAND	TX	77479	USA
MARIUS FLISKI & JOLANDA JORDAN	1850 S OCEAN DR #1909	HALLANDALE	FL	33009	USA
MARK STEPHEN SOLOWAY CYNTHIA TEPER SOLOWAY	16385 BISCAYNE BLVD UNIT 2718	NORTH MIAMI BEACH	FL	33160	USA
MARTA M PORTUONDO	16465 NE 22 AVE UNIT 107	NORTH MIAMI BEACH	FL	33160-3724	USA
MARVIO SANTOS PORTELA	16385 BISCAYNE BLVD 2016	NORTH MIAMI BEACH	FL	33160	USA
MASMEX CORP	16385 BISCAYNE BLVD UNIT 915	NORTH MIAMI BEACH	FL	33160	USA
MASUM A KHAN	16465 NE 22 AVE #213	NORTH MIAMI BEACH	FL	33160-3724	USA
MATTCAR INTERNATIONAL LLC	5900 COLLINS AVE 1404	MIAMI BEACH	FL	33141	USA
MCBR 1 LLC	16385 BISCAYNE BLVD 2101	NORTH MIAMI BEACH	FL	33160	USA
MEI LING CHANG & TZU FU CHANG	16465 NE 22 AVE UNIT 610	NORTH MIAMI BEACH	FL	33160-3797	USA
MEYER LEVY ROFFE	16385 BISCAYNE BLVD 1802	NORTH MIAMI BEACH	FL	33160	USA
MEYER LEVY ROSLER	16385 BISCAYNE BLVD 2406	NORTH MIAMI BEACH	FL	33160	USA
MEYER LEVY ROSLER	16385 BISCAYNE BLVD 706	NORTH MIAMI BEACH	FL	33160	USA
MGV 1107 INVESTMENTS LLC	16385 BISCAYNE BLVD UNIT 1107	NORTH MIAMI BEACH	FL	33160	USA
MIAMI DADE COUNTY DERM-EEL	33 SW 2 AVE	MIAMI	FL	33130	USA
MIAMI DADE COUNTY C/O MIAMI DADE WATER & SEWER DEPT	3575 S LEJEUNE RD	MIAMI	FL	33146	USA
MIAMI-DADE COUNTY PARKS AND RECREATION	275 NW 2 ST 4FL	MIAMI	FL	33128	USA
MIKHAIL FONAROV	16465 NE 22 AVE #202	NORTH MIAMI BEACH	FL	33160	USA
MIKHAIL ZALTSMAN	3022 BRIGHTON 2ND STREET	BROOKLYN	NY	11235	USA
MINT 4203 CORP	16385 BISCAYNE BLVD 2703	NORTH MIAMI BEACH	FL	33160	USA
MIRIAM MERI SHALEM	16385 BISCAYNE BLVD 3007	NORTH MIAMI BEACH	FL	33160	USA
MIRLA 2 INVESTMENTS LLC	15051 ROYAL OAKS LN 902	NORTH MIAMI	FL	33181	USA
MMGS LLC	1549 NE 123 ST	NORTH MIAMI	FL	33161	USA
MNJP BISCAYNE LLC	1633 DIPLOMAT DR	NORTH MIAMI	FL	33179	USA
MOE BENATAR VERA TEPERMAN	16385 BISCAYNE BLVD 2706	NORTH MIAMI BEACH	FL	33160	USA
MOISES D EGOZI	1305 GINGER CIR	WESTON	FL	33326	USA
MOLLY HADIDA KAREN MIRLA MILGRAM	400 SUNNY ISLES BLVD #705	SUNNY ISLES	FL	33160	USA
MONICA MARIA DUQUE VALDES JUAN FRANCISCO SAAVEDRA PLATA	16385 BISCAYNE BLVD 1501	NORTH MIAMI BEACH	FL	33160	USA
MONIQUETZ INTERNATIONAL LLC	16385 BISCAYNE BLVD 907	NORTH MIAMI BEACH	FL	33160	USA
MOZELTOV INVESTMENT LLC	16385 BISCAYNE BLVD # 2102	NORTH MIAMI BEACH	FL	33160	USA
MR7C LLC	2000 NW 87 AVE STE 201	DORAL	FL	33172	USA
N MIAMI BEACH VILLAGE PROP C/O LEFMARK FLORIDA INC	2601 S BAYSHORE DR STE 300-A	MIAMI	FL	33133-5417	USA
NATALIA JANOWSKI & SZWEDURA IWONA	16465 NE 22 AVE #509	NORTH MIAMI BEACH	FL	33160-3725	USA
NAVES RESORT MIAMI LLC	16385 BISCAYNE BLVD 1406	NORTH MIAMI BEACH	FL	33160	USA
NIGO PROPERTIES LLC	8242 NW 9 ST	PLANTATION	FL	33324	USA
NOSHAQ HOLDINGS LTD	92 SW 3 ST #308	MIAMI	FL	33130	USA
OJUFE LLC	21055 NE 37 AVE 410	AVENTURA	FL	33180	USA
OJUFE LLC	21055 YACHT CLUB DR 410	AVENTURA	FL	33180	USA
OLGA EVSTIGNEEVA	16385 BISCAYNE BLVD #1515	NORTH MIAMI BEACH	FL	33160	USA
OLINTHO UGARTE VASQUEZ SOLIS	16385 BISCAYNE BLVD 2121	NORTH MIAMI BEACH	FL	33160	USA
ONE FIFTY CAPITAL LLC	16385 BISCAYNE BLVD 515	NORTH MIAMI BEACH	FL	33160	USA
OPORTO CORP	175 SW 7 ST	MIAMI	FL	33130	USA
ORIE ATTAS	20941 NE 21 CT	N MIAMI	FL	33179-1618	USA

ORSON ESTATE CORP	16385 BISCAYNE BLVD 2802	NORTH MIAMI BEACH	FL	33160	USA
ORSON ESTATE CORP	16385 BISCAYNE BLVD 906	NORTH MIAMI BEACH	FL	33160	USA
PALM TREE INVESTMENTS LLC	16385 BISCAYNE BLVD 517	NORTH MIAMI BEACH	FL	33160	USA
PALMITAS LLC	16385 BISCAYNE BLVD 921	NORTH MIAMI BEACH	FL	33160	USA
PAO 917 LLC	900 S TAYLOR AVE #902 B	OAK PARK	IL	60304	USA
PASEO DEL CAN TO LLC	16385 BISCAYNE BLVD 1907	NORTH MIAMI BEACH	FL	33160	USA
PB HARBOUR LLC	16385 BISCAYNE BLVD 2619	NORTH MIAMI BEACH	FL	33160	USA
PEDRO A FLORENTIN	56 GLENWOOD AVE APT 22	JERSEY CITY	NJ	07306	USA
PENINSULA 8 CHAVES RAMIREZ LLC	16385 BISCAYNE BLVD 2606	NORTH MIAMI BEACH	FL	33160	USA
PEZENAS LLC	2829 BIRD AVE # 5	MIAMI	FL	33133	USA
PINA BROTHERS LLC	2650 SW 27 AVE UNIT 301	MIAMI	FL	33133	USA
PINE SPRIGNS 1105 INC C/O ALGEBRA INVESTMENTS AND ETL	3363 NE 163 ST # 506	NORTH MIAMI BEACH	FL	33160	USA
PINHO LLC	400 SUNNY ISLES BLVD #918	MIAMI	FL	33160	USA
POLIPAN LLC	16465 NE 22 AVE # 617	NORTH MIAMI BEACH	FL	33160	USA
POORAN SOOKRAJ	4157 GUNTHER AVE	BRONX	NY	10466	USA
POWER ASSETS LLC	16385 BISCAYNE BLVD 2301	NORTH MIAMI BEACH	FL	33160	USA
PRRK INVESTMENTS LLC	16465 NE 22 AVE 220	NORTH MIAMI BEACH	FL	33160	USA
PUERTO MORELOS LLC	16385 BISCAYNE BLVD 1804	NORTH MIAMI BEACH	FL	33160	USA
RA INVESTMENT CAPITAL LLC	16385 BISCAYNE BLVD 1617	NORTH MIAMI BEACH	FL	33160	USA
RAFAIL NEYTMAN & W LUDMILA R	16465 NE 22 AVE UNIT 316	NORTH MIAMI BEACH	FL	33160-3792	USA
RAFEBO 2 LLC	13831 SW 29 ST 101	MIAMI	FL	33183	USA
RAGNER LLC	16385 BISCAYNE BLVD UNIT 320	NORTH MIAMI BEACH	FL	33160	USA
RB MARIANO LLC	16385 BISCAYNE BLVD 2719	NORTH MIAMI BEACH	FL	33160	USA
REAL ESTATE GLUB INVESTMENTS LLC	16385 BISCAYNE BLVD 301	NORTH MIAMI BEACH	FL	33160	USA
RED DREAMS CORP	16385 BISCAYNE BLVD 2418	NORTH MIAMI BEACH	FL	33160	USA
REINA RODRIGUEZ & FIDEL GONZALEZ	16465 NE 22 AVE #501	NORTH MIAMI BEACH	FL	33160-3725	USA
REXUS INVESTMETNS LLC	16385 BISCAYNE BLVD 807	NORTH MIAMI BEACH	FL	33160	USA
REYNA BENITAH DE HIRSCH	16385 BISCAYNE BLVD 1207	NORTH MIAMI BEACH	FL	33160	USA
RIKIRAM LLC	16385 BISCAYNE BLVD 1716	NORTH MIAMI BEACH	FL	33160	USA
RIO GRANDE PROPERTIES LLC	14725 PEEKSKILL DR	WINTER GARDEN	FL	34787	USA
ROANZA LLC	16385 BISCAYNE BLVD 316	NORTH MIAMI BEACH	FL	33160	USA
RODCAST LLC	16385 BISCAYNE BLVD 704	NORTH MIAMI BEACH	FL	33160	USA
ROMANCAT LLC	8242 NW 9 ST	PLANTATION	FL	33324	USA
RONEN BAZAK	3029 NE 188 ST #704	MIAMI	FL	33180	USA
ROSARIO BUSINESS CORP	16385 BISCAYNE BLVD 1405	NORTH MIAMI BEACH	FL	33160	USA
RS BUSINESS VENTURES CORP	16385 BISCAYNE BLVD # 2707	NORTH MIAMI BEACH	FL	33160	USA
RTS TH 1402 INC	20807 BISCAYNE BLVD 104	AVENTURA	FL	33180	USA
RUI MANUEL SIMOES DA SILVA	450 K ST NW 512	WASHINGTON	DC	20001	USA
RUSSELL KUTSENKO	16465 NE 22 AVE #414	NORTH MIAMI BEACH	FL	33179	USA
RYSZARD LUBIK & KRZYSTYNA KUZNIK-LUBIK	16465 NE 22 AVE #302	NORTH MIAMI BEACH	FL	33160-3792	USA
SABEK NASSER HIMAN NASSER DE NASSER	16385 BISCAYNE BLVD 2307	NORTH MIAMI BEACH	FL	33160	USA
SABIA GROUP LLC	17001 COLLINS AVE 2004	SUNNY ISLES BEACH	FL	33180	USA
SACO GROUP LLC C/O SERBER AND ASSOC P A	2875 NE 191 ST STE 801	NORTH MIAMI BEACH	FL	33180	USA
SADHANA WAY LLC	2625 WESTON RD	WESTON	FL	33331	USA
SAGIT TOVA GOTTFRIED JACOB KEREN SHOSHANA KEREN	16385 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33160	USA
SAHAV LLC	16385 BISCAYNE BLVD 817	NORTH MIAMI BEACH	FL	33160	USA
SAINTES 971 LLC	700 E DANIA BEACH BLVD #202	DANIA	FL	33004	USA
SAJ CAPITAL LLC	657 NE 191 ST	MIAMI	FL	33179	USA
SALAM GROUP CORP	7701 NW 15 ST	MIAMI	FL	33106	USA

SALIME REAL ESTATE LLC	8242 NW 9 ST	PLANTATION	FL	33324	USA
SALOMON SHAMOSH ALBERTO SHAMOSH	16385 BISCAYNE BLVD STE 1619	NORTH MIAMI BEACH	FL	33160	USA
SALOREVI ENTERPRISES LLC	16385 BISCAYNE BLVD # 2105	NORTH MIAMI BEACH	FL	33160	USA
SALUD SIEMPRE LLC	16385 BISCAYNE BLVD 2104	NORTH MIAMI BEACH	FL	33160	USA
SERGIO GONZALO PATINO MARIA PATINO	16385 BISCAYNE BLVD PH 8	NORTH MIAMI BEACH	FL	33160	USA
SEVENTEEN OTIS D403 LLC	488 NE 18 ST UNIT 4310	MIAMI	FL	33132	USA
SHANKAR BUSINESS CORPORATION	16385 BISCAYNE BLVD 1215	NORTH MIAMI BEACH	FL	33160	USA
SHARON CHAZAN	16465 NE 22 AVE #216	NORTH MIAMI BEACH	FL	33160-3724	USA
SHOU INVESTMENTS LLC	16385 BISCAYNE BLVD 1505	NORTH MIAMI BEACH	FL	33160	USA
SIEMPRE PAZ LLC	1805 PONCE DE LEON BLVD STE 400	CORAL GABLES	FL	33134	USA
SK PROPERTY MGMT SERVICE INC	2831 MCKINLEY ST	HOLLYWOOD	FL	33020	USA
SOFI 602 LLC	900 S TAYLOR AVE 902B	CHICAGO	IL	60304	USA
SOLARIS PROPERTIES LLC	16385 BISCAYNE BLVD 505	NORTH MIAMI BEACH	FL	33160	USA
SOS MANAGEMENT 2 LLC	3700 ISLAND BLVD APT C105	AVENTURA	FL	33160	USA
SOUTH VALLEY GROUP LLC	16385 BISCAYNE BLVD UNIT1019	NORTH MIAMI BEACH	FL	33160	USA
SPM ALLIANCE CORP	16385 BISCAYNE BLVD 2115	NORTH MIAMI BEACH	FL	33160	USA
SSS REALTY INVESTMENTS LLC	16385 BISCAYNE BLVD # 901	NORTH MIAMI BEACH	FL	33160	USA
STANISLAV SALNIKOV	250 180 DRIVE 509	SUNNY ISLES	FL	33160	USA
STATE OF FLA DOT	1000 NW 111 AVE	MIAMI	FL	33172-5800	USA
STATE OF FLORIDA	1000 NW 111 AVE	MIAMI	FL	33172	USA
STEPHANIE ZERINGUE MENDONCA	16385 BISCAYNE BLVD #1415	NORTH MIAMI BEACH	FL	33160	USA
STS REAL INVESTMENTS LLC	16385 BISCAYNE BLVD 1417	NORTH MIAMI BEACH	FL	33160	USA
SVETLANA BRODSKY LEONID BRODSKY	41 HAWTHORNE DR	PRINCETON JUNCTION	NJ	08550	USA
SYMUX LLC	16385 BISCAYNE BLVD # 1106	NORTH MIAMI BEACH	FL	33160	USA
TAL COHEN	16465 NE 22 AVE #309	NORTH MIAMI BEACH	FL	33160	USA
TALL TREES 214 LLC	PO BOX 630033	MIAMI	FL	33163	USA
TASTE OF HEAVEN I CORP	4000 HOLLYWOOD BLVD STE 285	HOLLYWOOD	FL	33021	USA
TAWIL LLC	1111 PARK CENTRE BLVD #450	MIAMI	FL	33004	USA
TEAM S&B 55 LLC	16385 BISCAYNE BLVD 2617	NORTH MIAMI BEACH	FL	33160	USA
TECH AND MARKETING LLC	16385 BISCAYNE BLVD 415	NORTH MIAMI BEACH	FL	33160	USA
TERESITA DEL NINO JESUS MONTIEL DE MENASCHE	16385 BISCAYNE BLVD 2818	NORTH MIAMI BEACH	FL	33160	USA
TERRACOTTA HOLDINGS LLC	675 THIRD AVENUE FLOOR 26	NEW YORK	NY	10017	USA
TH 2817 LLC	2875 NE 191 ST 801	AVENTURA	FL	33180	USA
TH3001 LLC	16385 BISCAYNE BLVD 3001	NORTH MIAMI BEACH	FL	33160	USA
THE HARBOUR 1102 LLC	18101 COLLINS AVE # SPA 309	SUNNY ISLES BEACH	FL	33160	USA
THE HARBOUR 1517 LLC	3705 NE 214 ST	AVENTURA	FL	33180	USA
THE HARBOUR 1720 LLC	21209 NE 38 AVE	AVENTURA	FL	33180	USA
THE HARBOUR 18 LLC	19293 NE 9 PL	MIAMI	FL	33179	USA
THE HARBOUR 1819 LLC	1001 BRICKELL BAY DR STE 2730	MIAMI	FL	33131	USA
THE HARBOUR 2201 LLC	17701 BISCAYNE BLVD # 200	AVENTURA	FL	33160	USA
THE HARBOUR 2202 LLC	16385 BISCAYNE BLVD 2202	NORTH MIAMI BEACH	FL	33160	USA
THE HARBOUR 2420 LLC	1805 PONCE DE LEON BLVD #400	CORAL GABLES	FL	33134	USA
THE HARBOUR 2520 CORP	20807 BISCAYNE BLVD 104	AVENTURA	FL	33180	USA
THE HARBOUR 2720 LLC	16385 BISCAYNE BLVD 2720	NORTH MIAMI BEACH	FL	33160	USA
THE HARBOUR 2803 LLC	1805 PONCE DE LEON BLVD STE 400	CORAL GABLES	FL	33134	USA
THE HARBOUR 3019 LLC	2601 S BAYSHORE DR 18FLR	COCONUT GROVE	FL	33133	USA
THE HARBOUR 3021 LLC	16400 COLLINS AVE #646	SUNNY ISLES	FL	33160	USA
THE HARBOUR 403 LLC	1805 PONCE DE LEON BLVD 400	CORAL GABLES	FL	33134	USA
THE HARBOUR 404 LLC	16385 BISCAYNE BLVD # 404	NORTH MIAMI BEACH	FL	33160	USA

THE HARBOUR 617 LLC	2601 S BAYSHORE DR 18 FLR	COCONUT GROVE	FL	33133	USA
THE HARBOUR 702 INC	16385 BISCAYNE BLVD UNIT 702	NORTH MIAMI BEACH	FL	33160	USA
THE HARBOUR 802 LLC	16385 BISCAYNE BLVD # 802	NORTH MIAMI BEACH	FL	33160	USA
THE HARBOUR 820 CORP	20807 BISCAYNE BLVD 104	AVENTURA	FL	33180	USA
THE HARBOUR NORTH 1205 LLC	16385 BISCAYNE BLVD # 1205	NORTH MIAMI BEACH	FL	33160	USA
THE HARBOUR S 719 INC	400 SUNNY ISLES BLVD 603	SUNNY ISLES BEACH	FL	33160	USA
THE HARBOUR S1120 LLC	16385 BISCAYNE BLVD 1120	NORTH MIAMI BEACH	FL	33160	USA
THREE PEAK MOUNTAIN LLC	31 SE 5 ST STE 312	MIAMI	FL	33131	USA
TOMAS RAMIREZ GARCIA	16385 BISCAYNE BLVD UNIT 3116	NORTH MIAMI BEACH	FL	33160	USA
TOP NOTCH QUALITY INC	PO BOX 610430	MIAMI	FL	33261	USA
TORREALTA LLC	16385 BISCAYNE BLVD # 2304	NORTH MIAMI BEACH	FL	33160	USA
TOXEY COMPANY LLC	16385 BISCAYNE BLVD 1815	NORTH MIAMI BEACH	FL	33160	USA
TREE INVESTMENT AND MANAGEMENT ASSOCIALES LLC	8475 SW 156 CT 333	MIAMI	FL	33193	USA
TW01 INVESTMENTS LLC	16385 BISCAYNE BLVD UNIT 2816	NORTH MIAMI BEACH	FL	33160	USA
U HAUL CO OF FLORIDA 22 LLC	2727 N CENTRAL AVE	PHOENIX	AZ	85004	USA
ULF NOREN	16465 NE 22 AVE #413	NORTH MIAMI BEACH	FL	33160	USA
UNIT 305 LLC	150 SE 2 AVE 334	MIAMI	FL	33131	USA
UNITA CORP	16385 BISCAYNE BLVD UNIT 1218	NORTH MIAMI BEACH	FL	33160	USA
UNIVERSOMIAMI LLC	2750 NE 183 ST #608	AVENTURA	FL	33160	USA
UNIVERSOMIAMI LLC	2750 NE 183 ST #618	AVENTURA	FL	33160	USA
USPECH GROUP CORP	16385 BISCAYNE BLVD 3104	NORTH MIAMI BEACH	FL	33160	USA
VADUPEAU CORP	3401 SW 160 AVE #330	MIRAMAR	FL	33027	USA
VALA PROPERTY LLC	18051 BISCAYNE BLVD APT 1501	AVENTURA	FL	33160	USA
VALID ARFUSH	16385 BISCAYNE BLVD 3107	NORTH MIAMI BEACH	FL	33160	USA
VERA RISTIC	406 GOLD FINCH CIRCLE	LINDENHURST	IL	60046	USA
VIA DE LA PALMA LLC	16385 BISCAYNE BLVD 2402	NORTH MIAMI BEACH	FL	33160	USA
VICTORIA LAYTON MANDELBLUM TRS VICTORIA LAYTON MANDELBLUM REV TR	16385 BISCAYNE BLVD 903	NORTH MIAMI BEACH	FL	33160	USA
VISTACHULA LLC	16385 BISCAYNE BLVD 2405	NORTH MIAMI BEACH	FL	33160	USA
W AND W NEW CO LLC	1241 CANARY ISLAND DRIVE	WESTON	FL	33327	USA
WATER HARBOUR LLC	16385 BISCAYNE BLVD 1921	NORTH MIAMI BEACH	FL	33160	USA
WATER HARBOUR LLC	16385 BISCAYNE BLVD #1821	NORTH MIAMI BEACH	FL	33160	USA
WATERSEDGE VENTURES LLC	92 SW 3 ST #C46	MIAMI	FL	33130	USA
WILLIAM JOSEPH NADER TETIANA BANKS	16385 BISCAYNE BLVD LPH06 3206	NORTH MIAMI BEACH	FL	33160	USA
WPBGHB LLC	8242 NW 9 ST	PLANTATION	FL	33324	USA
XICA GROUP LLC	1831 NE 159 ST	NORTH MIAMI BEACH	FL	33162	USA
YANAY SUMAQ LLC	2750 NE 183 ST #608	AVENTURA	FL	33180	USA
YANLI ZHU LLC	16465 NE 22 AVE 601	NORTH MIAMI BEACH	FL	33160	USA
YEHEZKEL ZAHAVY JOSHUA ZAHAVY	16385 BISCAYNE BLVD UNIT 3115	NORTH MIAMI BEACH	FL	33160	USA
YSYRY LLC	16385 BISCAYNE BLVD 2902	NORTH MIAMI BEACH	FL	33160	USA
YUET SIN KWONG	16465 NE 22 AVE #608	NORTH MIAMI BEACH	FL	33160-3725	USA
YULIA BAUMGERTNER	16385 BISCAYNE BLVD 1015	NORTH MIAMI BEACH	FL	33160	USA
Z FORCE I LLC	16385 BISCAYNE BLVD 715	NORTH MIAMI BEACH	FL	33160	USA
ZAFIRO 84 LLC	16385 BISCAYNE BLVD UNIT 1917	NORTH MIAMI BEACH	FL	33160	USA
ZEEV W HECHTER TRS ZEEV W HECHTER TRUST	20281 E COUNTRY CLUB DR 2010	AVENTURA	FL	33180	USA
ZOREF LLC	16385 BISCAYNE BLVD 3016	NORTH MIAMI BEACH	FL	33160	USA

MAPS CONSULTING LLC
AVENIDA ATLANTICA 1440/1201
RIO DE JANERIO 2-P CODE 22021
BRAZIL

NADINE NASSIF KABRITA TRS
NADINE KABRITA FAMILY TR
1650 SHERBROOKE ST WEST APT 16W
MONTREAL QC H3H 1C9
CANADA

SANSUCE LTD
BARRIO SANTA BARBARA LOTE 3108
PACHECO
ARGENTINA

STEFANY MICHELE CAMPINS PINTO
ADOLFO PRIETO 1754 APTO 202
COLONIA DEL VALLE
DELEGACION BENITO JUAREZ CP 03100
CDMX
MEXICO

UNIT USA LLC
RUA JOAO CIRILO DA SILVA 291 APT 2401
JOAO PESSOA PARAIBA 558393624151
BRAZIL

ZPX HOLDING LIMITED
3FLR MINKARA CENTRE
MADAME CURIE STREET
HAMRA BEIRUT
LEBANON

101 HARBOUR INC
16385 BISCAYNE BLVD 101
NORTH MIAMI BEACH, FL 33161

1119 THE HARBOUR SOUTH LLC
4850 SW 80 ST
MIAMI, FL 33143

2255 LAND ASSOCIATES LLC
16385 W DIXIE HWY
NORTH MIAMI BEACH, FL 33160

2915 HABOUR SOUTH LLC
PO BOX 775167
MIAMI, FL 33177

4 K RED LLC
16385 BISCAYNE BLVD 2320
NORTH MIAMI BEACH, FL 33160

4SPHERE LLC
16385 BISCAYNE BLVD 1207
NORTH MIAMI BEACH, FL 33160

6SHPERE LLC
16385 BISCAYNE BLVD 601
NORTH MIAMI BEACH, FL 33160

AA TREE LIFE LLC
16385 BISCAYNE BLVD #1117
NORTH MIAMI BEACH, FL 33160

ABOUT 6 PROPERTIES LLC
8242 NW 9 ST
PLANTATION, FL 33324

ABRAHAM CHEREM
2750 NE 185 ST #305
AVENTURA, FL 33180

ABRAHAM YEHUDA
16385 BISCAYNE BLVD 620
NORTH MIAMI BEACH, FL 33160-3244

ADA ASTE
16465 NE 22 AVE UNIT 410
NORTH MIAMI BEACH, FL 33160-3792

ADRIANO MASHIO INC
16385 BISCAYNE BLVD 3221 /LPH 21
NORTH MIAMI BEACH, FL 33160

ADVICE LOGISTIC GAG LLC
16385 BISCAYNE BLVD 2916
NORTH MIAMI BEACH, FL 33160

AFIFE NEYLA YENEL
IRFAN TOLGA BILGIC
MITHAT BILGIC
16385 BISCAYNE BLVD 1721
NORTH MIAMI BEACH, FL 33160

AGSAC CORPORATION
16385 BISCAYNE BLVD 2503
NORTH MIAMI BEACH, FL 33160

AJJ HARBOUR 15 LLC
16385 BISCAYNE BLVD 1507
NORTH MIAMI BEACH, FL 33160

AJJ HARBOUR 16 LLC
16385 BISCAYNE BLVD 1606
NORTH MIAMI BEACH, FL 33160

ALARISA LLC
16385 BISCAYNE BLVD 2618
NORTH MIAMI BEACH, FL 33160

ALBA 3217 CORP
16385 BISCAYNE BLVD UNIT 3217
NORTH MIAMI BEACH, FL 33160

ALBATRO HARBOUR 2702 LLC
1805 PONCE DE LEON BLVD 400
CORAL GABLES, FL 33134

ALBERTO JESSURUN
SONIA DARWICH
16385 BISCAYNE BLVD UNIT 701
NORTH MIAMI BEACH, FL 33160

ALDO FACCHI
16385 BISCAYNE BLVD 2415
NORTH MIAMI BEACH, FL 33160

ALDO VIRGILIO ENDERICA
LUIZA FERNANDA PAVOLINI
16385 BISCAYNE BLVD #418
NORTH MIAMI BEACH, FL 33160

ALEXANDER POPOW KARAHA
1661 SPARROW LN
WESTON, FL 33327

ALEXANDER TOLSTUNOV
MARINA TOLSTUNOV
66 WEDGEWOOD DR
MONTVILLE, NJ 07046

ALFREDO SARMIENTO
JEANNINE SARMIENTO
590 NE 102 ST
MIAMI SHORES, FL 33138

ALPHACARE SOLUTIONS LLC
16385 BISCAYNE BLVD LPH01
NORTH MIAMI BEACH, FL 33160

AMCE HA LLC
16385 BISCAYNE BLVD UNIT 618
NORTH MIAMI BEACH, FL 33016

AMR GG CONSULTING LLC
16385 BISCAYNE BLVD 1504
NORTH MIAMI BEACH, FL 33160

AMZ MIAMI INVESTMENTS CORP
1395 BRICKELL AVE 900
MIAMI, FL 33131

ANDRES RENGIFO
GABRIELA FUENTES
16385 BISCAYNE BLVD 2204
NORTH MIAMI BEACH, FL 33160

ANNA DUDEK FACHIN
16465 NE 22 AVE #115
NORTH MIAMI BEACH, FL 33160-3724

ANNA V EZERGAYL
500 E 85 ST APT 4B
NEW YORK, NY 10028

ANNMIL LLC
21055 YACHT CLUB DR APT 1810
NORTH MIAMI BEACH, FL 33160

ANTENNA 40 LLC
14331 SW 120 ST #101
MIAMI, FL 33186

ANTMESS CORP
16385 BISCAYNE BLVD 1005
NORTH MIAMI BEACH, FL 33160

ANTMIVI USA LLC
16385 BISCAYNE BLVD 2715
NORTH MIAMI BEACH, FL 33160

ANTONIO JOSE TESORERO
ALMUDENA TESORERO GARCIA
16385 BISCAYNE BLVD 902
NORTH MIAMI BEACH, FL 33160

ARANLOT LLC
16385 BISCAYNE BLVD 521
NORTH MIAMI BEACH, FL 33160

ARETINA LLC
16385 BISCAYNE BLVD 1121
NORTH MIAMI BEACH, FL 33160

ARISJAD LLC
16385 BISCAYNE BLVD UNIT 3017
NORTH MIAMI BEACH, FL 33160

ARISJAD LLC
16385 BISCAYNE BLVD UNIT 3018
NORTH MIAMI BEACH, FL 33160

ARLEQUIN INFINITY CORP
16385 BISCAYNE BLVD UNIT 1717
NORTH MIAMI BEACH, FL 33160

ARSO INVESTMENTS LLC
16385 BISCAYNE BLVD 615
NORTH MIAMI BEACH, FL 33160

ASI EN LA TIERRA CORP
16385 BISCAYNE BLVD 2716
NORTH MIAMI BEACH, FL 33160

ATHENA S SUTTON TRS
ATHENA S SUTTON TR
6061 COLLINS AVE #22-F
MIAMI BEACH, FL 33140

ATM PROPERTY INVESTMENTS CORP
16385 BISCAYNE BLVD UNIT 2116
NORTH MIAMI BEACH, FL 33160

AVENCAS LLC
16385 BISCAYNE BLVD 3121
NORTH MIAMI BEACH, FL 33160

AVENTURA JASMINE 303 LLC
16385 BISCAYNE BLVD # 1704
NORTH MIAMI BEACH, FL 33160

AZAME LLC
16385 BISCAYNE BLVD 3219
NORTH MIAMI BEACH, FL 33160

B BUILDERS & RENOVATIONS LLC
5225 FALKIRK DR
DUNWOODY, GA 30338

BAJITA I LLC
16385 BISCAYNE BLVD 1003
NORTH MIAMI BEACH, FL 33160

BARROS VOMERO AMERICAS CORP
16385 BISCAYNE BLVD 516
NORTH MIAMI BEACH, FL 33160

BEATRIZ J MATHEUS &
ANDREINA TERESA MATHEUS
16465 NE 22 AVE#310
NORTH MIAMI BEACH, FL 33160-3792

BEATRIZ MIZRAHI SHAPIRO
16385 BISCAYNE BLVD 1706
NORTH MIAMI BEACH, FL 33160

BH MORE LLC
3111 N UNIVERSITY DR STE 105
CORAL SPRINGS, FL 33065

BHMORE LLC
16465 NE 22 AVE 606
NORTH MIAMI BEACH, FL 33160

BILISK BILOSK OF BRICKELL LLC
16385 BISCAYNE BLVD 2106
NORTH MIAMI BEACH, FL 33160

BISCAYNE COVE LLC
10 NW 42 AVE SUITE 700
MIAMI, FL 33126-5473

BISCAYNE PARK DEVELOPMENT LLC
777 W 41 ST STE 207
MIAMI BEACH, FL 33140

BLUE HOME INC
5732 NE 4 AVE
MIAMI, FL 33137

BLUE PALMS DEVELOPMENT LLC
9900 SW 107 AVE STE 103
MIAMI, FL 33176

BLUE PALMS HOLDINGS LP
848 BRICKELL AVE PH1
MIAMI, FL 33131

BLUEHOUSE JC LLC
16385 BISCAYNE BLVD 1115
NORTH MIAMI BEACH, FL 33160

BLUEMAR 1203 LLC
16385 BISCAYNE BLVD 1203
NORTH MIAMI BEACH, FL 33160

BOURHAR 2705 LLC
16385 BISCAYNE BLVD # 2705
NORTH MIAMI BEACH, FL 33160

BR CAP FLORIDA LLC
16385 BISCAYNE BLVD 2421
NORTH MIAMI BEACH, FL 33160

BRETAL INVESTMENT LLC
14331 SW 120 ST 101
MIAMI, FL 33186

BULENT DEMIRCIOLU
16385 BISCAYNE BLVD 2518
NORTH MIAMI BEACH, FL 33160

C & S FLA FLOOD CONTROL DIST
ATTN: REAL ESTATE MGNT SECTION
3301 GUN CLUB RD
WEST PALM BEACH, FL 33406

C PATRICIA BARONE
16465 NE 22 AVE #315
NORTH MIAMI BEACH, FL 33160-3792

CA HARBOUR LLC
16385 BISCAYNE BLVD 2019
NORTH MIAMI BEACH, FL 33160

CACHETANOS CORP
16385 BISCAYNE BLVD 2815
NORTH MIAMI BEACH, FL 33160

CALESTANO PROPERTIES LLC
200 S BISCAYNE BLVD STE 2700
MIAMI, FL 33131

CALILE LLC
2136 NE 123 ST
NORTH MIAMI, FL 33181

CAMBECK USA LLC
361 NE 101 ST
MIAMI SHORES, FL 33138

CAMILLA NASEER
16465 NE 22 AVE #515
NORTH MIAMI BEACH, FL 33160-3725

CAPIVARI LLC
4751 W FLAGLER ST
MIAMI, FL 33134

CARFELCAL LLC
16385 BISCAYNE BLVD 1918
NORTH MIAMI BEACH, FL 33160

CARLOS & GLORIA ACOSTA
16465 NE 22 AVE UNIT 603
NORTH MIAMI BEACH, FL 33160-3725

CARLOS A ORE
JOHANA A RODRIGUEZ
16385 BISCAYNE BLVD 2518
NORTH MIAMI BEACH, FL 33160

CARLOS ERNESTO PEREZ ROQUEZ
HILDA ROSA A ROQUEZ MIQUILENA
16385 BISCAYNE BLVD # 2205
NORTH MIAMI BEACH, FL 33160

CARLOS FERNANDO RODRIGUES DA PAZ
16385 BISCAYNE BLVD 2317
NORTH MIAMI BEACH, FL 33160

CARLOS O CORREA
16465 NE 22 AVE UNIT 208
NORTH MIAMI BEACH, FL 33160-3724

CAROLYN SNEED
16465 NE 22 AVE #215
NORTH MIAMI BEACH, FL 33160

CASASHEL GROUP CORP
16385 BISCAYNE BLVD 407
NORTH MIAMI BEACH, FL 33160

CASUARINA HOLDINGS CORP
175 SW 7 ST
MIAMI, FL 33130

CAUSAN LLC
2600 S DOUGLAS 501
CORAL GABLES, FL 33144

CAVAL GROUP LLC
16385 BISCAYNE BLVD 720
NORTH MIAMI BEACH, FL 33160

CENTAURO MOBILITY LLC
1000 NW 57 CT STE 1040
MIAMI, FL 33126

CHAPENDOZ LLC
16385 BISCAYNE BLVD 1016
NORTH MIAMI BEACH, FL 33160

CHARLES LECHNER
OKSANA LECHNER
16385 BISCAYNE BLVD 503
NORTH MIAMI BEACH, FL 33160

CHARLESTON TRADING INVESTMENT LLC
16385 BISCAYNE BLVD 1820
NORTH MIAMI BEACH, FL 33160

CHIMOL MORELY
16385 BISCAYNE BLVD 1202
NORTH MIAMI BEACH, FL 33160

CHORIZONGO LLC
16385 BISCAYNE BLVD 904
NORTH MIAMI BEACH, FL 33160

CHRISTOPHER PATRICK
HUA FANG PATRICK
16385 BISCAYNE BLVD 2921
NORTH MIAMI BEACH, FL 33160

CITY OF NORTH MIAMI BEACH
17011 NE 19 AVE
NO MIAMI BEACH, FL 33162

CK PRIVE GROUP 164 LLC
15801 BISCAYNE BLVD 203
NORTH MIAMI BEACH, FL 33160

CK PRIVE GROUP 1800 LLC
15805 BISCAYNE BLVD STE 301
AVENTURA, FL 33160-5378

CK PRIVE GROUP 1800 LLC
20161 NE 16 PL
MIAMI, FL 33179

CLAUDIA MARIA URIBE STARITA
16385 BISCAYNE BLVD 1604
NORTH MIAMI BEACH, FL 33160

COCARI LLC
1925 BRICKELL AVE D2001
MIAMI, FL 33129

COMFORT ELITE GROUP LLC
16385 BISCAYNE BLVD 2602
NORTH MIAMI BEACH, FL 33160

CONDOR DENTAL SERVICES LLC
16385 BISCAYNE BLVD LPH 3 3203
NORTH MIAMI BEACH, FL 33160

CONNOLLY AND BARRETO
INVESTMENT GROUP
16385 BISCAYNE BLVD 2219
NORTH MIAMI BEACH, FL 33160

CONSOLIDOS CORP
16385 BISCAYNE BLVD 2515
NORTH MIAMI BEACH, FL 33160

CONSTANTIN REAL ESTATE
HOLDINGS LLC
1846 COTTAGE LANDING
HOUSTON, TX 77077

CONSUELO MANZANO
250 174 ST #208
SUNNY ISLES BEACH, FL 33160

CREDIS A PROPERTY MGMT INC
16385 BISCAYNE BLVD PH 7
NORTH MIAMI BEACH, FL 33160

CSCB INVESTMENTS LLC
8242 NW 9 ST
PLANTATION, FL 33324

CSR CONSULTANTS LLC
16385 BISCAYNE BLVD UNIT 2819
NORTH MIAMI BEACH, FL 33160

DAISY GOMEZ DE HERNANDEZ
JOSE GREGORIO HERNANDEZ MARCIALES
16385 BISCAYNE BLVD 718
NORTH MIAMI BEACH, FL 33160

DAKI HARBOUR INVESTORS LLC
16385 BISCAYNE BLVD UNIT 2501
NORTH MIAMI BEACH, FL 33160

DAN VASILE DANIEL
16385 BISCAYNE BLVD 2704
NORTH MIAMI BEACH, FL 33160

DANICONT LLC
16385 BISCAYNE BLVD 1204
NORTH MIAMI BEACH, FL 33160

DANIEL GRAUER
ILANA GRAUER
16385 BISCAYNE BLVD UNIT 1021
NORTH MIAMI BEACH, FL 33160

DANLEX USA CORP
16385 BISCAYNE BLVD # 2003
NORTH MIAMI BEACH, FL 33160

DAVID ALFREDO GONZALEZ
16465 NE 22 AVE 508
NORTH MIAMI BEACH, FL 33160

DAVID E UGARTE
ALICIA BEATRIZ MANSILLA UGARTE
2905 POINT EAST DR # L511
MIAMI, FL 33160

DAVID E UGARTE
16465 NE 22 AVE #307
NORTH MIAMI BEACH, FL 33160-3792

DAVID UGARTE
2905 POINT EAST DR. #L-511
AVENTURA, FL 33160

DENTAV LLC
16385 BISCAYNE BLVD 405
NORTH MIAMI BEACH, FL 33160

DIAS MERHEB LLC
16385 BISCAYNE BLVD 2321
NORTH MIAMI BEACH, FL 33160

DIAZO LLC
16385 BISCAYNE BLVD 1020
NORTH MIAMI BEACH, FL 33160

DIEGO LEYTON SOTO
IGNACIA PEREZ BOTTO
397 LAURIE BEADOWS DR 537
SAN MATEO, CA 94403

DISTRIBUIDORA KLIN 2012 LLC
16385 BISCAYNE BLVD 2006
NORTH MIAMI BEACH, FL 33160

DIVAN USA LLC
16385 BISCAYNE BLVD 2621
NORTH MIAMI BEACH, FL 33160

DLCS OF FLORIDA LLC
999 BRICKELL AVE STE 540
MIAMI, FL 33131

DM AND BM HOLDINGS LLC
9 SOMERSET LN # 119
EDGEWATER, NJ 07020

DMITRII VARAKSIN
250 180 DR 509
SUNNY ISLES BEACH, FL 33160

DOBBY 55 LLC
65 NE 5 AVE #501
BOCA RATON, FL 33432

DONANFER LLC
16385 BISCAYNE BLVD 216
NORTH MIAMI BEACH, FL 33160

DORFMAN GROUP18 LLC
C/O DORFMAN GROUP
3400 NE 192 ST UNIT 507
AVENTURA, FL 33180

DRANOC LLC
44 E 67 ST APT 3B
NEW YORK, NY 10065

DREAMING LLC
92 SW 3 ST CU6
MIAMI, FL 33130

DUKE 3 LLC
16385 BISCAYNE BLVD 1818
NORTH MIAMI BEACH, FL 33160

EAGLE HARBOUR 2701 LLC
1805 PONCE DE LEON BLVD 400
CORAL GABLES, FL 33134

ECAL GLOBAL LLC
16385 BISCAYNE BLVD UNIT 1220
NORTH MIAMI BEACH, FL 33160

EDWIN RAYMOND ESSES
ADRIANA HIRSCHHAUT
16385 BISCAYNE BLVD 102
NORTH MIAMI BEACH, FL 33160

ELENA C SUCRE
16385 BISCAYNE BLVD UNIT 1520
NORTH MIAMI BEACH, FL 33160-5469

ELENA POMERANTSEVA
16385 BISCAYNE BLVD 2903
NORTH MIAMI BEACH, FL 33160

ELIZABETH MENASCHE MONTIEL
16385 BISCAYNE BLVD #2521
NORTH MIAMI BEACH, FL 33160

ELVIJESS CORP
201 ALHAMBRA CIR STE 601
CORAL GABLES, FL 33134

EMOCIONES LLC
C/O SERBER AND ASSOCIATES PA
2875 NE 191 ST
AVENTURA, FL 33180

EMUNA CAK 2 LLC
16385 BISCAYNE BLVD 1017
NORTH MIAMI BEACH, FL 33160

ENRIQUE ESCOBAR
CLARA SUSANA ESCOBAR
16385 BISCAYNE BLVD 1503
NORTH MIAMI BEACH, FL 33160

ENRIQUE LEIZOREK
ORLY CURIEL
16385 BISCAYNE BLVD 103
NORTH MIAMI BEACH, FL 33160

EPISCOPAL DIOCESE OF S E FL INC
525 NE 15 ST
MIAMI, FL 33132

ERIC HALFEN
ANDRES HALFEN LEVY
16385 BISCAYNE BLVD 1601
NORTH MIAMI BEACH, FL 33160

ESMERALDA BASILE
27051 SW 134 PL
HOMESTEAD, FL 33032

EUCALIPTUS LLC
2330 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

EYAL BAZAK
3029 NE 188 ST #704
MIAMI, FL 33180

EZJUL CORP
323 S 21 AVE C
HOLLYWOOD, FL 33020

EZRA ASSE TAWIL
16385 BISCAYNE BLVD UNIT 821
NORTH MIAMI BEACH, FL 33160

F E C RR
7150 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256

F E C RY
7150 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256

FAF3 LLC
16385 BISCAYNE BLVD # 1401
NORTH MIAMI BEACH, FL 33160

FALCON R E CORP
16385 BISCAYNE BLVD 1518
NORTH MIAMI BEACH, FL 33160

FAMITALU LLC
3000 NE 190 ST UNIT 209
AVENTURA, FL 33180

FANITESA LLC
3558 MAGELLAN CIR 132
AVENTURA, FL 33180

FEC RR CO
7150 PHILIPS HIGHWAY
JACKSONVILLE, FL 32256

FEC RR CO
ATTN MR M O BAGLEY
PO BOX 1048
ST AUGUSTINE, FL 32085

FEJAKA LLC
16385 BISCAYNE BLVD 2417
NORTH MIAMI BEACH, FL 33160

FEROSA LLC
4751 W FLAGLER ST
MIAMI, FL 33134

FERVALCA LLC
16385 BISCAYNE BLVD 916
NORTH MIAMI BEACH, FL 33160

FF THE HARBOUR LLC
16385 BISCAYNE BLVD 1419
NORTH MIAMI BEACH, FL 33160

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX DEPT
700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

FOUR J INVESTMENT 1007 CORP
16385 BISCAYNE BLVD # 1007
NORTH MIAMI BEACH, FL 33160

FRANKLIN LAI
HELEN G LAI
18820 NW 11 PL
MIAMI GARDENS, FL 33169

FUTRONO LLC
16385 BISCAYNE BLVD # 1006
NORTH MIAMI BEACH, FL 33160

G & N 219 LLC
16385 BISCAYNE BLVD UNIT 219
NORTH MIAMI BEACH, FL 33160

G AND B AMERICAS LLC
20355 NE 34 CT 224
AVENTURA, FL 33180

GABRIEL HERRERA
MARGARITA DAZA GOMEZ
16385 BISCAYNE BLVD 501
NORTH MIAMI BEACH, FL 33160

GABRIELA SANTIMONE
3815 NW 87 AVE
COOPER CITY, FL 33024

GAETANO PASCUALE PERROTTA
16385 BISCAYNE BLVD 3120
NORTH MIAMI BEACH, FL 33160

GEORGE OTERO LE
REM GEORGE OTERO JR
REM MELANIE OTERO
4351 SW 143 AVE
MIRAMAR, FL 33027

GEORGES BOUBOU
BAHAA TAHHAN DE BOUBOU
300 BAYVIEW DR #301
SUNNY ISLES, FL 33160

GERARDO ROBERTO JOSE VACCARO TRS
VGM 1982 IRREVOCABLE TRUST
16385 BISCAYNE BLVD 2517
NORTH MIAMI BEACH, FL 33160

GERMAN & JESUS MARTIN
2076 S OCEAN DR 201
HALLANDALE BEACH, FL 33009

GGRB LLC
11205 NE 8 AVE
BISCAYNE PARK, FL 33161

GINA MARIBEL CASTANEDA
ERIK SANTIAGO HERRERA CASTANEDA
4309 PINE CT
WESTON, FL 33331

GIOTTA INC
16385 BISCAYNE BLVD 2801
NORTH MIAMI BEACH, FL 33160

GIOVANELLO LLC
16385 BISCAYNE BLVD 806
NORTH MIAMI BEACH, FL 33160

GLIESE VENTURES LLC
16385 BISCAYNE BLVD 1621
NORTH MIAMI BEACH, FL 33160

GLOBAL FIXER PROPERTIES LLC
16385 BISCAYNE BLVD UNIT 1521
NORTH MIAMI BEACH, FL 33160

GO BUSINESS GROUP LLC
16385 BISCAYNE BLVD 2002
NORTH MIAMI BEACH, FL 33160

GOBA PROPERTIES LLC
16385 BISCAYNE BLVD UNIT 2107
NORTH MIAMI BEACH, FL 33160

GOIAMIA CAPITAL LLC
16385 BISCAYNE BLVD 421
NORTH MIAMI BEACH, FL 33160

GOL BAY LLC
2020 NE 163 ST 300
MIAMI, FL 33162

GOLDNEW INVESTMENT GROUP LLC
16385 BISCAYNE BLVD 2017
NORTH MIAMI BEACH, FL 33160

GONZALO SANCHEZ CABRERA
1661 SPARROW LN
WESTON, FL 33327

GRACIELA DANOS FULLE VDA DE
CASTRO TRS
GRACIELA DANOS FULLE VDA DE
9701 BISCAYNE BLVD
MIAMI SHORES, FL 33138

GREENFIELDS LLC
16385 BISCAYNE BLVD 2117
NORTH MIAMI BEACH, FL 33160

GREZON CORP
16385 BISCAYNE BLVD 815
NORTH MIAMI BEACH, FL 33160

GRINGUSH CORP
16385 BISCAYNE BLVD # 1506
NORTH MIAMI BEACH, FL 33160

GRUPO BB LLC
16385 BISCAYNE BLVD 3220 LPH 20
NORTH MIAMI BEACH, FL 33160

GUILLERMO FEDERICO COSSON
JOANNE ISABEL OLEAGA TESTAMARCK
13707 HARRISON HILL CT
HOUSTON, TX 77077

GUILLERMO LUIS TOFONI
16385 BISCAYNE BLVD #PH 6
NORTH MIAMI BEACH, FL 33160

GUIRLANDE CICERONE
16465 NE 22 AVE #118
NORTH MIAMI BEACH, FL 33160

H&M USA PROPERTIES LLC
587 E SAMPLE RD #251
POMPANO BEACH, FL 33064

HAFAL USA CORP
16385 BISCAYNE BLVD #1618
NORTH MIAMI BEACH, FL 33160

HALINA JOPEK KUFLIK
2025 NE 64 ST 806
NORTH MIAMI BEACH, FL 33162

HARBOR 2004 LLC
16385 BISCAYNE BLVD 2004
NORTH MIAMI BEACH, FL 33160

HARBOR NM BEACH 2305 LLC
1622 NW 28 ST
MIAMI, FL 33142

HARBOR S816 INVESTMENT CORP
16385 BISCAYNE BLVD UNIT 816
NORTH MIAMI BEACH, FL 33160

HARBOUR 1004 LLC
16385 BISCAYNE BLVD 1004
NORTH MIAMI BEACH, FL 33160

HARBOUR 1118 INC
13450 W SUNRISE BLVD 310
SUNRISE, FL 33323

HARBOUR 1403 LLC
16385 BISCAYNE BLVD 1403
NORTH MIAMI BEACH, FL 33160

HARBOUR 1407 CORP
950 BRICKELL BAY DR #1806
MIAMI, FL 33131

HARBOUR 1703 LLC
16385 BISCAYNE BLVD # 1703
NORTH MIAMI BEACH, FL 33160

HARBOUR 1915 LLC
16385 BISCAYNE BLVD 1915
NORTH MIAMI BEACH, FL 33160

HARBOUR 1916 TS LLC
1805 PONCE DE LEON 400
CORAL GABLES, FL 33134

HARBOUR 2007 LLC
2745 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

HARBOUR 2118 LLC
16385 BISCAYNE BLVD UNIT 2118
NORTH MIAMI BEACH, FL 33160

HARBOUR 22 LLC
16385 BISCAYNE BLVD 2221
NORTH MIAMI BEACH, FL 33160

HARBOUR 2316 LLC
14331 SW 120 ST 101
MIAMI, FL 33186

HARBOUR 2407 LLC
9455 HARDING AVE
SURFSIDE, FL 33154

HARBOUR 2615 INC
16385 BISCAYNE BLVD 2615
NORTH MIAMI BEACH, FL 33160

HARBOUR 306 CORP
1805 PONCE DE LEON 400
CORAL GABLES, FL 33134

HARBOUR 402 LLC
16385 BISCAYNE BLVD 402
NORTH MIAMI BEACH, FL 33160

HARBOUR 519 LLC
14331 SW 120 ST #101
MIAMI, FL 33186

HARBOUR 521 LLC
1600 PONCE DE LEON BLVD #1105
CORAL GABLES, FL 33134

HARBOUR 902 LLC
16385 BISCAYNE BLVD 920
NORTH MIAMI BEACH, FL 33160

HARBOUR ESCAPE LLC
8020 SW 62 AVE
MIAMI, FL 33143

HARBOUR GROUP 2401 LLC
16385 BISCAYNE BLVD 2401
NORTH MIAMI BEACH, FL 33160

HARBOUR HOUSE 2018 LLC
1805 PONCE DE LEON BLVD #400
CORAL GABLES, FL 33134

HARBOUR INVESTMENT 1817 LLC
1000 E HALLANDALE BEACH BLVD 28
HALLANDALE BEACH, FL 33009

HARBOUR INVESTMENT 2018 LLC
1000 E HALLANDALE BEACH BLVD #28
HALLANDALE BEACH, FL 33009

HARBOUR INVESTMENT 2119 LLC
16385 BISCAYNE BLVD 2119
NORTH MIAMI BEACH, FL 33009

HARBOUR INVESTMENT 2404 LLC
16385 BISCAYNE BLVD UNIT 2404
NORTH MIAMI BEACH, FL 33160

HARBOUR INVESTMENT 2805 LLC
16385 BISCAYNE BLVD 2805
NORTH MIAMI BEACH, FL 33160

HARBOUR INVESTMENT 2918 LLC
1000 E HALLANDALE BEACH BLVD 28
HALLANDALE BEACH, FL 33009

HARBOUR INVESTMENTS FL CORP
16385 BISCAYNE BLVD # 1002
NORTH MIAMI BEACH, FL 33160

HARBOUR MV 707 LLC
11251 NW 20 ST 115
MIAMI, FL 33172

HARBOUR NM BEACH 2502 LLC
1622 NW 28 ST
MIAMI, FL 33142

HARBOUR NM BEACH LLC
1622 NW 28 ST
MIAMI, FL 33142

HARBOUR NORTH 2503 LLC
16385 BISCAYNE BLVD UNIT 3119
NORTH MIAMI BEACH, FL 33160

HARBOUR NORTH 3006 INC
16385 BISCAYNE BLVD 3006
NORTH MIAMI BEACH, FL 33160

HARBOUR PROPERTY ENTERPRISES INC
633 NE 191 TER
MIAMI, FL 33179

HARBOUR RENTAL PROPERTIES LLC
16385 BISCAYNE BLVD 1903
NORTH MIAMI BEACH, FL 33160

HARBOUR S417 LLC
16385 BISCAYNE BLVD 417
NORTH MIAMI BEACH, FL 33160

HARBOUR SOUTH 1421 HOLDINGS CORP
16385 BISCAYNE BLVD 1421
NORTH MIAMI BEACH, FL 33160

HARBOUR2020 CORP
16385 BISCAYNE BLVD 2020
NORTH MIAMI BEACH, FL 33160

HARRY BIRNBAUM
SALLY BIRNBAUM
16385 BISCAYNE BLVD 1221
NORTH MIAMI BEACH, FL 33160

HASSAN WEHBE
AZITA MAJIDIAN
16385 BISCAYNE BLVD UNIT 2519
NORTH MIAMI BEACH, FL 33160

HATICE AYSEM BODUR
SEVKI BODUR
16385 BISCAYNE BLVD UNIT 919
NORTH MIAMI BEACH, FL 33160

HECTOR LEBRON &W YARA COLMENARES
16465 NE 22 AVE UNIT 420
NORTH MIAMI BEACH, FL 33160-3725

HEGUS 621 18 LLC
1600 PONCE DE LEON BLVD #1105
CORAL GABLES, FL 33134

HERALB LLC
16385 BISCAYNE BLVD # 1404
NORTH MIAMI BEACH, FL 33160

HILUSIONES LLC
19370 COLLINS AVE # 312
SUNNY ISLES, FL 33160

HNCB LLC
421 NE 6 ST #1012
FORT LAUDERDALE, FL 33304

HUEQUIMEY LLC
16385 BISCAYNE BLVD 705
NORTH MIAMI BEACH, FL 33160

HUGO E AYALA &W DESERY
16465 NE 22 AVE APT 201
NORTH MIAMI BEACH, FL 33160-3724

ICONX CORPORATION
16385 BISCAYNE BLVD 2005
NORTH MIAMI BEACH, FL 33160

IEM TERRANOVA GROUP LLC
5805 BLUE LAGOON DR STE 300
MIAMI, FL 33126

IGNATIUS ARGENTO
CYNTHIA BELL
16385 BISCAYNE BLVD 1018
NORTH MIAMI BEACH, FL 33160

INDIAN TRAIL INVESTMENTS LLC
16385 BISCAYNE BLVD UNIT 1805
NORTH MIAMI BEACH, FL 33160

INVELEI CORP
1945 S OCEAN DR 2105
HALLANDALE BEACH, FL 33009

INVERSIONES LA BARRA LLC
16385 BISCAYNE BLVD 616
NORTH MIAMI BEACH, FL 33160

INVESTMENTS RAMA HARBOUR LLC
789 CRANDON BLVD 804
KEY BISCAYNE, FL 33149

IREM TURNER
KAGAN TURNER
16385 BISCAYNE BLVD 1219
NORTH MIAMI BEACH, FL 33160

IRINA BAUMGERTNER
16385 BISCAYNE BLVD 607
NORTH MIAMI BEACH, FL 33160

ISA2904 LLC
16385 BISCAYNE BLVD # 2904
NORTH MIAMI BEACH, FL 33160

ISAURA HADDAD TRS
HADDAD FAMILY REVOC LIV TRUST
16385 BISCAYNE BLVD 2906
NORTH MIAMI BEACH, FL 33160

ISOLA H AND C LLC
16385 BISCAYNE BLVD # 804
NORTH MIAMI BEACH, FL 33160

ITAF INVESTMENTS LLC
16385 BISCAYNE BLVD #717
NORTH MIAMI BEACH, FL 33160

ITAMAR BARHAI &W REVITAL
2270 NE 192 ST
NO MIAMI BEACH, FL 33180-2124

IVAR HARBOR LLC
16385 BISCAYNE BLVD 2116
NORTH MIAMI BEACH, FL 33160

IVETTE ATENCIO
28518 HOFFMAN SPRING LN
FULSHEAR, TX 77441

IWLV PROPERTY MANAGEMENT LLC
16385 BISCAYNE BLVD # 1806
NORTH MIAMI BEACH, FL 33160

JABROS LLC
16385 BISCAYNE BLVD UNIT 1816
NORTH MIAMI BEACH, FL 33160

JAHEL MIRIAM ROISENFELD
1770 NE 191 ST APT 416
MIAMI, FL 33179

JAIBA ASSETS MGT LLC
16385 BISCAYNE BLVD 819
NORTH MIAMI BEACH, FL 33160

JASON AMSELLEM
16465 NE 22 AVE 613
NORTH MIAMI BEACH, FL 33160

JEGOKS JELINS &W
VIKTORIYA TSZYU
301 174 ST APT#1407
SUNNY ISLES BEACH, FL 33160-3235

JESGONZ LLC
1800 N BAYSHORE DR #2909
MIAMI, FL 33132

JESUALDO MORELLI SOCARRAS
2901 NW 126 AVE # 317
SUNRISE, FL 33323

JESUS ENRIQUE MADURO ROLANDO
CARLOS AUGUSTO CHIOSSONE GUZMAN
16385 BISCAYNE BLVD 603
NORTH MIAMI BEACH, FL 33160

JHON OTALORA
YANITH A BARRERA
16385 BISCAYNE BLVD # 3102
NORTH MIAMI BEACH, FL 33161

JHOVANY ALONSO RAMIREZ ARAUJO
PAULA ANDREA RODRIGUEZ FORERO
16385 BISCAYNE BLVD 2806
NORTH MIAMI BEACH, FL 33160

JKMA PROPERTIES LLC
16385 BISCAYNE BLVD 2416
NORTH MIAMI BEACH, FL 33160

JMM BRAZIL LLC
11257 SW 90 LN
MIAMI, FL 33176

JOHANNY BAEZ &H ELVIS
16465 NE 22 AVE #402
NORTH MIAMI BEACH, FL 33160-3792

JORGE ENRIQUE VEGA
16385 BISCAYNE BLVD UNIT 3218
NORTH MIAMI BEACH, FL 33160

JORGE LOPEZ GARZA
16385 BISCAYNE BLVD 2505
NORTH MIAMI BEACH, FL 33160

JOSE A OTERO
WILLIAM O SUGASTI
16385 BISCAYNE BLVD 3015
NORTH MIAMI BEACH, FL 33160

JOSE E MEDINA
16465 NE 22 AVE #616
NORTH MIAMI BEACH, FL 33160-3797

JOSE ERICK BUTTER GUZMAN
16385 BISCAYNE BLVD 419
NORTH MIAMI BEACH, FL 33160

JOSE FRANCISCO DEL SOLAR
CAROLINA MARIA DEL SOLAR
1050 BRICKELL AVE APT 3004
MIAMI, FL 33131

JOSE HENDY MEZRAGE
16385 BISCAYNE BLVD 1101
NORTH MIAMI BEACH, FL 33160

JOSE LUIS AGUIA GARTI
NORMA CONSTANZA IREGUI DE AGUIA
16385 BISCAYNE BLVD 2919
NORTH MIAMI BEACH, FL 33160

JOSE LUIS PANIAGUA TRS
SUNSHINE EMPIRE TRUST
16385 BISCAYNE BLVD 2207
NORTH MIAMI BEACH, FL 33160

JOSE R INDIO
MARIA A INDIO
1870 NE 182 ST
NORTH MIAMI BEACH, FL 33162

JPK INVESTMENTS LLC
16385 BISCAYNE BLVD 1602
NORTH MIAMI BEACH, FL 33160

JR 7 PARTICIPACONES LLC
16385 BISCAYNE BLVD 1718
NORTH MIAMI BEACH, FL 33160

JS 1905 LLC
16901 COLLINS AVE # 1905
SUNNY ISLES BEACH, FL 33160

JUACAR AND SILROD LLC
937 MICHIGAN AVE 1
MIAMI BEACH, FL 33139

JUAN JOSE VALDEZ
3545 NE 166 ST UNIT 507
NORTH MIAMI BEACH, FL 33160

JUAN POVINA
21055 NE 37 AVE APT410
AVENTURA, FL 33180

JUAN SUAREZ
16385 BISCAYNE BLVD PH 4
NORTH MIAMI BEACH, FL 33160

JUCABRUME CORPORATION
16385 BISCAYNE BLVD #2516
NORTH MIAMI BEACH, FL 33160

JUGAR GROUP LLC
16385 BISCAYNE BLVD UNIT 3002
NORTH MIAMI BEACH, FL 33160

JUJUBA LLC
16385 BISCAYNE BLVD 2604
NORTH MIAMI BEACH, FL 33160

KABMAC LLC
100 BAYVIEW DR #1831
SUNNY ISLES BEACH, FL 33160

KAROKA INC
6801 COLLINS AVE 1004
MIAMI BEACH, FL 33141

KATERINA MALONE
146 LINCOLN ST
N EASTON, MA 02356

KEVIN CHEUNG
HEUNG SHING POON
16385 BISCAYNE BLVD 2717
NORTH MIAMI BEACH, FL 33160

LA GUARITA CORP
16385 BISCAYNE BLVD #2917
NORTH MIAMI BEACH, FL 33160

LAKE RIVER HOLDINGS LLC
16385 BISCAYNE BLVD 2015
NORTH MIAMI BEACH, FL 33160

LARITZA PEREZ
16465 NE 22 AVE #303
NORTH MIAMI BEACH, FL 33160

LAROSI LLC
16385 BISCAYNE BLVD 318
NORTH MIAMI BEACH, FL 33160

LATN ENCORE 116 3W LLC
587 E SAMPLE RD #01
POMPANO BEACH, FL 33064

LAURUS JM LLC
16385 BISCAYNE BLVD # LPH 5 3205
NORTH MIAMI BEACH, FL 33160

LB HARBOUR LLC
16385 BISCAYNE BLVD 2419
NORTH MIAMI BEACH, FL 33160

LCL DEVELOPMENTS CORP
3401 SW 160 AVE #9330
MIRAMAR, FL 33027

LEFFERTS AUTO PARKING INC
13632 72 AVE
FLUSHING, NY 11367-2328

LEGACY AT HARBOUR INC
16385 BISCAYNE BLVD STE 110
NORTH MIAMI BEACH, FL 33160

LEO ROSENBAUM
MILENA HAMAOU ROSENBAUM
16385 BISCAYNE BLVD 217
NORTH MIAMI BEACH, FL 33160

LEONID KHAYKIN
9712 63 DR # 10 A
REGO PARK, NY 11374

LESSIO LLC
16385 BISCAYNE BLVD 1803
NORTH MIAMI BEACH, FL 33160

LEV 1607 CORPORATION
16385 BISCAYNE BLVD UNIT 1607
NORTH MIAMI BEACH, FL 33160

LIGIA STELLA RODRIGUEZ MAYORGA
16465 NE 22 AVE #604
NORTH MIAMI BEACH, FL 33160

LILIANA M FUENTES TRS
LILIANA M FUENTES REV LIVING TR
16385 BISCAYNE BLVD 3207
NORTH MIAMI BEACH, FL 33160

LIMOR HOROVITZ
16465 NE 22 AVE # 502
NORTH MIAMI BEACH, FL 33160

LINDA PLUMA LLC
16385 BISCAYNE BLVD 1619
NORTH MIAMI BEACH, FL 33160

LOGWOOD INVESTMENTS LLC
200 S BISCAYNE BLVD 2700
MIAMI, FL 33131

LOLA 3106 LLC
16385 BISCAYNE BLVD 3106
NORTH MIAMI BEACH, FL 33160

LOLOFER LLC
21055 NE 37 AVE 410
AVENTURA, FL 33180

LOLOFER LLC
21055 YATCH CLUB DR # 204
AVENTURA, FL 33180

LORELEY FAJER CANO
16385 BISCAYNE BLVD # 2306
NORTH MIAMI BEACH, FL 33160

LUIS A PEREZ
LILENA M PERISSE
16465 NE 22 AVE # 507
NORTH MIAMI BEACH, FL 33160

LUIS JAVIER PANTIN
SILVIA PANTIN
3301 NE 183 ST # 604
AVENTURA, FL 33160

LUZ PINTO
7801 ABBOTT AVE APT 502
MIAMI BEACH, FL 33141-2047

MABELLA INVEST LLC
16385 BISCAYNE BLVD 401
NORTH MIAMI BEACH, FL 33160

MACOJU LLC
C/O JUAN PABLO VERDIQUIO
3250 NE 1 AVE OFFICE 315
MIAMI, FL 33137

MAGGIE COCO PARK LLC
16385 BISCAYNE BLVD 321
NORTH MIAMI BEACH, FL 33160

MANCI ENTERTAINMENT LLC
16385 BISCAYNE BLVD 507
NORTH MIAMI BEACH, FL 33160

MANCI ENTERTAINMENT LLC
16385 BISCAYNE BLVD 606
NORTH MIAMI BEACH, FL 33160

MANISA CORP
175 SW 7 ST STE 2112
MIAMI, FL 33130

MARCELO ADRIANO DE ALMEIDA
NATALIA TORDIN RAMOS DE ALMEIDA
16385 BISCAYNE BLVD 1904
NORTH MIAMI BEACH, FL 33160

MARGARITA TORRES
16465 NE 22 AVE#401
NORTH MIAMI BEACH, FL 33160-3792

MARIA A BERTI VETHENCOURT
7707 STANWICK ST
SUGARLAND, TX 77479

MARIUS FLISKI & JOLANDA JORDAN
1850 S OCEAN DR #1909
HALLANDALE, FL 33009

MARK STEPHEN SOLOWAY
CYNTHIA TEPER SOLOWAY
16385 BISCAYNE BLVD UNIT 2718
NORTH MIAMI BEACH, FL 33160

MARTA M PORTUONDO
16465 NE 22 AVE UNIT 107
NORTH MIAMI BEACH, FL 33160-3724

MARVIO SANTOS PORTELA
16385 BISCAYNE BLVD 2016
NORTH MIAMI BEACH, FL 33160

MASMEX CORP
16385 BISCAYNE BLVD UNIT 915
NORTH MIAMI BEACH, FL 33160

MASUM A KHAN
16465 NE 22 AVE #213
NORTH MIAMI BEACH, FL 33160-3724

MATTCAR INTERNATIONAL LLC
5900 COLLINS AVE 1404
MIAMI BEACH, FL 33141

MBCR 1 LLC
16385 BISCAYNE BLVD 2101
NORTH MIAMI BEACH, FL 33160

MEI LING CHANG & TZU FU CHANG
16465 NE 22 AVE UNIT 610
NORTH MIAMI BEACH, FL 33160-3797

MEYER LEVY ROFFE
16385 BISCAYNE BLVD 1802
NORTH MIAMI BEACH, FL 33160

MEYER LEVY ROSLER
16385 BISCAYNE BLVD 2406
NORTH MIAMI BEACH, FL 33160

MEYER LEVY ROSLER
16385 BISCAYNE BLVD 706
NORTH MIAMI BEACH, FL 33160

MGV 1107 INVESTMENTS LLC
16385 BISCAYNE BLVD UNIT 1107
NORTH MIAMI BEACH, FL 33160

MIAMI DADE COUNTY
DERM-EEL
33 SW 2 AVE
MIAMI, FL 33130

MIAMI DADE COUNTY
C/O MIAMI DADE WATER & SEWER DEPT
3575 S LEJEUNE RD
MIAMI, FL 33146

MIAMI-DADE COUNTY
PARKS AND RECREATION
275 NW 2 ST 4FL
MIAMI, FL 33128

MIKHAIL FONAROV
16465 NE 22 AVE #202
NORTH MIAMI BEACH, FL 33160

MIKHAIL ZALTSMAN
3022 BRIGHTON 2ND STREET
BROOKLYN, NY 11235

MINT 4203 CORP
16385 BISCAYNE BLVD 2703
NORTH MIAMI BEACH, FL 33160

MIRIAM MERI SHALEM
16385 BISCAYNE BLVD 3007
NORTH MIAMI BEACH, FL 33160

MIRLA 2 INVESTMENTS LLC
15051 ROYAL OAKS LN 902
NORTH MIAMI, FL 33181

MMGS LLC
1549 NE 123 ST
NORTH MIAMI, FL 33161

MNJP BISCAYNE LLC
1633 DIPLOMAT DR
NORTH MIAMI, FL 33179

MOE BENATAR
VERA TEPERMAN
16385 BISCAYNE BLVD 2706
NORTH MIAMI BEACH, FL 33160

MOISES D EGOZI
1305 GINGER CIR
WESTON, FL 33326

MOLLY HADIDA
KAREN MIRLA MILGRAM
400 SUNNY ISLES BLVD #705
SUNNY ISLES, FL 33160

MONICA MARIA DUQUE VALDES
JUAN FRANCISCO SAAVEDRA PLATA
16385 BISCAYNE BLVD 1501
NORTH MIAMI BEACH, FL 33160

MONIQUETZ INTERNATIONAL LLC
16385 BISCAYNE BLVD 907
NORTH MIAMI BEACH, FL 33160

MOZELTOV INVESTMENT LLC
16385 BISCAYNE BLVD # 2102
NORTH MIAMI BEACH, FL 33160

MR7C LLC
2000 NW 87 AVE STE 201
DORAL, FL 33172

N MIAMI BEACH VILLAGE PROP
C/O LEFMARK FLORIDA INC
2601 S BAYSHORE DR STE 300-A
MIAMI, FL 33133-5417

NATALIA JANOWSKI & SZWEDURA IWONA
16465 NE 22 AVE #509
NORTH MIAMI BEACH, FL 33160-3725

NAVES RESORT MIAMI LLC
16385 BISCAYNE BLVD 1406
NORTH MIAMI BEACH, FL 33160

NIGO PROPERTIES LLC
8242 NW 9 ST
PLANTATION, FL 33324

NOSHAQ HOLDINGS LTD
92 SW 3 ST #308
MIAMI, FL 33130

OJUFE LLC
21055 NE 37 AVE 410
AVENTURA, FL 33180

OJUFE LLC
21055 YACHT CLUB DR 410
AVENTURA, FL 33180

OLGA EVSTIGNEEVA
16385 BISCAYNE BLVD #1515
NORTH MIAMI BEACH, FL 33160

OLINTHO UGARTE VASQUEZ SOLIS
16385 BISCAYNE BLVD 2121
NORTH MIAMI BEACH, FL 33160

ONE FIFTY CAPITAL LLC
16385 BISCAYNE BLVD 515
NORTH MIAMI BEACH, FL 33160

OPORTO CORP
175 SW 7 ST
MIAMI, FL 33130

ORIE ATTAS
20941 NE 21 CT
N MIAMI, FL 33179-1618

ORSON ESTATE CORP
16385 BISCAYNE BLVD 2802
NORTH MIAMI BEACH, FL 33160

ORSON ESTATE CORP
16385 BISCAYNE BLVD 906
NORTH MIAMI BEACH, FL 33160

PALM TREE INVESTMENTS LLC
16385 BISCAYNE BLVD 517
NORTH MIAMI BEACH, FL 33160

PALMITAS LLC
16385 BISCAYNE BLVD 921
NORTH MIAMI BEACH, FL 33160

PAO 917 LLC
900 S TAYLOR AVE #902 B
OAK PARK, IL 60304

PASEO DEL CAN TO LLC
16385 BISCAYNE BLVD 1907
NORTH MIAMI BEACH, FL 33160

PB HARBOUR LLC
16385 BISCAYNE BLVD 2619
NORTH MIAMI BEACH, FL 33160

PEDRO A FLORENTIN
56 GLENWOOD AVE APT 22
JERSEY CITY, NJ 07306

PENINSULA 8 CHAVES RAMIREZ LLC
16385 BISCAYNE BLVD 2606
NORTH MIAMI BEACH, FL 33160

PEZENAS LLC
2829 BIRD AVE # 5
MIAMI, FL 33133

PINA BROTHERS LLC
2650 SW 27 AVE UNIT 301
MIAMI, FL 33133

PINE SPRIGNS 1105 INC
C/O ALGEBRA INVESTMENTS AND ETL
3363 NE 163 ST # 506
NORTH MIAMI BEACH, FL 33160

PINHO LLC
400 SUNNY ISLES BLVD #918
MIAMI, FL 33160

POLIPAN LLC
16465 NE 22 AVE # 617
NORTH MIAMI BEACH, FL 33160

POORAN SOOKRAJ
4157 GUNTHER AVE
BRONX, NY 10466

POWER ASSETS LLC
16385 BISCAYNE BLVD 2301
NORTH MIAMI BEACH, FL 33160

PRRK INVESTMENTS LLC
16465 NE 22 AVE 220
NORTH MIAMI BEACH, FL 33160

PUERTO MORELOS LLC
16385 BISCAYNE BLVD 1804
NORTH MIAMI BEACH, FL 33160

RA INVESTMENT CAPITAL LLC
16385 BISCAYNE BLVD 1617
NORTH MIAMI BEACH, FL 33160

RAFAIL NEYTMAN &W LUDMILA R
16465 NE 22 AVE UNIT 316
NORTH MIAMI BEACH, FL 33160-3792

RAFEBO 2 LLC
13831 SW 29 ST 101
MIAMI, FL 33183

RAGNER LLC
16385 BISCAYNE BLVD UNIT 320
NORTH MIAMI BEACH, FL 33160

RB MARIANO LLC
16385 BISCAYNE BLVD 2719
NORTH MIAMI BEACH, FL 33160

REAL ESTATE GLUB INVESTMENTS LLC
16385 BISCAYNE BLVD 301
NORTH MIAMI BEACH, FL 33160

RED DREAMS CORP
16385 BISCAYNE BLVD 2418
NORTH MIAMI BEACH, FL 33160

REINA RODRIGUEZ &
FIDEL GONZALEZ
16465 NE 22 AVE #501
NORTH MIAMI BEACH, FL 33160-3725

REXUS INVESTMETNS LLC
16385 BISCAYNE BLVD 807
NORTH MIAMI BEACH, FL 33160

REYNA BENITAH DE HIRSCH
16385 BISCAYNE BLVD 1207
NORTH MIAMI BEACH, FL 33160

RIKIRAM LLC
16385 BISCAYNE BLVD 1716
NORTH MIAMI BEACH, FL 33160

RIO GRANDE PROPERTIES LLC
14725 PEEKSKILL DR
WINTER GARDEN, FL 34787

ROANZA LLC
16385 BISCAYNE BLVD 316
NORTH MIAMI BEACH, FL 33160

RODCAST LLC
16385 BISCAYNE BLVD 704
NORTH MIAMI BEACH, FL 33160

ROMANCAT LLC
8242 NW 9 ST
PLANTATION, FL 33324

RONEN BAZAK
3029 NE 188 ST #704
MIAMI, FL 33180

ROSARIO BUSINESS CORP
16385 BISCAYNE BLVD 1405
NORTH MIAMI BEACH, FL 33160

RS BUSINESS VENTURES CORP
16385 BISCAYNE BLVD # 2707
NORTH MIAMI BEACH, FL 33160

RTS TH 1402 INC
20807 BISCAYNE BLVD 104
AVENTURA, FL 33180

RUI MANUEL SIMOES DA SILVA
450 K ST NW 512
WASHINGTON, DC 20001

RUSSELL KUTSENKO
16465 NE 22 AVE #414
NORTH MIAMI BEACH, FL 33179

RYSZARD LUBIK &
KRYSTYNA KUZNIK-LUBIK
16465 NE 22 AVE #302
NORTH MIAMI BEACH, FL 33160-3792

SABEK NASSER
HIMAN NASSER DE NASSER
16385 BISCAYNE BLVD 2307
NORTH MIAMI BEACH, FL 33160

SABIA GROUP LLC
17001 COLLINS AVE 2004
SUNNY ISLES BEACH, FL 33180

SACO GROUP LLC
C/O SERBER AND ASSOC P A
2875 NE 191 ST STE 801
NORTH MIAMI BEACH, FL 33180

SADHANA WAY LLC
2625 WESTON RD
WESTON, FL 33331

SAGIT TOVA GOTTFRIED
JACOB KEREN
SHOSHANA KEREN
16385 BISCAYNE BLVD
NORTH MIAMI BEACH, FL 33160

SAHAV LLC
16385 BISCAYNE BLVD 817
NORTH MIAMI BEACH, FL 33160

SAINTES 971 LLC
700 E DANIA BEACH BLVD #202
DANIA, FL 33004

SAJ CAPITAL LLC
657 NE 191 ST
MIAMI, FL 33179

SALAM GROUP CORP
7701 NW 15 ST
MIAMI, FL 33106

SALIME REAL ESTATE LLC
8242 NW 9 ST
PLANTATION, FL 33324

SALOMON SHAMOSH
ALBERTO SHAMOSH
16385 BISCAYNE BLVD STE 1619
NORTH MIAMI BEACH, FL 33160

SALOREVI ENTERPRISES LLC
16385 BISCAYNE BLVD # 2105
NORTH MIAMI BEACH, FL 33160

SALUD SIEMPRE LLC
16385 BISCAYNE BLVD 2104
NORTH MIAMI BEACH, FL 33160

SERGIO GONZALO PATINO
MARIA PATINO
16385 BISCAYNE BLVD PH 8
NORTH MIAMI BEACH, FL 33160

SEVENTEEN OTIS D403 LLC
488 NE 18 ST UNIT 4310
MIAMI, FL 33132

SHANKAR BUSINESS CORPORATION
16385 BISCAYNE BLVD 1215
NORTH MIAMI BEACH, FL 33160

SHARON CHAZAN
16465 NE 22 AVE #216
NORTH MIAMI BEACH, FL 33160-3724

SHOU INVESTMENTS LLC
16385 BISCAYNE BLVD 1505
NORTH MIAMI BEACH, FL 33160

SIEMPRE PAZ LLC
1805 PONCE DE LEON BLVD STE 400
CORAL GABLES, FL 33134

SK PROPERTY MGMT SERVICE INC
2831 MCKINLEY ST
HOLLYWOOD, FL 33020

SOFI 602 LLC
900 S TAYLOR AVE 902B
CHICAGO, IL 60304

SOLARIS PROPERTIES LLC
16385 BISCAYNE BLVD 505
NORTH MIAMI BEACH, FL 33160

SOS MANAGEMENT 2 LLC
3700 ISLAND BLVD APT C105
AVENTURA, FL 33160

SOUTH VALLEY GROUP LLC
16385 BISCAYNE BLVD UNIT1019
NORTH MIAMI BEACH, FL 33160

SPM ALLIANCE CORP
16385 BISCAYNE BLVD 2115
NORTH MIAMI BEACH, FL 33160

SSS REALTY INVESTMENTS LLC
16385 BISCAYNE BLVD # 901
NORTH MIAMI BEACH, FL 33160

STANISLAV SALNIKOV
250 180 DRIVE 509
SUNNY ISLES, FL 33160

STATE OF FLA DOT
1000 NW 111 AVE
MIAMI, FL 33172-5800

STATE OF FLORIDA
1000 NW 111 AVE
MIAMI, FL 33172

STEPHANIE ZERINGUE MENDONCA
16385 BISCAYNE BLVD #1415
NORTH MIAMI BEACH, FL 33160

STS REAL INVESTMENTS LLC
16385 BISCAYNE BLVD 1417
NORTH MIAMI BEACH, FL 33160

SVETLANA BRODSKY
LEONID BRODSKY
41 HAWTHORNE DR
PRINCETON JUNCTION, NJ 08550

SYMUX LLC
16385 BISCAYNE BLVD # 1106
NORTH MIAMI BEACH, FL 33160

TAL COHEN
16465 NE 22 AVE #309
NORTH MIAMI BEACH, FL 33160

TALL TREES 214 LLC
PO BOX 630033
MIAMI, FL 33163

TASTE OF HEAVEN I CORP
4000 HOLLYWOOD BLVD STE 285
HOLLYWOOD, FL 33021

TAWIL LLC
1111 PARK CENTRE BLVD #450
MIAMI, FL 33004

TEAM S&B 55 LLC
16385 BISCAYNE BLVD 2617
NORTH MIAMI BEACH, FL 33160

TECH AND MARKETING LLC
16385 BISCAYNE BLVD 415
NORTH MIAMI BEACH, FL 33160

TERESITA DEL NINO JESUS
MONTIEL DE MENASCHE
16385 BISCAYNE BLVD 2818
NORTH MIAMI BEACH, FL 33160

TERRACOTTA HOLDINGS LLC
675 THIRD AVENUE FLOOR 26
NEW YORK, NY 10017

TH 2817 LLC
2875 NE 191 ST 801
AVENTURA, FL 33180

TH3001 LLC
16385 BISCAYNE BLVD 3001
NORTH MIAMI BEACH, FL 33160

THE HARBOUR 1102 LLC
18101 COLLINS AVE # SPA 309
SUNNY ISLES BEACH, FL 33160

THE HARBOUR 1517 LLC
3705 NE 214 ST
AVENTURA, FL 33180

THE HARBOUR 1720 LLC
21209 NE 38 AVE
AVENTURA, FL 33180

THE HARBOUR 18 LLC
19293 NE 9 PL
MIAMI, FL 33179

THE HARBOUR 1819 LLC
1001 BRICKELL BAY DR STE 2730
MIAMI, FL 33131

THE HARBOUR 2201 LLC
17701 BISCAYNE BLVD # 200
AVENTURA, FL 33160

THE HARBOUR 2202 LLC
16385 BISCAYNE BLVD 2202
NORTH MIAMI BEACH, FL 33160

THE HARBOUR 2420 LLC
1805 PONCE DE LEON BLVD #400
CORAL GABLES, FL 33134

THE HARBOUR 2520 CORP
20807 BISCAYNE BLVD 104
AVENTURA, FL 33180

THE HARBOUR 2720 LLC
16385 BISCAYNE BLVD 2720
NORTH MIAMI BEACH, FL 33160

THE HARBOUR 2803 LLC
1805 PONCE DE LEON BLVD STE 400
CORAL GABLES, FL 33134

THE HARBOUR 3019 LLC
2601 S BAYSHORE DR 18FLR
COCONUT GROVE, FL 33133

THE HARBOUR 3021 LLC
16400 COLLINS AVE #646
SUNNY ISLES, FL 33160

THE HARBOUR 403 LLC
1805 PONCE DE LEON BLVD 400
CORAL GABLES, FL 33134

THE HARBOUR 404 LLC
16385 BISCAYNE BLVD # 404
NORTH MIAMI BEACH, FL 33160

THE HARBOUR 617 LLC
2601 S BAYSHORE DR 18 FLR
COCONUT GROVE, FL 33133

THE HARBOUR 702 INC
16385 BISCAYNE BLVD UNIT 702
NORTH MIAMI BEACH, FL 33160

THE HARBOUR 802 LLC
16385 BISCAYNE BLVD # 802
NORTH MIAMI BEACH, FL 33160

THE HARBOUR 820 CORP
20807 BISCAYNE BLVD 104
AVENTURA, FL 33180

THE HARBOUR NORTH 1205 LLC
16385 BISCAYNE BLVD # 1205
NORTH MIAMI BEACH, FL 33160

THE HARBOUR S 719 INC
400 SUNNY ISLES BLVD 603
SUNNY ISLES BEACH, FL 33160

THE HARBOUR S1120 LLC
16385 BISCAYNE BLVD 1120
NORTH MIAMI BEACH, FL 33160

THREE PEAK MOUNTAIN LLC
31 SE 5 ST STE 312
MIAMI, FL 33131

TOMAS RAMIREZ GARCIA
16385 BISCAYNE BLVD UNIT 3116
NORTH MIAMI BEACH, FL 33160

TOP NOTCH QUALITY INC
PO BOX 610430
MIAMI, FL 33261

TORREALTA LLC
16385 BISCAYNE BLVD # 2304
NORTH MIAMI BEACH, FL 33160

TOXEY COMPANY LLC
16385 BISCAYNE BLVD 1815
NORTH MIAMI BEACH, FL 33160

TREE INVESTMENT AND
MANAGEMENT ASSOCIALES LLC
8475 SW 156 CT 333
MIAMI, FL 33193

TW01 INVESTMENTS LLC
16385 BISCAYNE BLVD UNIT 2816
NORTH MIAMI BEACH, FL 33160

U HAUL CO OF FLORIDA 22 LLC
2727 N CENTRAL AVE
PHOENIX, AZ 85004

ULF NOREN
16465 NE 22 AVE #413
NORTH MIAMI BEACH, FL 33160

UNIT 305 LLC
150 SE 2 AVE 334
MIAMI, FL 33131

UNITA CORP
16385 BISCAYNE BLVD UNIT 1218
NORTH MIAMI BEACH, FL 33160

UNIVERSOMIAMI LLC
2750 NE 183 ST #608
AVENTURA, FL 33160

UNIVERSOMIAMI LLC
2750 NE 183 ST #618
AVENTURA, FL 33160

USPECH GROUP CORP
16385 BISCAYNE BLVD 3104
NORTH MIAMI BEACH, FL 33160

VADUPEAU CORP
3401 SW 160 AVE #330
MIRAMAR, FL 33027

VALA PROPERTY LLC
18051 BISCAYNE BLVD APT 1501
AVENTURA, FL 33160

VALID ARFUSH
16385 BISCAYNE BLVD 3107
NORTH MIAMI BEACH, FL 33160

VERA RISTIC
406 GOLD FINCH CIRCLE
LINDENHURST, IL 60046

VIA DE LA PALMA LLC
16385 BISCAYNE BLVD 2402
NORTH MIAMI BEACH, FL 33160

VICTORIA LAYTON MANDELBLUM TRS
VICTORIA LAYTON MANDELBLUM REV TR
16385 BISCAYNE BLVD 903
NORTH MIAMI BEACH, FL 33160

VISTACHULA LLC
16385 BISCAYNE BLVD 2405
NORTH MIAMI BEACH, FL 33160

W AND W NEW CO LLC
1241 CANARY ISLAND DRIVE
WESTON, FL 33327

WATER HARBOUR LLC
16385 BISCAYNE BLVD 1921
NORTH MIAMI BEACH, FL 33160

WATER HARBOUR LLC
16385 BISCAYNE BLVD #1821
NORTH MIAMI BEACH, FL 33160

WATERSEdge VENTURES LLC
92 SW 3 ST #C46
MIAMI, FL 33130

WILLIAM JOSEPH NADER
TETIANA BANKS
16385 BISCAYNE BLVD LPH06 3206
NORTH MIAMI BEACH, FL 33160

WPBGHB LLC
8242 NW 9 ST
PLANTATION, FL 33324

XICA GROUP LLC
1831 NE 159 ST
NORTH MIAMI BEACH, FL 33162

YANAY SUMAQ LLC
2750 NE 183 ST #608
AVENTURA, FL 33180

YANLI ZHU LLC
16465 NE 22 AVE 601
NORTH MIAMI BEACH, FL 33160

YEHEZKEL ZAHAVY
JOSHUA ZAHAVY
16385 BISCAYNE BLVD UNIT 3115
NORTH MIAMI BEACH, FL 33160

YSRY LLC
16385 BISCAYNE BLVD 2902
NORTH MIAMI BEACH, FL 33160

YUET SIN KWONG
16465 NE 22 AVE #608
NORTH MIAMI BEACH, FL 33160-3725

YULIA BAUMGERTNER
16385 BISCAYNE BLVD 1015
NORTH MIAMI BEACH, FL 33160

Z FORCE I LLC
16385 BISCAYNE BLVD 715
NORTH MIAMI BEACH, FL 33160

ZAFIRO 84 LLC
16385 BISCAYNE BLVD UNIT 1917
NORTH MIAMI BEACH, FL 33160

ZEEV W HECHTER TRS
ZEEV W HECHTER TRUST
20281 E COUNTRY CLUB DR 2010
AVENTURA, FL 33180

ZOREF LLC
16385 BISCAYNE BLVD 3016
NORTH MIAMI BEACH, FL 33160