



June 27, 2019

**City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139**

**RE: Property Owners List within 375 feet of:**

**PROPOSED CROWN CASTLE UTILITY NODE FL6432BA**

LATITUDE - NORTH 25°48'46.1"

LONGITUDE - WEST 80°07'46.1"

NORTHING - 538604.402 (Y)

EASTING - 942547.739 (X)

**ADDRESS:** 3792 Royal Palm Avenue, Miami Beach, FL 33140

**ORDER:** 190638

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**Total number of property owners without repetition: 42**

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,  
**THE ZONING SPECIALISTS GROUP, INC.**

**Jose F. Lopez, P.S.M. #3086**

## OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY

### PROPOSED CROWN CASTLE UTILITY NODE FL6432BA

LATITUDE - NORTH 25°48'46.1"

LONGITUDE - WEST 80°07'46.1"

NORTHING - 538604.402 (Y)

EASTING - 942547.739 (X)

**ADDRESS:** 3792 Royal Palm Avenue, Miami Beach, FL 33140

**ORDER:** 190638

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Orchard Sub 2 & 3 PB 8-116 Lot 6 Blk 51

Property address: 3750 Sheridan Ave

Folio number: 0232270170720

Carlos F Davila & W Gladys

3747 Sheridan Ave

Miami Beach, FL 33140-3949

27-22 53 42 Orchard Sub 2 & 3 PB 8-116 Lot 7 Blk 51

Property address: 3760 Sheridan Ave

Folio number: 0232270170730

Natan Brach & W Fanny

PO Box 402338

Miami Beach, FL 33140-0338

Orchard Sub 2 & 3 PB 8-116 Lot 8 Blk 51

Property address: 3766 Sheridan Ave

Folio number: 0232270170740

Margaret Kestenbaum

3766 Sheridan Ave

Miami Beach, FL 33140-3950

Orchard Sub 2 & 3 PB 8-116 Lot 9 Blk 51

Property address: 3776 Sheridan Ave

Folio number: 0232270170750

Ahavas Torah Congregation Inc

301 W 41st St Ste 301

Miami Beach, FL 33140-3633

27-22 53 42 Orchard Sub 2 & 3 PB 8-116 W75ft Lots 10 & 11 Blk 51

Property address: 424 40 St W

Folio number: 0232270170770

Ahavas Torah Congregation Inc

424 W 40th St

Miami Beach, FL 33140-3502

Orchard Sub 2 & 3 PB 8-116 Lots 12 & 13 Blk 51

Property address: 428 40 St W

Folio number: 0232270170790

Rmet Sheridan LLC

44 Cocconut Row Ste T8

Palm Beach, FL 33480-4069

Orchard Sub 2 & 3 PB 8-116 Lot 14 Blk 51

Property address: 444 40 St W

Folio number: 0232270170800

Congregation Anshei

Gezah Vchasidey Lubavitch Inc

PO Box 402743

Miami Beach, FL 33140-0743

Orchard Sub 2 & 3 PB 8-116 Lot 15 Blk 51

Property address: 3791 Royal Palm Ave

Folio number: 0232270170810

Talmudic College Of FI

4000 Alton Rd

Miami Beach, FL 33140-3854

27-22 53 42 Orchard Sub 2 & 3 PB 8-116 Lot 16 Blk 51

Property address: 3777 Royal Palm Ave

Folio number: 0232270170820

David Sack Kaia Beth Calbeck

3777 Royal Palm Ave

Miami Beach, FL 33140-3941

Orchard Sub 2 & 3 PB 8-116 Lot 17 Blk 51  
Property address: 3771 Royal Palm Ave  
Folio number: 0232270170830

Carmen Cantero Beatrice N Avgherino  
3771 Royal Palm Ave  
Miami Beach, FL 33140-3941

Orchard Sub 2 & 3 PB 8-116 Lot 18 Blk 51  
Property address: 3767 Royal Palm Ave  
Folio number: 0232270170840

Stefan Kuhlwein Viola Kuhlwein  
3767 Royal Palm Ave  
Miami Beach, FL 33140-3941

Orchard Sub 2 & 3 PB 8-116 Lot 19 Blk 51  
Property address: 3755 Royal Palm Ave  
Folio number: 0232270170850

Natan Brach & W Fanny  
3760 Sheridan Ave  
Miami Beach, FL 33140-3950

Orchard Sub 2 & 3 PB 8-116 Lot 20 Blk 51  
Property address: 3747 Royal Palm Ave  
Folio number: 0232270170860

Jeffrey Fleeman  
3747 Royal Palm Ave  
Miami Beach, FL 33140-3941

Orchard Sub 2 & 3 PB 8-116 Lot 21 Blk 51  
Property address: 3745 Royal Palm Ave  
Folio number: 0232270170870

Rene Suarez & W Miriam  
3745 Royal Palm Ave  
Miami Beach, FL 33140-3941

Orchard Sub 2 & 3 PB 8-116 Lot 22 & N1/2 Lot 23 Blk 51  
Property address: 3741 Royal Palm Ave  
Folio number: 0232270170880

Mani Aminov Maaiane Aminov  
4101 Pine Tree Dr Apt 1429  
Miami Beach, FL 33140-3631

Orchard Sub 2 & 3 PB 8-116 Lot 4 Blk 52  
Property address: 3730 Royal Palm Ave  
Folio number: 0232270170940

Charles Ohana & W Jennifer  
3730 Royal Palm Ave  
Miami Beach, FL 33140-3942

Orchard Sub 2 & 3 PB 8-116 Lot 5 Blk 52  
Property address: 3736 Royal Palm Ave  
Folio number: 0232270170950

Eleanor Townsend Le Rem Marshall  
Townsend Jtrs Rem Mark Townsend Jtrs  
3736 Royal Palm Ave  
Miami Beach, FL 33140-3942

Orchard Sub 2 & 3 PB 8-116 Lot 6 Blk 52  
Property address: 3746 Royal Palm Ave  
Folio number: 0232270170960

Alexander Niemeyer & W  
3746 Royal Palm Ave  
Miami Beach, FL 33140-3942

Orchard Sub 2 & 3 PB 8-116 Lot 8 Blk 52  
Property address: 3760 Royal Palm Ave  
Folio number: 0232270170980

Avigdor Farin & W Rachel G  
3760 Royal Palm Ave  
Miami Beach, FL 33140-3942

Orchard Sub 2 & 3 PB 8-116 Lot 9 Blk 52  
Property address: 3770 Royal Palm Ave  
Folio number: 0232270170990

Mendel Breuer & W Ella  
2 Dinev Ct  
Monroe, NY 10950-6326

Orchard Sub 2 & 3 PB 8-116 Lot 10 Blk 52  
Property address: 3780 Royal Palm Ave  
Folio number: 0232270171000

Vandhana M Scheller Chad D Scheller  
3780 Royal Palm Ave Apt 1  
Miami Beach, FL 33140-3942

Orchard Sub 2 & 3 PB 8-116 Lot 11 Blk 52  
Property address: 3790 Royal Palm Ave  
Folio number: 0232270171010

Yehudi Inc  
3790 Royal Palm Ave  
Miami Beach, FL 33140-3942

Orchard Sub 2 & 3 PB 8-116 E86 1/2Ft Of Lot 12 Blk 52  
Property address: 530 40 St W  
Folio number: 0232270171020

Baminas Re LLC  
2846 Royal Palm Ave  
Miami Beach, FL 33140-4323

Orchard Sub 2 & 3 PB 8-116 W101.8Ft Of Lot 12 Blk 52  
Property address: 3787 Prairie Ave  
Folio number: 0232270171021

Yaakov Haimov Roza Haimov  
3760 Chase Ave  
Miami Beach, FL 33140-3420

Orchard Sub 2 & 3 PB 8-116 Lot 13 Blk 52  
Property address: 3777 Prairie Ave  
Folio number: 0232270171030

Eva Jacobson  
3777 Prairie Ave  
Miami Beach, FL 33140-3436

Orchard Sub 2 & 3 PB 8-116 Lot 14 Blk 52  
Property address: 3765 Prairie Ave  
Folio number: 0232270171040

Abokhay Pinkhasov Anna Pinkhasov  
3765 Prairie Ave  
Miami Beach, FL 33140-3436

Orchard Sub 2 & 3 PB 8-116 Lot 15 Blk 52  
Property address: 3757 Prairie Ave  
Folio number: 0232270171050

Saul Dahan Sara Furman  
3757 Prairie Ave  
Miami Beach, FL 33140-3436

Orchard Sub 2 & 3 PB 8-116 Lot 16 Blk 52  
Property address: 3747 Prairie Ave  
Folio number: 0232270171060

Albert Benalloun Sindy Benalloun  
3747 Prairie Ave  
Miami Beach, FL 33140-3436

Orchard Sub 2 & 3 PB 8-116 Lot 17 Blk 52  
Property address: 3737 Prairie Ave  
Folio number: 0232270171070

Rubenkhay Pinkhasov  
3737 Prairie Ave  
Miami Beach, FL 33140-3436

22-27 53 42 Orchard Sub 2 & 3 PB 8-116 Lots 7 Thru 9 Blk 54  
Property address: 428 41 St W  
Folio number: 0232270171180

432 W 41 St LLC  
6301 N Ocean Blvd  
Boynton Beach, FL 33435-5213

Orchard Sub 2 & 3 PB 8-116 E1/2 Lot 10 Blk 54  
Property address: 444 41 St W  
Folio number: 0232270171210

432 W 41 St LLC  
6301 N Ocean Blvd  
Boynton Beach, FL 33435-5213

Orchard Sub 2 & 3 PB 8-116 W1/2 Lot 10 Blk 54  
Property address: 450 41 St W  
Folio number: 0232270171220

Zeidys LLC  
450 W 41st St  
Miami Beach, FL 33140-3504

Orchard Sub 2 & 3 PB 8-116 Lot 11 Blk 54  
Property address: 456 41 St W  
Folio number: 0232270171230

Rajamim LLC  
10800 Biscayne Blvd Apt 350A  
Miami, FL 33161-7482

Orchard Sub 2 & 3 PB 8-116 Lots 12 & 13 Blk 54  
Property address: 460 41 St W  
Folio number: 0232270171240

Delancey Properties Inc  
210 71st St Ste 309  
Miami Beach, FL 33141-3235

Orchard Sub 2 & 3 PB 8-116 Lots 14 Thru 16 Blk 54  
Property address: 4049 Royal Palm Ave  
Folio number: 0232270171250

City Of Miami Beach  
1700 Convention Center Dr  
Miami Beach, FL 33139-1819

Orchard Sub 2 & 3 PB 8-116 Lots 17 18 & 19 Blk 54  
  
Property address: 445 40 St W  
Folio number: 0232270171280

U S Postal Service  
% Southeast Facilities Serv Cntr  
1735 N Brown Rd Ste 200  
Lawrenceville, GA 30043-8153

Orchard Sub 2 & 3 PB 8-116 Lot 1 & 2 Blk 55  
Property address: 4000 Royal Palm Ave  
Folio number: 0232270171290

City Of Miami Beach  
1700 Convention Center Dr  
Miami Beach, FL 33139-1819

Orchard Sub 2 & 3 PB 8-116 Lot 3 Less N70ft & Lot 4 Less N 70Ft Blk 55  
  
Property address: 4016 Royal Palm Ave  
Folio number: 0232270171300

Bukharian Sephardic  
Jewish Center Of Miami Inc  
4016 Royal Palm Ave  
Miami Beach, FL 33140-3506

Orchard Sub 2 & 3 PB 8-116 N70ft Lots 3 & 4 Blk 55  
Property address: 508 41 St W  
Folio number: 0232270171310

Sunshine Dade Invest LLC  
1650 NW 87th Ave  
Doral, FL 33172-2614

Orchard Sub 2 & 3 PB 8-116 Lot 5 Less S10ft To City Blk 55  
Property address: 514 41 St W  
Folio number: 0232270171320

518 Arthur Godfrey Road Inc  
4434 N Bay Rd  
Miami Beach, FL 33140-2857

Orchard Sub 2 & 3 PB 8-116 Lot 6 Blk 55  
Property address: 524 Arthur Godfrey Rd  
Folio number: 0232270171330

Aaron Realty Corp  
33 NE 1st St  
Miami, FL 33132-2401

Orchard Sub 2 & 3 PB 8-116 Lot 7 Less S10ft To City Blk 55  
Property address: 530 41 St W  
Folio number: 0232270171340

530 Agr LLC  
301 W 41st St Ste 406  
Miami Beach, FL 33140-3647

Orchard Sub 2 & 3 PB 8-116 Lot 8 Less S10ft To City Blk 55  
Property address: 540 41 St W  
Folio number: 0232270171350

540 Retail LLC 540 Retail II LLC  
17090 NW 3rd Ave  
Miami, FL 33169-5905

Orchard Sub 2 & 3 PB 8-116 Lot 9 Blk 55  
Property address: 546 41 St W  
Folio number: 0232270171360

Muriel Land LLC  
5350 W Hillsboro Blvd Ste B104  
Coconut Creek, FL 33073-4396

Orchard Sub 2 & 3 PB 8-116 Lot 10 Blk 55  
Property address: 4011 Prairie Ave  
Folio number: 0232270171370

City Of Miami Beach  
1700 Convention Center Dr  
Miami Beach, FL 33139-1819

22-27 53 42 Orchard Sub 2 & 3 PB 8-116 Lot 11 Blk 55  
Property address: 4001 Prairie Ave  
Folio number: 0232270171380

City Of Miami Beach  
1700 Convention Center Dr  
Miami Beach, FL 33139-1819

Orchard Sub 2 & 3 PB 8-116 Lot 12 Blk 55

Property address: 525 40 St W

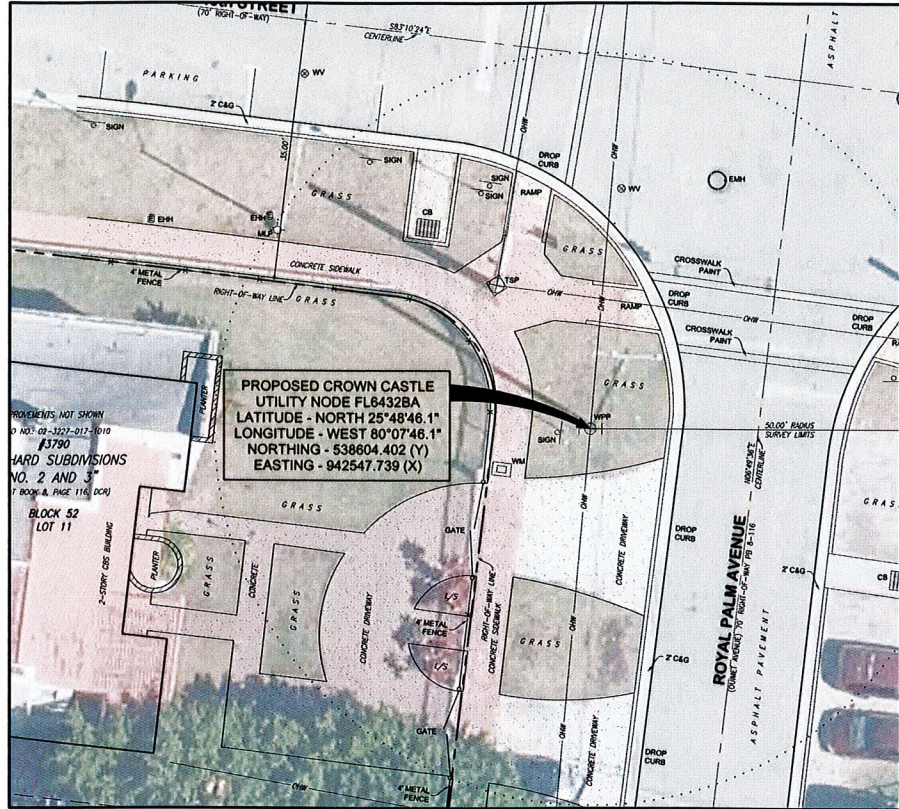
Folio number: 0232270171390

City Of Miami Beach

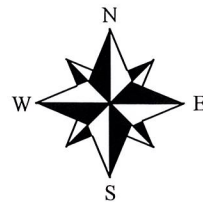
1700 Convention Center Dr

Miami Beach, FL 33139-1819

**LOCATION DETAIL**



**PROPOSED CROWN CASTLE UTILITY NODE FL6432BA**  
 LATITUDE - NORTH 25°48'46.1"  
 LONGITUDE - WEST 80°07'46.1"  
 NORTHING - 538604.402 (Y)  
 EASTING - 942547.739 (X)  
**ADDRESS:** 3792 Royal Palm Avenue, Miami Beach, FL 33140  
**ORDER:** 190638  
**DATE:** June 27, 2019



**SCALE: 1"= 100'**

**The Zoning Specialists Group, Inc.**  
 7729 NW 146th Street  
 Miami Lakes FL 33016  
 Ph: (305) 828-1210  
 www.thezoningspecialistsgroup.com

**I HEREBY CERTIFY:** That all the properties shown herein are lying within a 375-foot radius from all boundary lines of the subject property.

BY: *Jose Lopez*  
**JOSE F. LOPEZ, P.S.M.**  
 Professional Surveyor & Mapper  
 No. 3086, State of Florida.

**NOTE:**  
 NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S SEAL

**375-FOOT RADIUS MAP:**



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Miami Beach, FL 33140-0338

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Miami Beach, FL 33140-3633

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Miami Beach, FL 33140-3942

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3746 Royal Palm Ave  
Miami Beach, FL 33140-3942

Avigdor Farin & W Rachel G  
3760 Royal Palm Ave  
Miami Beach, FL 33140-3942

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Monroe, NY 10950-6326

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Miami Beach, FL 33140-3942

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Miami Beach, FL 33140-3942

Baminas Re LLC  
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Miami Beach, FL 33140-4323

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Miami Beach, FL 33140-3436

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3737 Prairie Ave  
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Boynton Beach, FL 33435-5213



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450 W 41st St  
Miami Beach, FL 33140-3504

Rajamim LLC  
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Miami, FL 33161-7482

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Miami Beach, FL 33141-3235

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Bukharian Sephardic Jewish  
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4016 Royal Palm Ave  
Miami Beach, FL 33140-3506

Sunshine Dade Invest LLC  
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Doral, FL 33172-2614

518 Arthur Godfrey Road Inc  
4434 N Bay Rd  
Miami Beach, FL 33140-2857

Aaron Realty Corp  
33 NE 1st St  
Miami, FL 33132-2401

530 Agr LLC  
301 W 41st St Ste 406  
Miami Beach, FL 33140-3647

540 Retail LLC 540 Retail II LLC  
17090 NW 3rd Ave  
Miami, FL 33169-5905

Muriel Land LLC  
5350 W Hillsboro Blvd Ste B104  
Coconut Creek, FL 33073-4396

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Total non-repetitive labels: 42