



July 31, 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 FL6568BA**

LATITUDE - NORTH 25°48'54.6"

LONGITUDE - WEST 80°07'53.4"

NORTHING - 539456.3079 (Y)

EASTING - 941877.4237 (X)

**ADDRESS:** 4182 Chase Avenue, Miami Beach, FL

**ORDER NUMBER:** 190722

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**Total number of property owners without repetition: 16**

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 FL6568BA

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Nautilus Add PB 8-130 Lot 34 & Nly5ft Lot 35 Blk 8

Property address:

Folio number: 0232220140300

Confidential

Nautilus Add PB 8-130 Lot 35 Less Nly5ft Blk 8

Property address: 4275 Meridian Ave

Folio number: 0232220140310

Jacob Shakibpanah & W Afsaneh

4275 N Meridian Ave

Miami Beach, FL 33140-2939

Nautilus Add PB 8-130 Lot 36 Blk 8

Property address: 4265 Meridian Ave N

Folio number: 0232220140320

Aaron Hirschhorn Karen Nissim

4265 N Meridian Ave

Miami Beach, FL 33140-2939

22 53 42 Nautilus Add PB 8-130 Lot 37 Blk 8

Property address: 4255 Meridian Ave N

Folio number: 0232220140330

Tracey Hunter

725 NE 125th St

Miami, FL 33161-5611

22 53 42 Nautilus Add PB 8-130 Lot 38 Blk 8

Property address: 4245 Meridian Ave N

Folio number: 0232220140340

Sergio D George

4245 N Meridian Ave

Miami Beach, FL 33140-2939

Nautilus Add PB 8-130 Lot 39 Blk 8

Property address: 4225 Meridian Ave N

Folio number: 0232220140350

Jose M Garcia Sr Trs

4225 North Meridian Ave Land Tr

PO Box 402566

Miami Beach, FL 33140-0566

22 53 42 3.17 Ac Nursery Sub PB 23-66 Lots 1 To 25 Inc Blk 1

Property address: 4100 Prairie Ave

Folio number: 0232220170010

School Board Of Miami Dade County

1450 NE 2nd Ave

Miami, FL 33132-1308

Nursery Sub PB 23-66 Lot 19 Blk 2

Property address: 4236 Chase Ave

Folio number: 0232220170120

Barbara Benis Le Ritchie Ambers Le

Rem Barbara Benis Revocable Tr

4236 Chase Ave

Miami Beach, FL 33140-3008

Nursery Sub PB 23-66 Lot 20 Blk 2

Property address: 4230 Chase Ave  
Folio number: 0232220170130

Shulamit Kadoorie Klein Le Rem Glenn  
Simon Klein Rem Neal Neer Klein  
4230 Chase Ave  
Miami Beach, FL 33140-3008

22 53 42 Nursery Sub PB 23-66 Lot 21 Blk 2

Property address: 4220 Chase Ave  
Folio number: 0232220170140

Julian F Sprung Lluvitza A Sprung  
4220 Chase Ave  
Miami Beach, FL 33140-3008

Nursery Sub PB 23-66 Lot 22 Blk 2

Property address: 4210 Chase Ave  
Folio number: 0232220170150

Elad Kohen  
4210 Chase Ave  
Miami Beach, FL 33140-3008

22 53 42 Nursery Sub PB 23-66 Lot 23 Blk 2

Property address: 4200 Chase Ave  
Folio number: 0232220170160

Jack Robbins (Trust)  
Yvette Robbins (Ben)  
4200 Chase Ave  
Miami Beach, FL 33140-3008

Nursery Sub PB 23-66 Lots 24 To 26 Inc Blk 2

Property address: 4170 Chase Ave  
Folio number: 0232220170170

4170 Chase LLC  
214 SE 13th St  
Fort Lauderdale, FL 33316-1822

22 53 42 Nursery Sub PB 23-66 Lots 27 To 32 Inc Blk 2

Property address: 4144 Chase Ave  
Folio number: 0232220170190

Temple Beth Sholom  
4144 Chase Ave  
Miami Beach, FL 33140-3431

Nursery Sub PB 23-66 Lot 34 & Pt Lot 33 Per Db 2727- 160 Blk 2

Property address: 761 41 St W  
Folio number: 0232220170210

Dabby Properties % Auerbach Assoc Inc  
3300 N Federal Hwy 250  
Fort Lauderdale, FL 33306

Nursery Sub PB 23-66 Lot 35 Blk 2

Property address: 757 41 St W  
Folio number: 0232220170220

757 W 41 Street LLC  
757 Autum Gorfrey Rd  
Miami Beach, FL 33140

Nursery Sub PB 23-66 Lot 36 Blk 2

Property address: 753 41 St W  
Folio number: 0232220170230

Arm Ventures LLC  
753 Arthur Godfrey Rd  
Miami Beach, FL 33140-3413

22 53 42 Nursery Sub PB 23-66 Lot 37 & 38 Blk 2

Property address: 4100 Chase Ave  
Folio number: 0232220170240

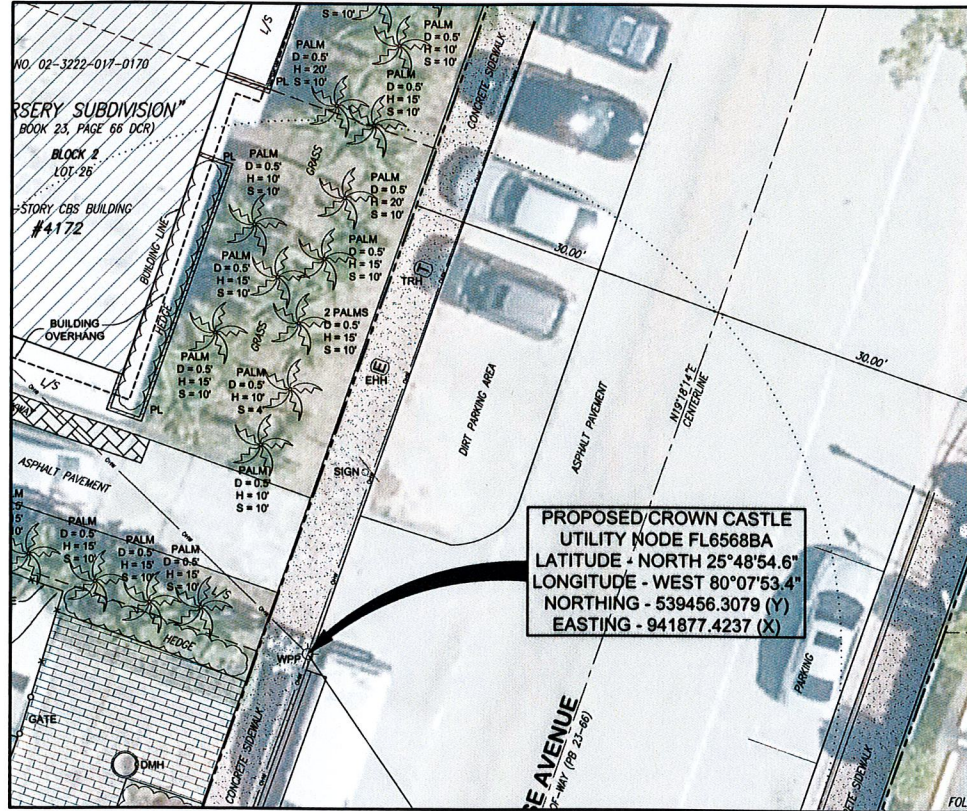
Temple Beth Sholom  
4144 Chase Ave  
Miami Beach, FL 33140-3431

22 53 42 Nursery Sub PB 23-66 Lots 1 To 5 Inc Blk 3

Property address:  
Folio number: 0232220170250

School Board Of Miami Dade County  
1450 NE 2nd Ave  
Miami, FL 33132-1308

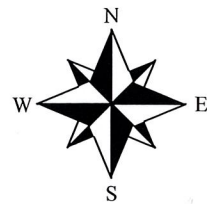
**LOCATION DETAIL**



PROPOSED CROWN CASTLE  
UTILITY NODE FL6568BA  
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LONGITUDE - WEST 80°07'53.4"  
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**SCALE: 1"= 100'**

**375-FOOT RADIUS MAP:**



**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

Jacob Shakibpanah & W Afsaneh  
4275 N Meridian Ave  
Miami Beach, FL 33140-2939

Aaron Hirschhorn Karen Nissim  
4265 N Meridian Ave  
Miami Beach, FL 33140-2939

Tracey Hunter  
725 NE 125th St  
Miami, FL 33161-5611

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PO Box 402566  
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