



January 15, 2021

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

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

**LEGAL DESCRIPTION:**

Lot 23 and the Northerly half of Lot 24, of **PLAT OF STAR ISLAND IN BISCAYNE BAY**, as recorded in Plat Book 5, at Page 52, as affected by **CORRECTED PLAT STAR ISLAND IN BISCAYNE BAY**, according to the Plat thereof, as recorded in Plat Book 31, Page 60 of the Public Records of Miami-Dade County, Florida.

**LOCATION:** 23 Star Island Drive, Miami Beach FL 33139

**FOLIO:** 02-4204-001-0200

**PREPARED FOR:** HOLLAND & KNIGHT LLP

**ORDER:** 210107

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**Total number of property owners without repetition: 8**

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.**

Omara R. Lopez  
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016

Phone: 305 828-1210

[www.thezoningspecialistsgroup.com](http://www.thezoningspecialistsgroup.com)

## OWNERS LIST

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

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Star Island Corrected Pl PB 31-60 Lots 16 Thru 20 & Lot 21 Less Parcel ON  
Ely Port Having 52.66Ft On Bay & 10.53Ft On Star Island  
Property address: 21 Star Island Dr  
Folio number: 0242040010190

Phillip Frost & W Patricia  
21 Star Island Dr  
Miami Beach, FL 33139-5147

Star Island Corr Pl PB 31-60 Lot 22 & Portion Lot 46 Des In Db 3752-331  
Property address: 22 Star Island Dr  
Folio number: 0242040010191

Donna Forlizzi Trs Hopadrepo Trust  
22 Star Island Dr  
Miami Beach, FL 33139-5146

Star Island Corr Pl PB 31-60 Lot 23 & N1/2 Lot 24  
  
Property address: 23 Star Island Dr  
Folio number: 0242040010200

Florida Property Holdco LLC Co  
Berntson Porter And Company  
11100 NE 8th St., #400  
Bellevue, WA 98004-4469

Star Island Corr Pl PB 31-60 S1/2 Of Lot 24 & All Of Lot 25 & 26  
Property address: 26 Star Island Dr  
Folio number: 0242040010210

Garden Islands International LLC  
2525 Ponce De Leon Blvd., Fl 4  
Coral Gables, FL 33134-6044

4 54 42 Star Island Corr Pl PB 31-60 Lot 27  
Property address: 27 Star Island Dr  
Folio number: 0242040010230

Starboard Florida IV LLC  
118 N Peters Rd # 132  
Knoxville, TN 37923-4927

Star Island Carr Pl PB 31-60 Lot 28  
  
Property address: 28 Star Island Dr  
Folio number: 0242040010235

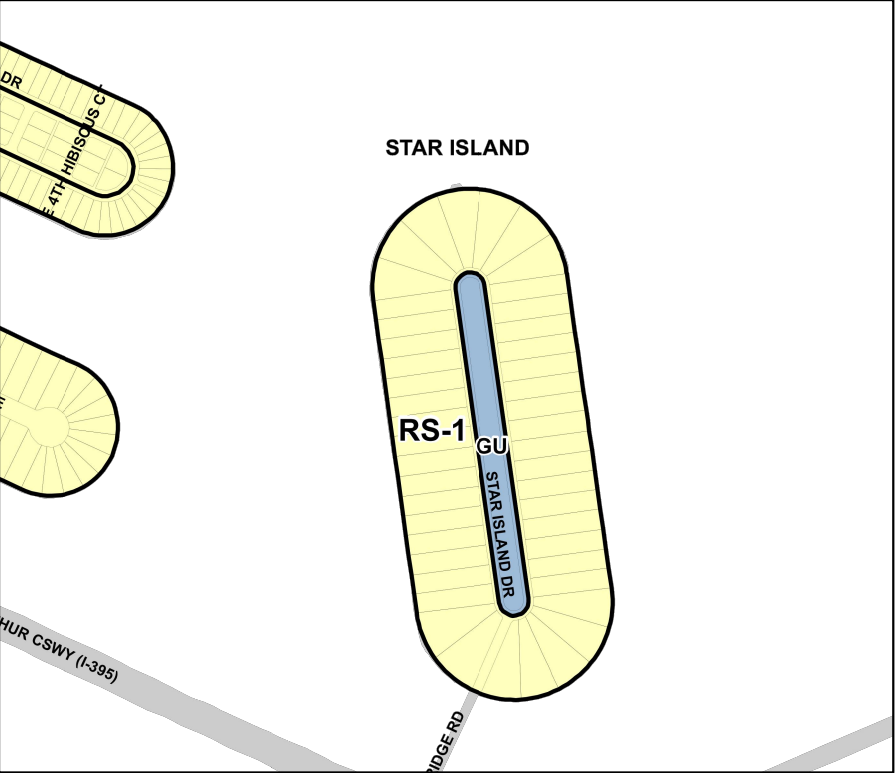
Mip 28 Star Island LLC  
C/O Rodrigo V Moscoso  
5 E 59th St., Fl 4th  
New York, NY 10022-7163

Star Island Corr Pl PB 31-60 Unnumbered Tract Lying Between East  
& WestDr  
Property address:  
Folio number: 0242040010390

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

Star Island Corr Pl PB 31-60 Portion Of Lots 46 & 21 Des In Db 3781-511  
Property address: 46 Star Island Dr  
Folio number: 0242040010410

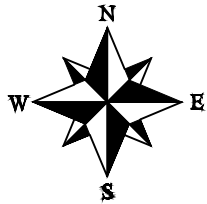
Marco R Iacovelli  
46 Star Island Dr  
Miami Beach, FL 33139-5146



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**FOLIO:** 02-4204-001-0200  
**PREPARED FOR:** HOLLAND & KNIGHT LLP

**ORDER:** 210107  
**DATE:** January 14, 2021



**SCALE:** 1"= 150'

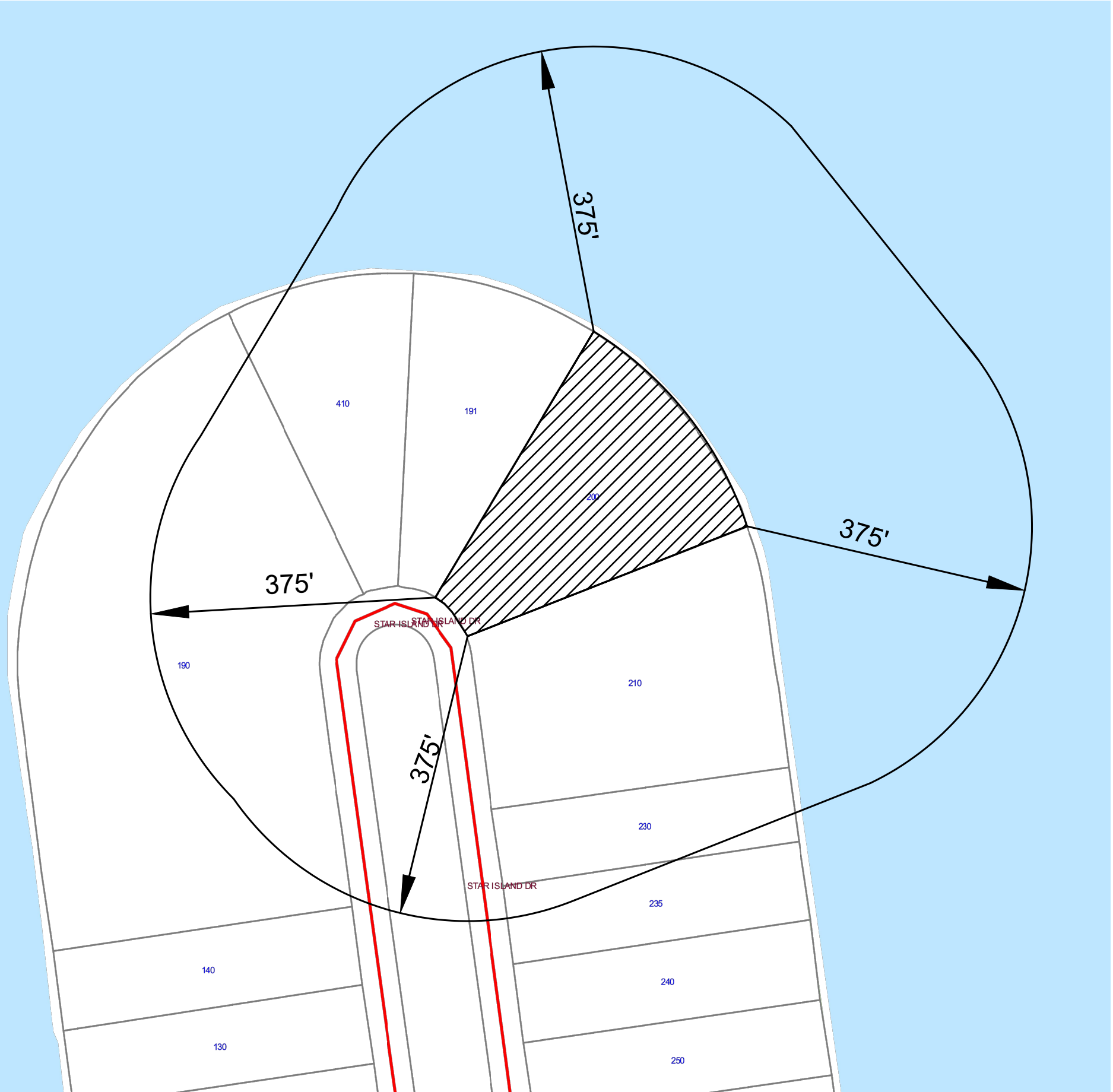


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**375-FOOT RADIUS MAP:**



Phillip Frost & W Patricia  
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Order number: 210107  
Total non-repetitive labels: 8