



August 31, 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 3, Block N, of “**HIBISCUS ISLAND RESUBDIVISION**”, according to the Plat thereof, as recorded in Plat Book 34, at Page 87 of the Public Records of Miami Dade County, Florida.

LOCATION: 117 West 1st Court, Miami Beach FL 33139

FOLIO NO. 02-3232-005-0300

FOR: THOMAS REUTHER & KARIN REUTHER

ORDER: 210828

Total number of property owners without repetition: 38

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

OWNERS LIST

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

LEGAL DESCRIPTION:

Lot 3, Block N, of **"HIBISCUS ISLAND RESUBDIVISION"**, according to the Plat thereof, as recorded in Plat Book 34, at Page 87 of the Public Records of Miami Dade County, Florida.

LOCATION: 117 West 1st Court, Miami Beach FL 33139

FOLIO NO. 02-3232-005-0300

FOR: THOMAS REUTHER & KARIN REUTHER

ORDER: 210828

Hibiscus Island Resub PB 34-87 Lot 1 Blk L
Property address: 205 Hibiscus Dr S
Folio number: 0232320050220

Joe Comesana Mercy Comesana
205 S Hibiscus Dr
Miami Beach, FL 33139

Hibiscus Island Resub PB 34-87 Lot 3 Blk L
Property address: 115 Palm Midway E
Folio number: 0232320050240

Roland Langen & W Hilary
112 S Hibiscus Dr
Miami Beach, FL 33139-5130

Hibiscus Island Resub PB 34-87 Lot 5 Blk L
Property address: 200 Hibiscus Dr N
Folio number: 0232320050260

Laszlo J Karai Gabriella Karai
200 N Hibiscus Dr
Miami Beach, FL 33139-5122

Hibiscus Island Resub PB 34-87 Lot 1 Blk N

Property address: 275 Hibiscus Dr S
Folio number: 0232320050280

Pierluigi Gazzolo Jtrs
Alexander Moggio Jtrs
275 S Hibiscus Dr
Miami Beach, FL 33139-5176

Hibiscus Island Resub PB 34-87 Lot 2 Blk N

Property address: 235 Hibiscus Dr S
Folio number: 0232320050290

Carrie B & Jason P Wiesenfeld Trs
Carrie B Wiesenfeld Rev Trust
235 S Hibiscus Dr
Miami Beach, FL 33139-5176

Hibiscus Island Resub PB 34-87 Lot 3 Blk N
Property address: 117 1 Ct W
Folio number: 0232320050300

Thomas Reuther & Karin Reuther
117 W 1st Ct
Miami Beach, FL 33139-5104

Hibiscus Island Resub PB 34-87 Lot 4 Blk N
Property address: 112 Palm Midway W
Folio number: 0232320050310

112 Palm Midway LLC
2001 Biscayne Blvd # 11741
Miami, FL 33137-5009

Hibiscus Island Resub PB 34-87 Lot 5 & W6.25Ft Of Alley Adj On The East
Blk N
Property address: 250 Hibiscus Dr N
Folio number: 0232320050320

Chad Fabrikant
250 N Hibiscus Dr
Miami Beach, FL 33139-5149

Hibiscus Island Resub PB 34-87 Lot 6 Blk N
Property address: 230 Hibiscus Dr N
Folio number: 0232320050330

Daniela Lapke
230 N Hibiscus Dr
Miami Beach, FL 33139-5149

Hibiscus Island Resub PB 34-87 Lot 1 Blk O
Property address: 295 Hibiscus Dr S
Folio number: 0232320050340

Charles Scott Feldmayer Eva Yoseph
295 S Hibiscus Dr
Miami Beach, FL 33139-5179

Hibiscus Island Resub PB 34-87 Lot 2 Blk O
Property address: 285 Hibiscus Dr S
Folio number: 0232320050350

Theirry Tastiel Trs
285 S Hibiscus Dr
Miami Beach, FL 33139-5179

Hibiscus Island Resub PB 34-87 Lot 3 Blk O
Property address: 115 2 Ct W
Folio number: 0232320050360

Rachel Rochstein
115 W 2 Ct Hibiscus Isle
Miami Beach, FL 33139-5108

Hibiscus Island Resub PB 34-87 Lot 4 Blk O
Property address: 116 1 Ct W
Folio number: 0232320050370

Beatrice Brodie Jtrs
221 Green St
Centreville, MD 21617-1149

Hibiscus Island Resub PB 34-87 Lot 5 Blk O
Property address: 290 Hibiscus Dr N
Folio number: 0232320050380

Matthew S Balch
290 N Hibiscus Dr
Miami Beach, FL 33139-5172

32 53 42 4-5 54 42 Hibiscus Island Resub PB 34-87 Lot 6 Blk O
Property address: 280 Hibiscus Dr N
Folio number: 0232320050390

Robert L Freeman Jr Trs
Robert L Freeman Jr Rev Trust
280 N Hibiscus Dr
Miami Beach, FL 33139-5172

Hibiscus Island Resub PB 34-87 Lot 2 Blk R
Property address: 325 Hibiscus Dr S
Folio number: 0232320050410

Nicholas Namias & W Beth
1075 W 46th St
Miami Beach, FL 33140-2801

Hibiscus Island Resub PB 34-87 Lot 4 Blk R
Property address: 118 2 Ct W
Folio number: 0232320050430

Lourdes Rodriguez
PO Box 1246
Dania, FL 33004-1246

Hibiscus Island Resub PB 34-87 Lot 6 Blk R
Property address: 320 Hibiscus Dr N
Folio number: 0232320050450

Mariana Fernandes Vieira
320 N Hibiscus Dr
Miami Beach, FL 33139-5124

Hibiscus Island PB 8-75 Lot 1 Less Port Lyg On R/W Blk 1
Property address: 224 Hibiscus Dr S
Folio number: 0232320060010

224 Holdings LLC
1200 Ponce De Leon Blvd Fl 2
Coral Gables, FL 33134-3370

Hibiscus Island PB 8-75 Lot 2 & 20Ft Strip In Bay Adj Blk 1
Property address: 240 Hibiscus Dr S
Folio number: 0232320060020

240 South Hibiscus LLC
3850 Bird Rd Ste 1001
Miami, FL 33146-1507

32 53 42 4-5 54 42 Hibiscus Island PB 8-75 Lot 3 & 20Ft Strip In Bay AdjBlk 1 Property address: 250 Hibiscus Dr S Folio number: 0232320060030	Jody Glidden 3726 Prairie Ave Miami Beach, FL 33140-3430
Hibiscus Island PB 8-75 Lot 4 & 20Ft Strip In Bay Adj Property address: 254 Hibiscus Dr S Folio number: 0232320060040	Randy J Slager & W Sybil K Baird Jtrs PO Box 190479 Miami Beach, FL 33119-0479
Hibiscus Island PB 8-75 Lot 5 & 20Ft Strip In Bay Adj Blk 1 Property address: 266 Hibiscus Dr S Folio number: 0232320060050	270 S Hibiscus Drive Inc 270 S Hibiscus Dr Miami Beach, FL 33139-5132
Hibiscus Island PB 8-75 Lot 6 & 20Ft Strip In Bay Adj Blk 1 Property address: 270 Hibiscus Dr S Folio number: 0232320060060	270 S Hibiscus Drive Inc 270 S Hibiscus Dr Miami Beach, FL 33139-5132
Hibiscus Island PB 8-75 Lot 7 Blk 1 Property address: 280 Hibiscus Dr S Folio number: 0232320060070	Island 200 LLC 50 S Pointe Dr Apt 2902 Miami Beach, FL 33139-4791
Hibiscus Island PB 8-75 Lot 8 Blk 1 Property address: 290 Hibiscus Dr S Folio number: 0232320060080	Mark E Williamson &W 290 S Hibiscus Dr Miami Beach, FL 33139-5132
Hibiscus Island PB 8-75 Lot 9 & 20Ft Strip In Bay Adj Blk 1 Property address: 294 Hibiscus Dr S Folio number: 0232320060090	Mary Ann Mcilraith Trs Mary Ann Mcilraith Revo Living Tr 294 S Hibiscus Dr Miami Beach, FL 33139-5132
Hibiscus Island PB 8-75 Lot 10 & 20Ft Strip In Bay Adj Blk 1 Property address: 306 Hibiscus Dr S Folio number: 0232320060100	306 Hibiscus LLC 308 S Hibiscus Dr Miami Beach, FL 33139-5134
Hibiscus Island PB 8-75 Lot 21 & 20Ft Strip Adj In Bay Blk 2 Property address: 301 Hibiscus Dr N Folio number: 0232320060411	Elias Zwick 940 Lincoln Rd Ste 301 Miami Beach, FL 33139-2619
32 53 42 4-5 54 42 Hibiscus Island PB 8-75 Lot 22 & 20 Ft Strip Adj In BAy Blk 2 Property address: 297 Hibiscus Dr N Folio number: 0232320060420	Steven A Schnur 297 N Hibiscus Dr Miami Beach, FL 33139-5121
32 53 42 4-5 54 42 Hibiscus Island PB 8-75 Lot 23 & 20Ft Strip Adj In BaY Blk 2 Property address: 289 Hibiscus Dr N Folio number: 0232320060430	Tina Marie Simcox Trs Tina Marie Simcox Revocable Trust 289 N Hibiscus Dr Miami Beach, FL 33139-5121
32 53 42 4-5 54 42 Hibiscus Island PB 8-75 Lot 24 & 20Ft Strip Adj In BaY Blk 2 Property address: 279 Hibiscus Dr N Folio number: 0232320060431	James F Silvers & W Lois 279 N Hibiscus Dr Miami Beach, FL 33139-5121

32-53-42 4-5-54-42 Hibiscus Island PB 8-75 Lot 25 & W20ft Of Lot 26 Blk2
Property address: 271 Hibiscus Dr N
Folio number: 0232320060440

Vallis LLC
271 N Hibiscus Dr
Miami Beach, FL 33139-5121

32 53 42 4 5 54 42 Hibiscus Island PB 8-75 E40ft Of Lot 26 & W1/2 Of
Lot27 Blk 2
Property address: 269 Hibiscus Dr N
Folio number: 0232320060445

Al Hossam Inc C/O Michael Rehr Esq
9500 S Dadeland Blvd Ste 550
Miami, FL 33156-2829

32 53 42 4-5 54 42 Hibiscus Island PB 8-75 Ely1/2 Lot 27 & Wly35ft Lot 28
& 20Ft Strip Adj Bay Blk 2
Property address: 265 Hibiscus Dr N
Folio number: 0232320060450

Estanex Inc
265 N Hibiscus Dr
Miami Beach, FL 33139-5121

Hibiscus Island PB 8-75 Ely25ft Lot 28 & Wly30ft Lot 29 & 20Ft Strip Adj
In Bay Blk 2
Property address: 255 Hibiscus Dr N
Folio number: 0232320060460

Kayce Driscoll & Fred Schaner
255 N Hibiscus Dr
Miami Beach, FL 33139-5121

32 53 42 4-5 54 42 Hibiscus Island PB 8-75 Ely1/2 Lot 29 & Wly1/2 Lot 30
& 20Ft Str Adj In Bay Blk 2
Property address: 235 Hibiscus Dr N
Folio number: 0232320060470

Yale M Samole & W Susan
235 N Hibiscus Dr
Miami Beach, FL 33139-5121

Hibiscus Island PB 8-75 E1/2 Lot 30 & 20Ft Str Adj Same On Seaward Sd &
Lot A & 20Ft Str Adj Same Seaward Sd Blk 2
Property address: 225 Hibiscus Dr N
Folio number: 0232320060471

Hibiscus Island Holdings LLC
C/O Troy Gould Pc
1801 Century Park E Ste 1600
Los Angeles, CA 90067-2318

Hibiscus Island PB 8-75 Lot 31 & All Lot 32 Less E40ft Blk 2
Property address: 205 Hibiscus Dr N
Folio number: 0232320060480

Hibiscus Island Holdings LLC
C/O Troy Gould Pc
1801 Century Park E Ste 1600
Los Angeles, CA 90067-2318

32 53 42-4 54 42 Hibiscus Island PB 8-75 Tract B
Property address:
Folio number: 0232320060890

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