



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

December 8, 2022

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property owners within 375 feet of:

SUBJECT: 1045 5 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-4204-002-0040

LEGAL DESCRIPTION: MC GUIRES SUB PB 6-83 LOTS 9 THRU 11 BLK 98 & LOTS 12 THRU 14 BLK 98 OF OCEAN BEACH ADDN NO 3 P 2-81

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **96, including 0 international**



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375' RADIUS MAP



SUBJECT: 1045 5 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-4204-002-0040

LEGAL DESCRIPTION: MC GUIRES SUB PB 6-83 LOTS 9 THRU 11 BLK 98 & LOTS 12 THRU 14 BLK 98 OF OCEAN BEACH ADDN NO 3 P 2-81

1000 FIFTH ST CORPORATION
% CHRISTOPHER LANGEN
PO BOX 398570
MIAMI BEACH, FL 33239

1019 FIFTH STREET EQUITIES LLC
C/O TIME EQUITIES INC
1019 FIFTH STREET TEA LLC
55 5 AVE 15 FL
NEW YORK, NY 10003

1030 PROPERTY INVESTMENTS LLC
814 1 ST
MIAMI BEACH, FL 33139

1725 JAMES AVE NO 26 LLC
1354 WASHINGTON AVE STE 223
MIAMI BEACH, FL 33139

411 MICHIGAN SOFI OWNER LLC
55 E 59 ST 24 FLOOR
NEW YORK, NY 10022

531 MB LLC
4541 POST AVE
MIAMI BEACH, FL 33140

532 MICHIGAN AVE LLC
1688 MERIDIAN AVE STE 600 & 700
MIAMI BEACH, FL 33139

532 MICHIGAN AVE LLC
935 PENNSYLVANIA AVE STE 102
MIAMI BEACH, FL 33139

544 MICHIGAN AVE INC
544 MICHIGAN AVE APT 2
MIAMI BEACH, FL 33139

550 MICHIGAN AVENUE CORP
150 SE 2 AVE 1010
MIAMI, FL 33131

560 MICHIGAN AVENUE CORP
245 18 ST #603
MIAMI BEACH, FL 33139

609 LENOX LLC
319 NE 59 TER
MIAMI, FL 33137

610 MICHIGAN AVE LLC
1602 ALTON RD #599
MIAMI BEACH, FL 33139

624 MICHIGAN LLC
212 NE 24 ST #3
MIAMI, FL 33137-4508

629 LENOX HOLDINGS LLC
3050 BISCAYNE BLVD STE 801
MIAMI, FL 33137

ACM GROUP LLC
407 LINCOLN RD STE 2H
MIAMI BEACH, FL 33139

AHMED ALASHWAH
LYNNE MARLETTE
601 MICHIGAN AVE #5
MIAMI BEACH, FL 33139

AHMED ALASHWAH
601 MICHIGAN AVE UNIT 2
MIAMI BEACH, FL 33139

ALBERT STRIGNANO
1003 6 ST 3
MIAMI BEACH, FL 33139

ALE REAL ESTATE LLC
850 OCEAN DR #203
MIAMI BEACH, FL 33139

ASTORIA UNO LLC
1270 SW 13 ST
MIAMI, FL 33145

BIRI US LLC
3901 NW 79 AVE STE 104
MIAMI, FL 33166

CARIBE LIFE CORP
557 MICHIGAN AVE 222
MIAMI BEACH, FL 33139

CARIBE LIFE CORP
557 MICHIGAN AVE APT 112
MIAMI BEACH, FL 33139

CELESTE RENEE VEZOLLES
1457 MERIDIAN AVE APT 104
MIAMI BEACH, FL 33139-8069

CHRISTOPHER CARTER BROWDER
110 WASHINGTON AVE #1406
MIAMI BEACH, FL 33139

CIERVO PROPERTIES LLC
234 MOSHER AVE
WOODMERE, NY 11598

CITY OF MIAMI BEACH
ATTN: CITY MANAGER
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

CLAUDE IMAZ
2442 WEST ST
BERKELEY, CA 94702

COSTABUE LLC
31 SE 5 ST STE 312
MIAMI, FL 33131

CRATERA LLC
5040 NW 7 ST STE 705
MIAMI, FL 33126

EDW A MCCARTHY-ARCHBISHOP
BISHOP OF DIOCESE
9401 BISCAYNE BLVD
MIAMI, FL 33138

ERICA A PORTER
610 MICHIGAN AVE 7
MIAMI BEACH, FL 33139

FIFTH & ALTON (EDENS) LLC
1221 MAIN ST #1000
COLUMBIA, SC 29201

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

FRYD FAMILY ASSOCIATES LTD
523 MICHIGAN AVE
MIAMI BEACH, FL 33139-6317

GATEWAY MB LLC
C/O NORTON NESIS
41 BAYARD ST
NEW BRUNSWICK, NJ 08901

GILBERTO BROTONS &W VIVIAN
619 MICHIGAN AVE UNIT 3
MIAMI BEACH, FL 33139-6048

ILONA LAZANYI
544 MICHIGAN AVE #3
MIAMI BEACH, FL 33139-6330

IRENE MARTINEZ
544 MICHIGAN AVE APT 8
MIAMI BEACH, FL 33139

JACK A TAYLOR
6044 N CHANTICLEER DR
MAUMEE, OH 43537

JUANDAVID SANCHEZ
551 MICHIGAN AVE 223
MIAMI BEACH, FL 33139

KAREN D GALLOWAY
16321 PACIFIC COAST HWY UNIT #A
PACIFIC PALISADES, CA 90272

KENT FRANK
CELIA FRANK
619 MICHIGAN AVE #1
MIAMI BEACH, FL 33139-6048

LEEMAN ACQUISITION COMPANY LLC
711 NW 23 TERR STE 100
MIAMI, FL 33137

LENOX 429 AVE INC
177 NORTHEAST LOOP 410
SAN ANTONIO, TX 78217

LEO KINGSTON
2239 NW 39 ST
OKLAHOMA CITY, OK 73112

LEO KINGSTON
PO BOX 12920
OKLAHOMA CITY, OK 73157

LILIA R HERRERA
10351 NW 127 ST
HIALEAH GARDENS, FL 33018-6011

LINNEA JOHNSON
610 MICHIGAN AVE 3
MIAMI BEACH, FL 33139-6064

LORE USA LLC
860 COLLINS AVE
MIAMI BEACH, FL 33139

LUFFIELD LLC
544 MICHIGAN AVE APT 9
MIAMI BEACH, FL 33139

LULAV SQUARE APARTMENTS LP
2206 JO-AN DR
SARASOTA, FL 34231

LYSA PHAN JTRS
THU PHAN JTRS
600 MICHIGAN AVE APT 1
MIAMI BEACH, FL 33139

MAC 1045 5TH ST LLC
1261 20 ST
MIAMI BEACH, FL 33139

MAFL INVEST LLC
C/O BAUR KLEIN PA
11767 S DIXIE HWY 103
MIAMI, FL 33156

MANDARIN REAL ESTATE LLC
31 SE 5 ST 312
MIAMI, FL 33131

MARIUS JOHANNES SLUIJTERS TRS
C/O HAMIA LLC
BREMER FAMILY 2017 IRREVOCABLE TR
1602 ALTON RD #599
MIAMI BEACH, FL 33139

MELI INVESTMENT CORP
6500 SW 67 AVE
MIAMI, FL 33143-3112

MICCOMIAMI INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

MICHAEL CORTICCHIA
ANNA MARIA CORTICCHIA
33 06 92 ST 1N
JACKSON HEIGHTS, NY 11372

MICHAEL CORTICCHIA
ANNA CORTICCHIA
3306 92 ST 1N
JACKSON HEIGHTS, NY 11372

MICHAEL E HUGHES
ROGER AVILA LEYVA
9160 BYRON AVE
SURFSIDE, FL 33154

MICHAEL TRAINOR
544 MICHIGAN AVE UNIT 6
MIAMI BEACH, FL 33139

MICHIGAN 551 PROPERTY LLC
557 MICHIGAN AVE APT 111
MIAMI BEACH, FL 33139

MJ MICHIGAN 7 LLC
31 SE 5 ST 312
MIAMI, FL 33131

MONTIGNY AND PARTNERS LLC
1680 MICHIGAN AVE 722
MIAMI BEACH, FL 33139

NARAD PARBHOO
HAZELANN PARBHOO
AMANDA BALKARAN
8 HEGYI CT
BURLINGTON, NJ 08016

NELLIE DAHER
CHIARA J SOLLOA
619 MICHIGAN AVE 4
MIAMI BEACH, FL 33139

NF FIFTH ST LLC &
BK FIFTH ST LLC
1665 WASHINGTON AVE 4TH FL
MIAMI BEACH, FL 33139

NINA BERNSTEIN
415 E 52 ST APT 10AB
NEW YORK, NY 10022-6489

PADOVA CONSTRUCTION LLC
2601 S BAYSHORE DR #700
MIAMI, FL 33133

RAYLA GUIMARAES JACUNDA
610 MICHIGAN AVE #2
MIAMI BEACH, FL 33139

ROBERT M YOUNG JR
1100 11 ST 407
MIAMI BEACH, FL 33139

ROBIN ROSENBAUM
619 MICHIGAN AVE #2
MIAMI BEACH, FL 33139-6048

SAAD LALMI
PO BOX 422961
SAN FRANCISCO, CA 94142

SANDORNE LLC
5040 NW 7 ST STE 705
MIAMI, FL 33126

SANDRA VARELA
601 MICHIGAN AVE #3
MIAMI BEACH, FL 33139-6089

SARA E HERNANDEZ
REM JOSE YAMIR HERNANDEZ
619 MICHIGAN AVE 6
MIAMI BEACH, FL 33139

SCULL INVESTMENT LLC
848 BRICKELL AVE PH1
MIAMI, FL 33131

SHADOW ME LLC
557 MICHIGAN AVE APT 115
MIAMI BEACH, FL 33139

SPIAGGIA 606 LLC
1100 WEST AVE UNIT 1026
MIAMI BEACH, FL 33139

SULTANA THE KING LLC
C/O SATOR MANAGEMENT
1000 5TH ST STE 230
MIAMI BEACH, FL 33139

SUNSHINE GASOLINE
DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172

SUZANNE CAMILLE JOLY
FABRICE JOLY
551 MICHIGAN AVE 122
MIAMI BEACH, FL 33139

TANDIL LLC
7325 SW 98 CT
MIAMI, FL 33173

TATIANA NIKOLAEVA
544 MICHIGAN AVE APT 1
MIAMI BEACH, FL 33139

THU PHAN
LYSA PHAN
1001 6 ST 2
MIAMI BEACH, FL 33139

TOPLOCATION INC
100 SE 2 ST STE 2100
MIAMI, FL 33131

TOWER TRADING SAGL
557 MICHIGAN AVE APT 114
MIAMI BEACH, FL 33139

UNDERHOOK LLC
600 NE 36 ST 1022
MIAMI, FL 33137

VF MIAMI INVESTMENT INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

VIPEPE INTERNATIONAL LLC
544 MICHIGAN AVE #5
MIAMI BEACH, FL 33139

WILLIAM ENROQUE ARTEAGA TRS
C/O HAMIA LLC
BREMER FAM IRREV TR
1602 ALTON RD 599
MIAMI BEACH, FL 33139

WILLIAMS P VALLEJOS
90 ALTON RD UNIT TH2
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
1000 FIFTH ST CORPORATION % CHRISTOPHER LANGEN	PO BOX 398570	MIAMI BEACH	FL	33239	USA
1019 FIFTH STREET EQUITIES LLC C/O TIME EQUITIES INC 1019 FIFTH STREET TEA LLC	55 5 AVE 15 FL	NEW YORK	NY	10003	USA
1030 PROPERTY INVESTMENTS LLC	814 1 ST	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1354 WASHINGTON AVE STE 223	MIAMI BEACH	FL	33139	USA
411 MICHIGAN SOFI OWNER LLC	55 E 59 ST 24 FLOOR	NEW YORK	NY	10022	USA
531 MB LLC	4541 POST AVE	MIAMI BEACH	FL	33140	USA
532 MICHIGAN AVE LLC	1688 MERIDIAN AVE STE 600 & 700	MIAMI BEACH	FL	33139	USA
532 MICHIGAN AVE LLC	935 PENNSYLVANIA AVE STE 102	MIAMI BEACH	FL	33139	USA
544 MICHIGAN AVE INC	544 MICHIGAN AVE APT 2	MIAMI BEACH	FL	33139	USA
550 MICHIGAN AVENUE CORP	150 SE 2 AVE 1010	MIAMI	FL	33131	USA
560 MICHIGAN AVENUE CORP	245 18 ST #603	MIAMI BEACH	FL	33139	USA
609 LENOX LLC	319 NE 59 TER	MIAMI	FL	33137	USA
610 MICHIGAN AVE LLC	1602 ALTON RD #599	MIAMI BEACH	FL	33139	USA
624 MICHIGAN LLC	212 NE 24 ST #3	MIAMI	FL	33137-4508	USA
629 LENOX HOLDINGS LLC	3050 BISCAYNE BLVD STE 801	MIAMI	FL	33137	USA
ACM GROUP LLC	407 LINCOLN RD STE 2H	MIAMI BEACH	FL	33139	USA
AHMED ALASHWAH LYNNE MARLETTE	601 MICHIGAN AVE #5	MIAMI BEACH	FL	33139	USA
AHMED ALASHWAH	601 MICHIGAN AVE UNIT 2	MIAMI BEACH	FL	33139	USA
ALBERT STRIGNANO	1003 6 ST 3	MIAMI BEACH	FL	33139	USA
ALE REAL ESTATE LLC	850 OCEAN DR #203	MIAMI BEACH	FL	33139	USA
ASTORIA UNO LLC	1270 SW 13 ST	MIAMI	FL	33145	USA
BIRI US LLC	3901 NW 79 AVE STE 104	MIAMI	FL	33166	USA
CARIBE LIFE CORP	557 MICHIGAN AVE 222	MIAMI BEACH	FL	33139	USA
CARIBE LIFE CORP	557 MICHIGAN AVE APT 112	MIAMI BEACH	FL	33139	USA
CELESTE RENEE VEZOLLES	1457 MERIDIAN AVE APT 104	MIAMI BEACH	FL	33139-8069	USA
CHRISTOPHER CARTER BROWDER	110 WASHINGTON AVE #1406	MIAMI BEACH	FL	33139	USA
CIERVO PROPERTIES LLC	234 MOSHER AVE	WOODMERE	NY	11598	USA
CITY OF MIAMI BEACH ATTN: CITY MANAGER	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDE IMAZ	2442 WEST ST	BERKELEY	CA	94702	USA
COSTABLU LLC	31 SE 5 ST STE 312	MIAMI	FL	33131	USA
CRATERA LLC	5040 NW 7 ST STE 705	MIAMI	FL	33126	USA
EDW A MCCARTHY-ARCHBISHOP BISHOP OF DIOCESE	9401 BISCAYNE BLVD	MIAMI	FL	33138	USA
ERICA A PORTER	610 MICHIGAN AVE 7	MIAMI BEACH	FL	33139	USA
FIFTH & ALTON (EDENS) LLC	1221 MAIN ST #1000	COLUMBIA	SC	29201	USA
FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT	700 UNIVERSE BLVD, PSX/JB	JUNO BEACH	FL	33408	USA
FRYD FAMILY ASSOCIATES LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
GATEWAY MB LLC C/O NORTON NESIS	41 BAYARD ST	NEW BRUNSWICK	NJ	08901	USA
GILBERTO BROTONS & W VIVIAN	619 MICHIGAN AVE UNIT 3	MIAMI BEACH	FL	33139-6048	USA
ILONA LAZANYI	544 MICHIGAN AVE #3	MIAMI BEACH	FL	33139-6330	USA
IRENE MARTINEZ	544 MICHIGAN AVE APT 8	MIAMI BEACH	FL	33139	USA
JACK A TAYLOR	6044 N CHANTICLEER DR	MAUMEE	OH	43537	USA
JUANDAVID SANCHEZ	551 MICHIGAN AVE 223	MIAMI BEACH	FL	33139	USA

KAREN D GALLOWAY	16321 PACIFIC COAST HWY UNIT #A	PACIFIC PALISADES	CA	90272	USA
KENT FRANK CELIA FRANK	619 MICHIGAN AVE #1	MIAMI BEACH	FL	33139-6048	USA
LEEMAN ACQUISITION COMPANY LLC	711 NW 23 TERR STE 100	MIAMI	FL	33137	USA
LENOX 429 AVE INC	177 NORTHEAST LOOP 410	SAN ANTONIO	TX	78217	USA
LEO KINGSTON	2239 NW 39 ST	OKLAHOMA CITY	OK	73112	USA
LEO KINGSTON	PO BOX 12920	OKLAHOMA CITY	OK	73157	USA
LILIA R HERRERA	10351 NW 127 ST	HIALEAH GARDENS	FL	33018-6011	USA
LINNEA JOHNSON	610 MICHIGAN AVE 3	MIAMI BEACH	FL	33139-6064	USA
LORE USA LLC	860 COLLINS AVE	MIAMI BEACH	FL	33139	USA
LUFFIELD LLC	544 MICHIGAN AVE APT 9	MIAMI BEACH	FL	33139	USA
LULAV SQUARE APARTMENTS LP	2206 JO-AN DR	SARASOTA	FL	34231	USA
LYSA PHAN JTRS THU PHAN JTRS	600 MICHIGAN AVE APT 1	MIAMI BEACH	FL	33139	USA
MAC 1045 5TH ST LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
MAFL INVEST LLC C/O BAUR KLEIN PA	11767 S DIXIE HWY 103	MIAMI	FL	33156	USA
MANDARIN REAL ESTATE LLC	31 SE 5 ST 312	MIAMI	FL	33131	USA
MARIUS JOHANNES SLUIJTERS TRS C/O HAMIA LLC BREMER FAMILY 2017 IRREVOCABLE TR	1602 ALTON RD #599	MIAMI BEACH	FL	33139	USA
MELI INVESTMENT CORP	6500 SW 67 AVE	MIAMI	FL	33143-3112	USA
MICCOMIAMI INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
MICHAEL CORTICCHIA ANNA MARIA CORTICCHIA	33 06 92 ST 1N	JACKSON HEIGHTS	NY	11372	USA
MICHAEL CORTICCHIA ANNA CORTICCHIA	3306 92 ST 1N	JACKSON HEIGHTS	NY	11372	USA
MICHAEL E HUGHES ROGER AVILA LEYVA	9160 BYRON AVE	SURFSIDE	FL	33154	USA
MICHAEL TRAINOR	544 MICHIGAN AVE UNIT 6	MIAMI BEACH	FL	33139	USA
MICHIGAN 551 PROPERTY LLC	557 MICHIGAN AVE APT 111	MIAMI BEACH	FL	33139	USA
MJ MICHIGAN 7 LLC	31 SE 5 ST 312	MIAMI	FL	33131	USA
MONTIGNY AND PARTNERS LLC	1680 MICHIGAN AVE 722	MIAMI BEACH	FL	33139	USA
NARAD PARBHOO HAZELANN PARBHOO AMANDA BALKARAN	8 HEGYI CT	BURLINGTON	NJ	08016	USA
NELLIE DAHER CHIARA J SOLLOA	619 MICHIGAN AVE 4	MIAMI BEACH	FL	33139	USA
NF FIFTH ST LLC & BK FIFTH ST LLC	1665 WASHINGTON AVE 4TH FL	MIAMI BEACH	FL	33139	USA
NINA BERNSTEIN	415 E 52 ST APT 10AB	NEW YORK	NY	10022-6489	USA
PADOVA CONSTRUCTION LLC	2601 S BAYSHORE DR #700	MIAMI	FL	33133	USA
RAYLA GUIMARAES JACUNDA	610 MICHIGAN AVE #2	MIAMI BEACH	FL	33139	USA
ROBERT M YOUNG JR	1100 11 ST 407	MIAMI BEACH	FL	33139	USA
ROBIN ROSENBAUM	619 MICHIGAN AVE #2	MIAMI BEACH	FL	33139-6048	USA
SAAD LALMI	PO BOX 422961	SAN FRANCISCO	CA	94142	USA
SANDORNE LLC	5040 NW 7 ST STE 705	MIAMI	FL	33126	USA
SANDRA VARELA	601 MICHIGAN AVE #3	MIAMI BEACH	FL	33139-6089	USA
SARA E HERNANDEZ REM JOSE YAMIR HERNANDEZ	619 MICHIGAN AVE 6	MIAMI BEACH	FL	33139	USA
SCULL INVESTMENT LLC	848 BRICKELL AVE PH1	MIAMI	FL	33131	USA
SHADOW ME LLC	557 MICHIGAN AVE APT 115	MIAMI BEACH	FL	33139	USA
SPIAGGIA 606 LLC	1100 WEST AVE UNIT 1026	MIAMI BEACH	FL	33139	USA
SULTANA THE KING LLC C/O SATOR MANAGEMENT	1000 5TH ST STE 230	MIAMI BEACH	FL	33139	USA
SUNSHINE GASOLINE DISTRIBUTORS INC	1650 NW 87 AVE	MIAMI	FL	33172	USA
SUZANNE CAMILLE JOLY FABRICE JOLY	551 MICHIGAN AVE 122	MIAMI BEACH	FL	33139	USA
TANDIL LLC	7325 SW 98 CT	MIAMI	FL	33173	USA

TATIANA NIKOLAEVA	544 MICHIGAN AVE APT 1	MIAMI BEACH	FL	33139	USA
THU PHAN LYSA PHAN	1001 6 ST 2	MIAMI BEACH	FL	33139	USA
TOPLOCATION INC	100 SE 2 ST STE 2100	MIAMI	FL	33131	USA
TOWER TRADING SAGL	557 MICHIGAN AVE APT 114	MIAMI BEACH	FL	33139	USA
UNDERHOOK LLC	600 NE 36 ST 1022	MIAMI	FL	33137	USA
VF MIAMI INVESTMENT INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
VIPEPE INTERNATIONAL LLC	544 MICHIGAN AVE #5	MIAMI BEACH	FL	33139	USA
WILLIAM ENROQUE ARTEAGA TRS C/O HAMIA LLC BREMER FAM IRREV TR	1602 ALTON RD 599	MIAMI BEACH	FL	33139	USA
WILLIAMS P VALLEJOS	90 ALTON RD UNIT TH2	MIAMI BEACH	FL	33139	USA