



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

February 8, 2023

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

Re: Property owners within 375 feet of:

SUBJECT: 924 71 Street, Miami Beach, FL 33141

FOLIO NUMBER: 02-3210-013-0490

ABBREV. LEGAL DESCRIPTION: OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60 LOT 4
BLK 5

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: **185, including 1 international**



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375' RADIUS MAP (N.T.S.)



SUBJECT: 924 71 Street, Miami Beach, FL 33141

FOLIO NUMBER: 02-3210-013-0490

ABBREV. LEGAL DESCRIPTION: OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60 LOT 4
BLK 5

PABLO OLIVARES RIEUMONT
TAISHIA JARDON GARCIA
2121 BATHURST STREET 707
TORONTO ON M5N 2P3
CANADA

1030 71 STREET LLC
7529 BOUNTY AVE
NORTH BAY VILLAGE, FL 33141

1040 NORMANDY LC
5901 NW 151 ST #126
MIAMI LAKES, FL 33014

305 BAY DRIVE LLC
7125 BAY DR # 305
MIAMI BEACH, FL 33141

924 MARSEILLE OWNER LLC
924 MARSEILLE DR
MIAMI BEACH, FL 33141

928 71ST STREET HOLDINGS LLC
1665 WASHINGTON AVE 4 FL
MIAMI BEACH, FL 33139

965 APARTMENTS LLC
2912 BEE RIDGE RD 204
SARASOTA, FL 34239

A FRANKLIN SAVILLE HOLDINGS LLC
29 NE 48 ST
MIAMI, FL 33137

ALESSANDRO NESTA
6941 BAY DR # A 4
MIAMI BEACH, FL 33141

ALEX ZARFATI
15815 NW 16 CT
PEMBROKE PINES, FL 33028

ALIYAMYN LLC
12381 NW 97 PL
HIALEAH, FL 33018

AMPARO MEJIA
6941 BAY DR #A-5
MIAMI BEACH, FL 33141-5430

ANA GLORIA VASQUEZ
1016 71 ST 106
MIAMI BEACH, FL 33141

ANASTACIA REYES & H JUAN
1016 71 ST #206
MIAMI BEACH, FL 33141-2905

ANB ROD PROPERTIES LLC
13383 LAKEPOINTE CIR
COOPER CITY, FL 33330

ANDY RUIZ GOMEZ
AMANDA MASVIDAL HERNANDEZ
7125 BAY DR 506
MIAMI BEACH, FL 33141

ANTHONY PASSARELLI &
JOHN A PASSARELLI JTRS
6922 BAY DR
MIAMI BEACH, FL 33141-5403

AUSTIN J KNOX
JEFFREY S KNOX
7133 BAY DR 305
MIAMI BEACH, FL 33141

BAY DR LLC
KG NORMANDY LLC
1193 71 ST
MIAMI BEACH, FL 33141

C AND R REALTY LLC
394 N INDIANA AVE
LINDENHURST, NY 11757

C J A COMMERCIAL REALTY INC
PO BOX 558848
MIAMI, FL 33255

CARLO ANNUITI
6937 BAY DR UNIT 504
MIAMI BEACH, FL 33141-5428

CARLO ANNUITI TRS
CARLO ANNUITI REVOCABLE TR
SANDRA E VASTA TRS
6937 BAY DR 506
MIAMI BEACH, FL 33141

CARMELA GERRATANA
FRANCESCO GERRATANA EST OF
6937 BAY DR 204
MIAMI BEACH, FL 33141

CARMEN V GUTIERREZ
7125 BAY DR UNIT 201
MIAMI BEACH, FL 33141-5465

CATALINA INVESTMENTS LLC
5951 ALTON RD
MIAMI BEACH, FL 33140

CHIPS 2 LLC
1354 WASHINGTON AVE 220
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
ATTN CITY MANAGER
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33331

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

CLAUDIO BORDA
MARIA S ROSSI
7125 BAY DR #505
MIAMI BEACH, FL 33141-5472

CONCOURSE COMMERCIAL LC
5901 NW 151 ST 126
MIAMI LAKES, FL 33014

CORTES FERNANDEZ LLC
6941 BAY DR 4C
MIAMI BEACH, FL 33141

CORTES FERNANDEZ LLC
8101 ABBOT AVE #16
MIAMI BEACH, FL 33141

CRISTINA MARIE HERNANDEZ
LEONOR HERNANDEZ
7125 BAY DR 405
MIAMI BEACH, FL 33141

DANIEL MESCH
14821 SW 149 AVE
MIAMI, FL 33196-2335

DAVID ARAMA
BENJAMIN ARAMA
CATHERINE ARAMA
400 N LASALLE ST
CHICAGO, IL 60654

DAVID FARO &W FANNY
6937 BAY DR #201
MIAMI BEACH, FL 33141-5422

DEISE VALDES
6937 BAY DR UNIT 401
MIAMI BEACH, FL 33141-5426

DENISE T NETO TRS
DENISE T NETO FAMILY TRUST
5600 COLLINS AVE #12D
MIAMI BEACH, FL 33140

DIANA LEBRON GDN FOR
ESMERIDA GOMEZ LE
REM LISSETTE GOMEZ
7125 BAY DR 501
MIAMI BEACH, FL 33141

DIANE HAGEN JTRS
HADASSAH S ISRAEL JTRS
6937 BAY DR #207
MIAMI BEACH, FL 33141

DMITRI GREBENNIK
OKSANA GREBENNIK
72 DORANN AVE
PRINCETON, NJ 08540

DOLAN PROPERTIES INC
5901 NW 151 ST #126
MIAMI LAKES, FL 33014

DVORA SZTUKAISKI
6937 BAY DR #311
MIAMI BEACH, FL 33141-5425

E A Y C INVESTMENTS LLC
5650 STIRLING RD STE 4
HOLLYWOOD, FL 33021-1500

E95 FLORIDA PROPERTIES LLC
3540 N 53 AVE
HOLLYWOOD, FL 33021

EAYC INV E LLC
5650 STIRLING RD STE 4
HOLLYWOOD, FL 33021-1500

EDWIN PORRAS
68-11 LITTLE NECK PKWY
GLEN OAKS, NY 11004

ELIZABETH GRIMES
JOSEPH BUNNELL
6937 BAY DR 302
MIAMI BEACH, FL 33141

EMILIO SILVA HERRERA
IVONNE SANCHEZ CASTILLO
6937 BAY DR UNIT 209
MIAMI BEACH, FL 33141

ENRIQUE BOTERO
6941 BAY DR #C-1
MIAMI BEACH, FL 33141

ENRIQUE BOTERO
6941 BAY DR UNIT C3
MIAMI BEACH, FL 33141

EOR AND MJ INVESTMENTS LLC
27 DOXSEY PL
LYNBROOK, NY 11563

ESMERIDA GOMEZ
JORGE SOLER RAMIREZ
7125 BAY DR 304
MIAMI BEACH, FL 33141

EVANGELIO SANABRIA TRS
EVANGELIO SANABRIA AND
VIOLETA SANABRIA FAM TR NO 2
11521 SW 40 TER
MIAMI, FL 33165

F G REALTY INC
1751 WASHINGTON AVE UNIT 4G
MIAMI BEACH, FL 33139

FELIX MURILLO
3097 NW 97 CT
MIAMI, FL 33172-1037

FRANCESCO G NIFOSI EST OF
CARMELA GERRATANA CARDOZO
6937 BAY DR APT 204
MIAMI BEACH, FL 33141

GALIT BITTON
7133 BAY DR #306
MIAMI BEACH, FL 33141-5445

HANNA MAYA
ZAFIRA VERONICA MAYA
9751 E BAY HARBOR DR 1003
BAY HARBOR ISLANDS, FL 33154

HECTOR AMADO &W MARIA C
6937 BAY DR UNIT 403
MIAMI BEACH, FL 33141-5426

HILDA N FIECCONI
8620 BYRON AVE UNIT 6A
MIAMI BEACH, FL 33141

HOLIDAY BEACH CLUB INC
1124 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154-2013

HOME JOURNEY INVESTMENT LLC
10620 SW 72 AVE
MIAMI, FL 33156

HORLANDO P LAZARO
7125 BAY DR #203
MIAMI BEACH, FL 33141-5465

INCORSA CORP
6918 NE 5 AVE
MIAMI, FL 33138

IRMA MESA LE
ANGEL C MESA & MIRNA Y NOWLAN REM
PO BOX 415299
MIAMI BEACH, FL 33141

ISAAC S CRESPIN
7133 BAY DR 801
MIAMI BEACH, FL 33141

IVONNE CUENCA
7125 BAY DR #302
MIAMI BEACH, FL 33141-5467

JACALYN TINTORI
6937 BAY DR APT 205
MIAMI BEACH, FL 33141

JAIME SOLORZANO &W ZOILA
7125 BAY DR #206
MIAMI BEACH, FL 33141-5466

JANNA BERKOVSKY
6937 BAY DR #308
MIAMI BEACH, FL 33141-5425

JEANETTE PENA
FRANCIS PENA
6941 BAY DR C-5
MIAMI BEACH, FL 33141

JERIKA PROPERTIES INC
5901 NW 151 ST #126
MIAMI LAKES, FL 33014-2447

JESSICA R GREENFILED
6941 BAY DR C2
MIAMI BEACH, FL 33141-5432

JOAO B NETO
1511 BIARRITZ DR
MIAMI BEACH, FL 33141

JOAO BREITSAMETER NETO &W DENISE
1511 BIARRITZ DR
MIAMI BEACH, FL 33141-4721

JOSE FERNANDEZ
6937 BAY DR UNIT 304
MIAMI BEACH, FL 33141-5424

JOSEPH A ESTRADA
1760 BAY DR
MIAMI BEACH, FL 33141-4720

JUAN A CABRERA VILLAR
7133 BAY DR #702
MIAMI BEACH, FL 33141-5447

JUAN ALFONSO GUERRERO CASTENEDA
ESMERALDA BRUNO
7133 BAY DR 205
MIAMI BEACH, FL 33141

JUAN DAVID TORRES
AMAYA PAOLA CASTRO
7133 BAY DR #604
MIAMI BEACH, FL 33141

KAREN HERNANDEZ
7125 BAY DR 404
MIAMI BEACH, FL 33141

KEVIN B HOWE TRS
HOWE FAMILY REVOCABLE TRUST
DIANNA HOWE TRS
832 LAGUNA AVE
LOS ANGELES, CA 90026

KNH HOLDINGS LLC
3449 NE 1 AVE L31
MIAMI, FL 33137

KUARO 2 LLC
585 NE 121 ST
NORTH MIAMI, FL 33161

LAS GOLONDRINAS INC
2069 NE 123 ST
NORTH MIAMI, FL 33181-2806

LAURENT NANGNIOT
6937 BAY DR #306
MIAMI BEACH, FL 33141

LE PETIT PAPILLON MONTESSORI CORP
1021 BIARRITZ DR
MIAMI BEACH, FL 33141

LEONOR FERNANDEZ
7125 BAY DR APT 307
MIAMI BEACH, FL 33141-5468

LEP INTERNATIONAL LLC
110 MERRICK WAY #3A
CORAL GABLES, FL 33134

LEVIAN HERRERA
7133 BAY DR #804
MIAMI BEACH, FL 33141-5448

LILLIE G JACKSON
4720 DIANN DR
COLLEGE PARK, GA 30349

LIN ONE LLC
7801 HISPANOLA AVE 2
NORTH BAY VILLAGE, FL 33141

LINDA IVONNE ALVAREZ
6830 INDIAN CREEK DR 4E
MIAMI BEACH, FL 33141

LISA LISETTE MARTIN
NIURKA TOLEDO CARDENAS
7133 BAY DR 201
MIAMI BEACH, FL 33141

LISBET CORCOBA
6941 BAY DR 3A
MIAMI BEACH, FL 33141

LORENA P SANCHEZ
7125 BAY DR #406
MIAMI BEACH, FL 33141-5470

LUCIANO LUZI
4398 TWIGGS RD
YOUNG HARRIS, GA 30582-2700

LUIS CARBONELL
1301 SW 7 ST
MIAMI, FL 33135

LUIS GERMAN BERTOTTO
EVGENIYA YURIEVNA RYZHIKOVA
906 NE 27 AVE
HALLANDALE, FL 33009

MABOR REALTY AND
FINANCIAL COMPANY LLC
17201 COLLINS AVE APT 3804
SUNNY ISLES BEACH, FL 33160-3484

MAGDA CACERES
6937 BAY DR APT 202
MIAMI BEACH, FL 33141

MAHTA MESFUM
6937 BAY DR UNIT #512
MIAMI BEACH, FL 33141

MANUEL ZEVALLOS
10211 43 AVE
CORONA, NY 11386

MARCELO LEAL &W MILAGROS PEREZ
8220 NW 30 TER
DORAL, FL 33122

MARIA CARMEN MORALES
ANTONIO FERRER
7133 BAY DR 504
MIAMI BEACH, FL 33141

MARTIN D WEAVER JR
DIANDRA I WEAVER
6937 BAY DR 309
MIAMI BEACH, FL 33141

MAX B LITT
MARIA C RIGNACK
6941 BAY DR # C 6
MIAMI BEACH, FL 33141

MAX LITT
MARIA RIGNACK
6941 BAY DR B1
MIAMI BEACH, FL 33141

MIAMI 6905 CRE 009 LLC
9400 SW BEAVERTON HILLSDALE HWY STE 131
BEAVERTON, OR 97005

MIAMI PLACEMENT LLC
1035 N MIAMI AVE 400 3C
MIAMI, FL 33136

MICHAEL C FLECK
3102 CORTEZ RD WEST
BRADENTON, FL 34207

MICHAEL DEL SELVA
7133 BAY DR #303
MIAMI BEACH, FL 33141

MILAN 1214 LLC
PO BOX 668365
MIAMI, FL 33166

MILK LAGOON RANCH INC
2050 WEST 56 ST # 20
HIALEAH, FL 33016

MIRIAM VERA
SOPHIA R DANUCALOV
7133 BAY DR #502
MIAMI BEACH, FL 33141-5446

MLW HOLDINGS LLC
JJJ NORTH BEACH LLC
5100 PGA BLVD 209
PALM BEACH GARDENS, FL 33418

MONICA FRAGOSO
2730 LEE ST
HOLLYWOOD, FL 33020

MORUMBI LLC
123 POINT PLEASANT RD
PALM COAST, FL 32164

NABIL HACH AL LUCH
7701 BEACHVIEW DR
NORTH BAY VILLAGE, FL 33141-4009

NACIN A MIGUEL
1130 11 ST # 5E
MIAMI BEACH, FL 33139

NBF1 LLC
PO BOX 414318
MIAMI BEACH, FL 33141

NE 22ND ST LLC
C/O BETTINA EQUITIES
230 85 ST
NEW YORK, NY 10028

NEIL FRESCHMAN
2500 CLARENDON BLVD APT 813
ARLINGTON, VA 22201-3831

NELSON GOMEZ
2801 NE 183 ST #2207
AVENTURA, FL 33160

NY REAL ESTATE INVESTMENT LLC
1000 S STATE RD 7
PLANTATION, FL 33317

OLINDA FILIPPSSEN LE
REM PAULO R FILIPPSSEN
7125 BAY DR 204
MIAMI BEACH, FL 33141

OSVALDINA DA COSTA
6937 BAY DR #405
MIAMI BEACH, FL 33141-5426

PABLO MORGADO
6937 BAY DR #312
MIAMI BEACH, FL 33141

PABLO R & LUISA CEPERO (TRS)
309 HELLER ST
REDWOOD CITY, CA 94063

PATRICIA MONTERO
7125 BAY DR 306
MIAMI BEACH, FL 33141

PAUL PUPO
DULCE PUPO
7133 BAY DR UNIT #403
MIAMI BEACH, FL 33141

PAULA B MILANO
LUIS A CARBONELL
1301 SW 7 ST
MIAMI, FL 33235

PAULO EDSON DE SOUZA &
LUCIA HELENA FIDALGO PINHIRO
7125 BAY DR #407
MIAMI BEACH, FL 33141-5470

PAUTET LLC
14951 ROYAL OAKS LN #1002
NORTH MIAMI, FL 33181

PHIL DAWSON
JULIET DRAGOS
6937 BAY DR #408
MIAMI BEACH, FL 33141

PICO REAL ESTATE CORP
2136 NE 123 ST
NORTH MIAMI, FL 33181

R K ASSOCS #2 INC
17100 COLLINS AVE STE 225
SUNNY ISLES BEACH, FL 33160-3675

RAFAEL OVIEDO
8255 ABBOTT AVE APT 202
MIAMI BEACH, FL 33141-5229

RAFAEL ZUNIGA
7133 BAY DR 304
MIAMI BEACH, FL 33141

RAMON VANEGAS
DORALBA VANEGAS
7133 BAY DR 603
MIAMI BEACH, FL 33141

REM YEHEZKEL EZRA SHARBANI
REM MALKA GUTTMANN
REM AILEEN ISRAEL
6937 BAY DR #212
MIAMI BEACH, FL 33141-5423

RENE F RODRIGUEZ
7133 BAY DR 202
MIAMI BEACH, FL 33141

RHEMILA BARCIA
PO BOX 765
ESTERO, FL 33928-0765

RICARDO L ARRIETA &W MILDRED
7125 BAY DR #303
MIAMI BEACH, FL 33141-5467

RK 946 966 NORMANDY LLC
17100 COLLINS AVE STE 225
SUNNY ISLES BEACH, FL 33160

ROBERT SUAREZ
7133 BAY DR 701
MIAMI BEACH, FL 33141

RODOLFO ROMERO
LUIS FERNANDO ROMERO
7133 BAY DR #703
MIAMI BEACH, FL 33141

RON SALERNO
736 N VICTORIA PARK RD
FT LAUDERDALE, FL 33304-3435

ROSA MAYA
6937 BAY DR #211
MIAMI BEACH, FL 33141-5423

ROSANA HECHT
7125 BAY DR #408
MIAMI BEACH, FL 33141

ROSANA HECHT
7125 BAY DR #402
MIAMI BEACH, FL 33141-5469

ROSEMARY MCMAHON
VALENTINA BOTES
6937 BAY DR UNIT 505
MIAMI BEACH, FL 33141

ROY A JURADO
6937 BAY DR #203
MIAMI BEACH, FL 33141

RUI M SOARES
ANA C SOARES
7505 MUTINY AVE
NORTH BAY VILLAGE, FL 33141

RUI SOARES
7505 MUTINY AVE
NORTH BAY VILLAGE, FL 33141-5495

RUSTO KOLENOVIC
SADIKA KOLENOVIC
ADIS KOLENOVIC
6818 BAY DR
MIAMI BEACH, FL 33141

SADIE GONZALEZ TAMAYO
JUAN PEREZ CASTRO
6937 BAY DR #502
MIAMI BEACH, FL 33141

SALLY RASKIN EST OF
6937 BAY DR #404
MIAMI BEACH, FL 33141

SANTIAGO PENUELA NEGLIA
7125 BAY DR UNIT #205
MIAMI BEACH, FL 33141

SARAH HOWARD
6941 BAY DR B-3
MIAMI BEACH, FL 33141

SEBASTIAN LASCHERA &W
JILSIA PERDOMO
7125 BAY DR #503
MIAMI BEACH, FL 33141-5471

SERGIO LEON
6937 BAY DR UNIT 301
MIAMI BEACH, FL 33141-5424

SIAR 1 LLC
2600 S DOUGLAS RD STE 913
CORAL GABLES, FL 33134

SILVANO VELOZA TRS
VELOZA LIVING TRUST
BERTHA VELOZA TRS
7832 COLLINS AVE 406
MIAMI BEACH, FL 33141

SOFIA GRENBERG
6937 BAY DR #501
MIAMI BEACH, FL 33141-5428

STEPHEN ZIMMER
8000 HARDING AVE APT 7A
MIAMI BEACH, FL 33141-1686

STEVEN CHRISTOPHER SECARY
6937 BAY DR #208
MIAMI BEACH, FL 33141

SUNIL M KURANI
7125 BAY DR #401
MIAMI BEACH, FL 33141-5469

SUNSHINE GASOLINE DISTRIBUTOR
INC
1650 NW 87 AVE
DORAL, FL 33172

SUNWIND GROUP LLC
550 11 ST #207
MIAMI BEACH, FL 33139

THE HELEN P STEVENS FAMILY LTD
65 HAYMAKER LN
SOUTH BURLINGTON, VT 05403

THE KNIGHTSBRIDGE CONDO ASSOC INC
% GUARANTEE MANAGEMENT SVC INC
7133 BAY DR
MIAMI BEACH, FL 33141-5477

TONY CALERO
7133 BAY DR 203
MIAMI BEACH, FL 33141

VIOLADELIA LLC
750 COLLINS AVE # 207
MIAMI BEACH, FL 33139

WYCLIFFE TYSON
6941 BAY DR #A6
MIAMI BEACH, FL 33141-5430

X ANTONIO NEGRIN
MISAKY GUERRA
7125 BAY DR 308
MIAMI BEACH, FL 33141

XIOMARA S DOMINGUEZ
6937 BAY DR #310
MIAMI BEACH, FL 33141-5425

YAMILA E AGUILAR
18883 NW 89 AVE
HIALEAH, FL 33018-6288

YANELYS CRESPO
6937 BAY DR 511
MIAMI BEACH, FL 33141

YELIENIS MORENO SARDINAS
6937 BAY DR #206
MIAMI BEACH, FL 33141

YULIA YAZENOK
6937 BAY DR 412
MIAMI BEACH, FL 33141

ZAIDA A LANUZA
6937 BAY DR UNIT 305
MIAMI BEACH, FL 33141-5424

ZORAIDA CARDIFF
7125 BAY DR #207
MIAMI BEACH, FL 33141