



February 1, 2024

**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 9, Block 10, **LA GORCE ISLAND SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 34, at Page 83 of the Public Records of Miami-Dade County, Florida.

ADDRESS: 6650 Sheffield Lane, Miami Beach, FL 33141

FOLIO: 02-3210-003-0270

PREPARED FOR: HOLLAND & KNIGHT LLP

ORDER: 240106

Total number of property owners without repetition: 35

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 9, Block 10, **LA GORCE ISLAND SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 34, at Page 83 of the Public Records of Miami-Dade County, Florida.

ADDRESS: 6650 Sheffield Lane, Miami Beach, FL 33141

FOLIO: 02-3210-003-0270

PREPARED FOR: HOLLAND & KNIGHT LLP

ORDER: 240106

La Gorce Island PB 34-83 Lot 21 Thru 23 & Sw1/2 Of Lot 24 Blk 1
Property address: 42 La Gorce Cir
Folio number: 0232100030170

Mash Miami Inc
515 E Las Olas Blvd Ste 1200
Fort Lauderdale, FL 33301-4249

La Gorce Island PB 34-83 Ne1/2 Of Lot 24 & Lot 25 Blk 1

Property address: 50 La Gorce Cir
Folio number: 0232100030190

Sunshine Equities Corp
C/O Lopez & Romero P C
1120 6 Ave 4 Fl
New York, NY 10036

La Gorce Island PB 34-83 Lot 1 Blk 10
Property address: 6655 Brevity Ln
Folio number: 0232100030210

Mash Brevity Lane Lllp
6655 Brevity Ln
Miami Beach, FL 33141-4518

La Gorce Island PB 34-83 N85ft Of Lot 2 Blk 10
Property address: 6645 Brevity Ln
Folio number: 0232100030211

Dennis Kainen & W Deborah
6645 Brevity Ln
Miami Beach, FL 33141-4518

La Gorce Island PB 34-83 S20ft Of Lot 2 & Lot 3 Blk 10
Property address: 6641 Brevity Ln
Folio number: 0232100030220

Anna K Rentz Trs Anna K Rentz
6641 Brevity Ln
Miami Beach, FL 33141-4518

La Gorce Island PB 34-83 Lots 4 & 7 Blk 10

Property address: 6625 Brevity Ln
Folio number: 0232100030230

Lawrence Kogan Trs
Lawrence Kogan Tr Of 2022
6625 Brevity Ln
Miami Beach, FL 33141-4518

La Gorce Island PB 34-83 Lot 5 Blk 10
Property address: 25 La Gorce Cir
Folio number: 0232100030240

Mark S Chaplin
25 Lagorce Cir
Miami Beach, FL 33141-4519

10-11 53 42 La Gorce Island PB 34-83 Lot 6 Blk 10

Property address: 21 La Gorce Cir
Folio number: 0232100030250

Didier Choukroun
Esther V Egozi Choukroun
21 Lagorce Cir
Miami Beach, FL 33141-4519

La Gorce Island PB 34-83 Lot 8 Blk 10

Property address: 6630 Sheffield Ln
Folio number: 0232100030260

Janice Wagner Moscoso
6630 Sheffield Ln
Miami Beach, FL 33141-4535

La Gorce Island PB 34-83 Lot 9 Blk 10

Property address: 6650 Sheffield Ln
Folio number: 0232100030270

Pash Place One LLC
6650 Sheffield Ln
Miami Beach, FL 33141-4535

La Gorce Island PB 34-83 Lot 10 Blk 10

Property address: 6652 Sheffield Ln
Folio number: 0232100030280

Wendy M Smith David B Smith
6652 Sheffield Ln
Miami Beach, FL 33141-4535

La Gorce Island PB 34-83 Lot 11 Blk 10

Property address: 55 La Gorce Cir
Folio number: 0232100030290

55 Lgc Made LLC
2324 Coral Ridge View Dr
Fort Lauderdale, FL 33308-6239

La Gorce Island PB 34-83 Lots 1 & 2 Blk 11 Per Unity Of Title Or 33288-1340

Property address: 41 La Gorce Cir
Folio number: 0232100030300

Ryan Shinman
41 Lagorce Cir
Miami Beach, FL 33141-4519

10-11 53 42 La Gorce Island PB 34-83 Lot 3 Blk 11

Property address: 31 La Gorce Cir
Folio number: 0232100030320

31 La Gorce Circle LLC
3681 Flamingo Dr
Miami Beach, FL 33140-3924

Sub Of La Gorce Island PB 40-64 Lots 1 Thru 3 Blk 2 And Prop Int In & To
Common Elements Not Dedicated To Public

Property address: 54 La Gorce Cir
Folio number: 0232100060010

Wayne E Chaplin & W Arlene
54 Lagorce Cir
Miami Beach, FL 33141-4520

Sub Of Lagorce Island PB 40-64 Lot 4 Blk 2 And Prop Int In & To Common
Elements Not Dedicated To Public

Property address: 58 La Gorce Cir
Folio number: 0232100060030

Cashwood Investments LLC
18501 Collins Ave Apt 2604
Sunny Isles Beach, FL 33160-5654

10 53 42 Sub Of Lagorce Island PB 40-64 Lot 5 & W1/2 Lot 6 Blk 2 And Prop
Int In & To Common Elements Not Dedicated To Public

Property address: 60 La Gorce Cir
Folio number: 0232100060040

Sobe Invest LLC C/O Sdi Inc
60 Lagorce Cir
Miami Beach, FL 33141-4520

Sub Of Lagorce Island PB 40-64 Lot 1 Blk 9 And Prop Int In & To Common
Elements Not Dedicated To Public

Property address: 61 La Gorce Cir
Folio number: 0232100060060

Cashwood Investments LLC
18501 Collins Ave Apt 2604
Sunny Isles Beach, FL 33160-5654

Sub Of Lagorce Island PB 40-64 Lot 2 Blk 9 And Prop Int In & To Common
ELements Not Dedicated To Public
Property address: 6685 Sheffield Ln
Folio number: 0232100060070

Darius Nakvosas Egle Nakvosas
6685 Sheffield Ln
Miami Beach, FL 33141-4534

Sub Of Lagorce Island PB 40-64 Lot 3 Blk 9 And Prop Int In & To Common
ELements Not Dedicated To Public

Property address: 6675 Sheffield Ln
Folio number: 0232100060080

Kristin Via Trs
6675 Sheffield Lane Rev Tr
6675 Sheffield Ln
Miami Beach, FL 33141-4534

Sub Of La Gorce Island PB 40-64 Lot 4 Blk 9 And Prop Int In & To Common
Elements Not Dedicated To Public
Property address: 6655 Sheffield Ln
Folio number: 0232100060090

Joseph Z Fleming Betty C Fleming
6655 Sheffield Ln
Miami Beach, FL 33141-4534

10 53 42 Sub Of La Gorce Island PB 40-64 Lot 5 Blk 9 And Prop Int In & TO
Common Elements No Dedicated To Public
Property address: 6635 Sheffield Ln
Folio number: 0232100060100

Lawrence Kogan Diana Kogan
6635 Sheffield Ln
Miami Beach, FL 33141-4534

Sub Of Lagorce Island PB 40-64 Lot 6 Blk 9 And Prop Int In & To Common
ELements Not Dedicated To Public
Property address: 6625 Sheffield Ln
Folio number: 0232100060110

Hal M Lucas Marisa J Toccin
6625 Sheffield Ln
Miami Beach, FL 33141-4534

Sub Of Lagorce Island PB 40-64 Lot 7 Blk 9 And Prop Int In & To Common
ELements Not Dedicated To Public

Property address: 17 La Gorce Cir
Folio number: 0232100060120

Ddvfl La Gorce Two LLC
C/O Grassi & Co Cpas P C
488 Madison Ave Fl 21
New York, NY 10022-5704

Sub Of Lagorce Island PB 40-64 Lot 8 Blk 9 And Prop Int In & To Common
ELements Not Dedicated To Public

Property address: 15 La Gorce Cir
Folio number: 0232100060130

Mark Owen Bagnall
Maria Urbina Bagnall
15 Lagorce Cir
Miami Beach, FL 33141-4519

Sub Of Lagorce Island PB 40-64 Lot 9 Blk 9 And Prop Int In & To Common
ELements Not Dedicated To Public

Property address: 6620 Windsor Ln
Folio number: 0232100060140

Karen Wagner Trs Karen Wagner
Revocable Living Tr Luis A Rodriguez Jr
6630 Sheffield Ln
Miami Beach, FL 33141-4535

Sub Of La Gorce Island PB 40-64 Lot 10 Blk 9 And Prop Int In & To Common
Elements Not Dedicated To Public
Property address: 6644 Windsor Ln
Folio number: 0232100060150

Mvp III LLC Bdl6644 LLC Jcd6644 LLC
8240 NE 12th Ave
Miami, FL 33138-4148

Sub Of Lagorce Island PB 40-64 Lot 11 Blk 9 And Prop Int In & To Common
Elements Not Dedicated To Public
Property address: 6662 Windsor Ln
Folio number: 0232100060160

Loys A Gray III Fang Zhu
6662 Windsor Ln
Miami Beach, FL 33141-4537

10 53 42 Sub Of Lagorce Island PB 40-64 Lot 12 Blk 9 And Prop Int In & TO
Common Elements Not Dedicated To Public
Property address: 6676 Windsor Ln
Folio number: 0232100060170

Jeffrey Erez Michele Erez
6676 Windsor Ln
Miami Beach, FL 33141-4537

Sub Of Lagorce Island PB 40-64 Lot 12-A Blk 9 And Prop Int In & To Common
Elements Not Dedicated To Public
Property address: 6690 Windsor Ln
Folio number: 0232100060180

Jaime A Rubinson
6690 Windsor Ln
Miami Beach, FL 33141-4537

Sub Of La Gorce Island PB 40-64 Lot 14 Blk 9 And Prop Int In & To Common
Elements Not Dedicated To Public
Property address: 6700 Windsor Ln
Folio number: 0232100060190

Marc Granetz Kristine Granetz
36 Chestnut Hill Rd
Wilton, CT 06897-4603

La Gorce Island PB 40-6 Lot 2 Blk 8
Property address: 6693 Windsor Ln
Folio number: 0232100160020

Joslynn Drucilla Miller
6693 Windsor Ln
Miami Beach, FL 33141-4536

La Gorce Island PB 40-6 Lot 3 Blk 8
Property address: 6675 Windsor Ln
Folio number: 0232100160030

Alma Rodriguez Trs
6675 Windsor Ln
Miami Beach, FL 33141-4536

La Gorce Island PB 40-6 Lot 4 Blk 8
Property address: 6655 Windsor Ln
Folio number: 0232100160040

Vito J Spitaleri Le
6655 Windsor Ln
Miami Beach, FL 33141-4536

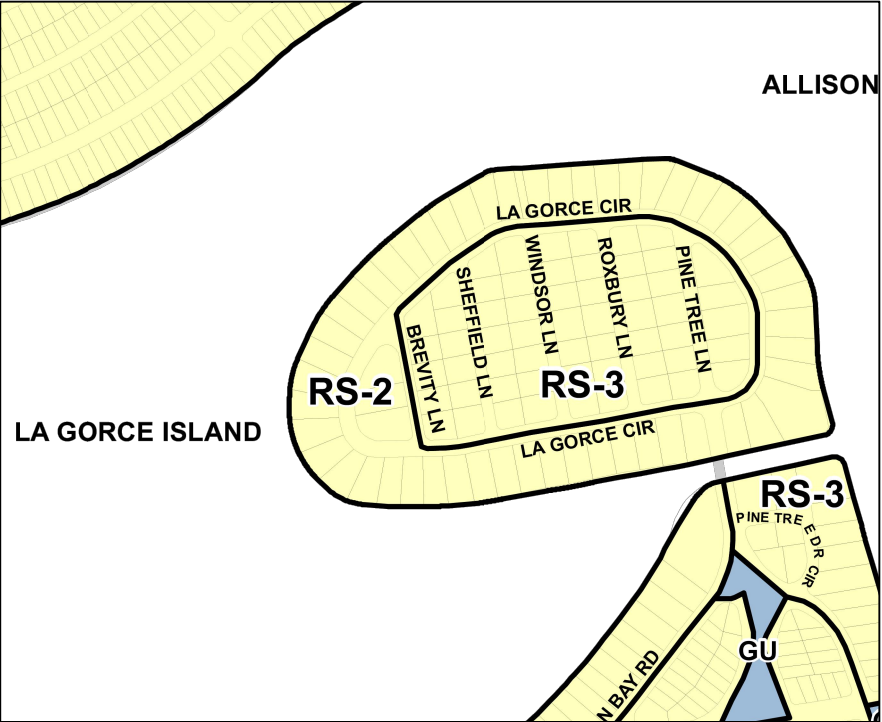
La Gorce Island PB 40-6 Lot 5 Blk 8

Property address: 6645 Windsor Ln
Folio number: 0232100160050

Aleta P Spitaleri Trs
Aleta P Spitaleri Trust
6645 Windsor Ln
Miami Beach, FL 33141-4536

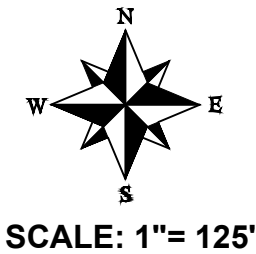
La Gorce Island PB 40-6 Lot 6 Blk 8
Property address: 6635 Windsor Ln
Folio number: 0232100160060

Kruger Industrial LLC
456 Washington St Apt 7B
New York, NY 10013-1552

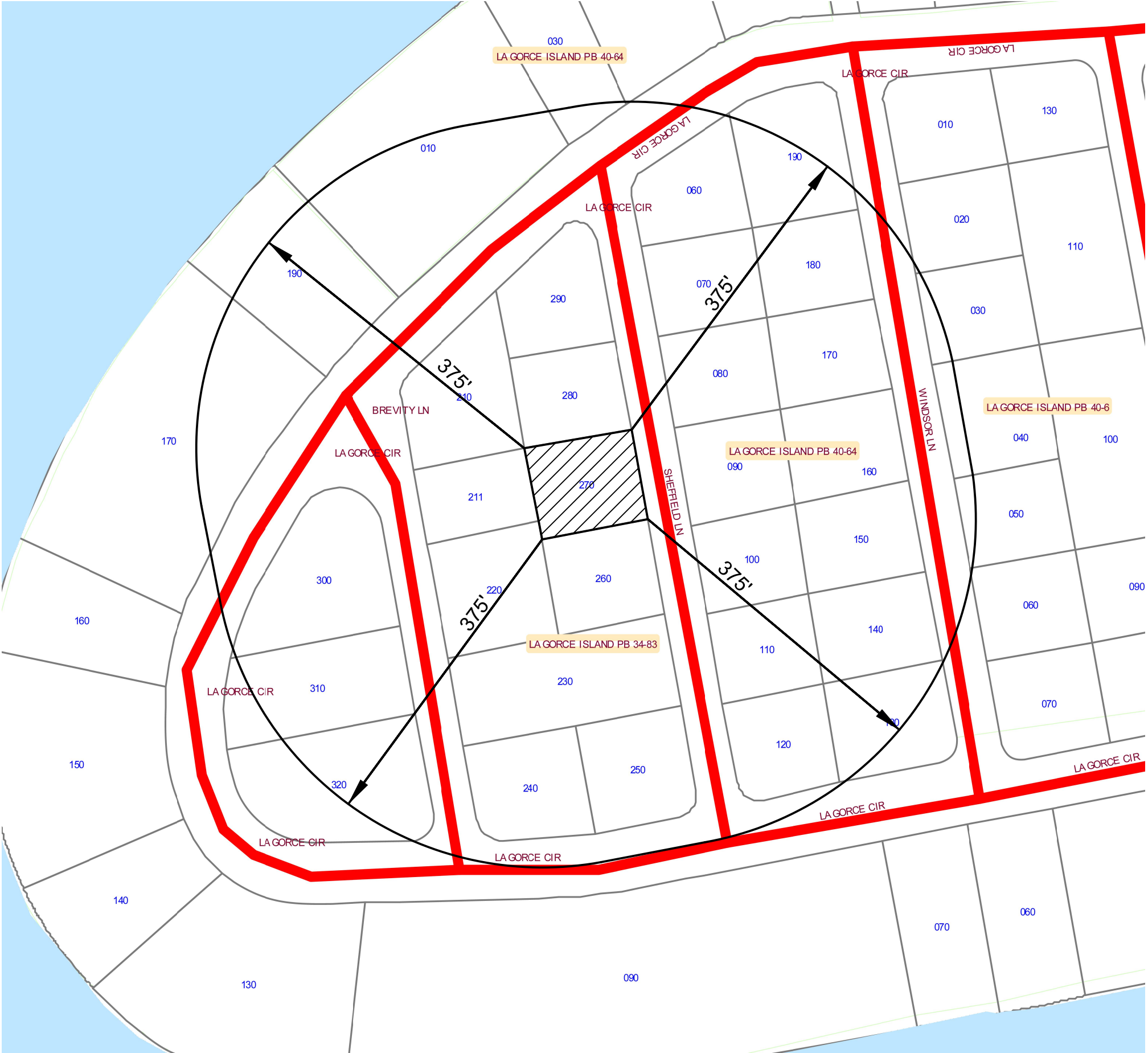


LEGAL DESCRIPTION:
Lot 9, Block 10, **LA GORCE ISLAND SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 34, at Page 83 of the Public Records of Miami-Dade County, Florida.

ADDRESS: 6650 Sheffield Lane, Miami Beach, FL 33141
FOLIO: 02-3210-003-0270
PREPARED FOR: HOLLAND & KNIGHT LLP
ORDER: 240106
DATE: February 1, 2024



 **The Zoning Specialists Group, Inc.**
7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305) 828-1210
www.thezoningspecialistsgroup.com



NAME	ADDRESS	CITY
Mash Miami Inc	515 E Las Olas Blvd Ste 1200	Fort Lauderdale
Sunshine Equities Corp C/O Lopez	1120 6 Ave 4 Fl	New York
Mash Brevity Lane Llp	6655 Brevity Ln	Miami Beach
Dennis Kainen & W Deborah	6645 Brevity Ln	Miami Beach
Anna K Rentz Trs Anna K Rentz	6641 Brevity Ln	Miami Beach
Lawrence Kogan Trs Lawrence K	6625 Brevity Ln	Miami Beach
Mark S Chaplin	25 Lagorce Cir	Miami Beach
Didier Choukroun Esther V Egozi	21 Lagorce Cir	Miami Beach
Janice Wagner Moscoso	6630 Sheffield Ln	Miami Beach
Pash Place One LLC	6650 Sheffield Ln	Miami Beach
Wendy M Smith David B Smith	6652 Sheffield Ln	Miami Beach
55 Lgc Made LLC	2324 Coral Ridge View Dr	Fort Lauderdale
Ryan Shinman	41 Lagorce Cir	Miami Beach
31 La Gorce Circle LLC	3681 Flamingo Dr	Miami Beach
Wayne E Chaplin & W Arlene	54 Lagorce Cir	Miami Beach
Cashwood Investments LLC	18501 Collins Ave Apt 2604	Sunny Isles Beach
Sobe Invest LLC C/O Sdi Inc	60 Lagorce Cir	Miami Beach
Darius Nakvosas Egle Nakvosas	6685 Sheffield Ln	Miami Beach
Kristin Via Trs 6675 Sheffield Lan	6675 Sheffield Ln	Miami Beach
Joseph Z Fleming Betty C Flemin	6655 Sheffield Ln	Miami Beach
Lawrence Kogan Diana Kogan	6635 Sheffield Ln	Miami Beach
Hal M Lucas Marisa J Toccin	6625 Sheffield Ln	Miami Beach
Ddvfl La Gorce Two LLC C/O Gra	488 Madison Ave Fl 21	New York
Mark Owen Bagnall Maria Urbina	15 Lagorce Cir	Miami Beach
Karen Wagner Trs Karen Wagner	6630 Sheffield Ln	Miami Beach
Mvp III LLC Bdl6644 LLC Jcd664	8240 NE 12th Ave	Miami
Loys A Gray III Fang Zhu	6662 Windsor Ln	Miami Beach
Jeffrey Erez Michele Erez	6676 Windsor Ln	Miami Beach
Jaime A Robinson	6690 Windsor Ln	Miami Beach
Marc Granetz Kristine Granetz	36 Chestnut Hill Rd	Wilton
Joslynn Drucilla Miller	6693 Windsor Ln	Miami Beach
Alma Rodriguez Trs	6675 Windsor Ln	Miami Beach
Vito J Spitaleri Le	6655 Windsor Ln	Miami Beach
Aleta P Spitaleri Trs Aleta P Spita	6645 Windsor Ln	Miami Beach
Kruger Industrial LLC	456 Washington St Apt 7B	New York

STATE	ZIP	COUNTRY
FL	33301-4249	
NY	10036	
FL	33141-4518	
FL	33141-4518	
FL	33141-4518	
FL	33141-4518	
FL	33141-4519	
FL	33141-4519	
FL	33141-4535	
FL	33141-4535	
FL	33141-4535	
FL	33308-6239	
FL	33141-4519	
FL	33140-3924	
FL	33141-4520	
FL	33160-5654	
FL	33141-4520	
FL	33141-4534	
FL	33141-4534	
FL	33141-4534	
FL	33141-4534	
FL	33141-4534	
NY	10022-5704	
FL	33141-4519	
FL	33141-4535	
FL	33138-4148	
FL	33141-4537	
FL	33141-4537	
FL	33141-4537	
CT	06897-4603	
FL	33141-4536	
FL	33141-4536	
FL	33141-4536	
FL	33141-4536	
NY	10013-1552	

Mash Miami Inc
515 E Las Olas Blvd Ste 1200
Fort Lauderdale, FL 33301-4249

Sunshine Equities Corp
C/O Lopez & Romero P C
1120 6 Ave 4 Fl
New York, NY 10036

Mash Brevity Lane Lllp
6655 Brevity Ln
Miami Beach, FL 33141-4518

Dennis Kainen & W Deborah
6645 Brevity Ln
Miami Beach, FL 33141-4518

Anna K Rentz Trs Anna K Rentz
6641 Brevity Ln
Miami Beach, FL 33141-4518

Lawrence Kogan Trs
Lawrence Kogan Tr Of 2022
6625 Brevity Ln
Miami Beach, FL 33141-4518

Mark S Chaplin
25 Lagorce Cir
Miami Beach, FL 33141-4519

Didier Choukroun
Esther V Egozi Choukroun
21 Lagorce Cir
Miami Beach, FL 33141-4519

Janice Wagner Moscoso
6630 Sheffield Ln
Miami Beach, FL 33141-4535

Pash Place One LLC
6650 Sheffield Ln
Miami Beach, FL 33141-4535

Wendy M Smith David B Smith
6652 Sheffield Ln
Miami Beach, FL 33141-4535

55 Lgc Made LLC
2324 Coral Ridge View Dr
Fort Lauderdale, FL 33308-6239

Ryan Shinman
41 Lagorce Cir
Miami Beach, FL 33141-4519

31 La Gorce Circle LLC
3681 Flamingo Dr
Miami Beach, FL 33140-3924

Wayne E Chaplin & W Arlene
54 Lagorce Cir
Miami Beach, FL 33141-4520

Cashwood Investments LLC
18501 Collins Ave Apt 2604
Sunny Isles Beach, FL 33160-5654

Sobe Invest LLC C/O Sdi Inc
60 Lagorce Cir
Miami Beach, FL 33141-4520

Darius Nakvosas Egle Nakvosas
6685 Sheffield Ln
Miami Beach, FL 33141-4534

Kristin Via Trs
6675 Sheffield Lane Rev Tr
6675 Sheffield Ln
Miami Beach, FL 33141-4534

Joseph Z Fleming Betty C Fleming
6655 Sheffield Ln
Miami Beach, FL 33141-4534

Lawrence Kogan Diana Kogan
6635 Sheffield Ln
Miami Beach, FL 33141-4534

Hal M Lucas Marisa J Toccin
6625 Sheffield Ln
Miami Beach, FL 33141-4534

Ddvfl La Gorce Two LLC
C/O Grassi & Co Cpas P C
488 Madison Ave Fl 21
New York, NY 10022-5704

Mark Owen Bagnall
Maria Urbina Bagnall
15 Lagorce Cir
Miami Beach, FL 33141-4519

Karen Wagner Trs Karen Wagner
Rev Living Tr Luis A Rodriguez Jr
6630 Sheffield Ln
Miami Beach, FL 33141-4535

Mvp III LLC Bdl6644 LLC
Jcd6644 LLC
8240 NE 12th Ave
Miami, FL 33138-4148

Loys A Gray III Fang Zhu
6662 Windsor Ln
Miami Beach, FL 33141-4537

Jeffrey Erez Michele Erez
6676 Windsor Ln
Miami Beach, FL 33141-4537

Jaime A Rubinson
6690 Windsor Ln
Miami Beach, FL 33141-4537

Marc Granetz Kristine Granetz
36 Chestnut Hill Rd
Wilton, CT 06897-4603

Joslynn Drucilla Miller
6693 Windsor Ln
Miami Beach, FL 33141-4536

Alma Rodriguez Trs
6675 Windsor Ln
Miami Beach, FL 33141-4536

Vito J Spitaleri Le
6655 Windsor Ln
Miami Beach, FL 33141-4536

Aleta P Spitaleri Trs
Aleta P Spitaleri Trust
6645 Windsor Ln
Miami Beach, FL 33141-4536

Kruger Industrial LLC
456 Washington St Apt 7B
New York, NY 10013-1552

Order number: 240106
Total non-repetitive labels: 35