



January 16, 2018

**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 1, Block L, 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: 205 S. Hibiscus Drive, Miami Beach FL 33139

FOLIO NO. 02-3232-005-0220

FOR: JOE COMESANA and MERCY COMESANA

ORDER: 180112

Total number of property owners without repetition: 37

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.

Jose F. Lopez, P.S.M. #3086

OWNERS LIST

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

LEGAL DESCRIPTION:

Lot 1, Block L, 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: 205 S. Hibiscus Drive, Miami Beach FL 33139

FOLIO NO. 02-3232-005-0220

FOR: JOE COMESANA and MERCY COMESANA

ORDER: 180112

DATE: January 16, 2018

DATE: August 22, 2017

Hibiscus Island Resub PB 34-87 Lot 1 Blk K
Property address: 165 Hibiscus Dr S
Folio number: 0232320050170

Andrew G Kovacs
165 S Hibiscus Dr
Miami Beach, FL 33139-5175

Hibiscus Island Resub PB 34-87 Lot 2 & S13.6Ft Lot 4 Blk K
Property address: 145 Hibiscus Dr S
Folio number: 0232320050180

145 S Hibiscus LLC
1881 Washington Ave Apt 2G
Miami Beach, FL 33139-7445

32 53 42 4-5 54 42 Hibiscus Island Resub PB 34-87 Lot 3 Blk K
Property address: 111 1 Ct E
Folio number: 0232320050190

Leon Zwick Trs Leon Zwick Revoc Tr
301 N Hibiscus Dr
Miami Beach, FL 33139-5123

Hibiscus Island Resub PB 34-87 Lot 4 Less S13.6Ft Blk K
Burnett Pa Amanda Thornton Trs
Property address: 122 2 Ct E
Folio number: 0232320050191

Rami Fustok Trs C/O Fowler White

255 Alhambra Cir Ste 333
Coral Gables, FL 33134-7402

32 53 42 4-5 54 42 Hibiscus Island Resub PB 34-87 Lot 5 Blk K
Property address: 160 Hibiscus Dr N
Folio number: 0232320050200

Beatrice Brodie & Jennifer Kaiser
160 N Hibiscus Dr
Miami Beach, FL 33139-5148

Hibiscus Island Resub PB 34-87 Lot 6 Blk K
Property address: 140 Hibiscus Dr N
Folio number: 0232320050210

Indusco Ltd
140 N Hibiscus Dr
Miami Beach, FL 33139-5148

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

32 53 42 4-5 54 42 Hibiscus Island Resub PB 34-87 Lot 2 Blk L
Property address: 185 Hibiscus Dr S
Folio number: 0232320050230

Edward D Pascoe
185 S Hibiscus Dr
Miami Beach, FL 33139-5178

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 4 Blk L
Property address: 112 1 Ct E
Folio number: 0232320050250

Lawrence A Kopittke Jr Kristy Kopittke
112 E 1st Ct
Miami Beach, FL 33139-5103

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 6 Blk L
Property address: 180 Hibiscus Dr N
Folio number: 0232320050270

Mf Investments Inc
14 E 60th St Ste 501
New York, NY 10022-7140

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

Jason P Wiesenfeld & W Carrie B
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

Treuko 109Th Terr LLC
12550 Pine Needle Ln
Miami, FL 33156-5643

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 #117 41
Miami, FL 33137

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

Addicitimo House LLC
1691 Michigan Ave Ste 320
Miami Beach, FL 33139-2561

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

Ken Kazahaya Amy Jo Kazahaya
230 N Hibiscus Dr
Miami Beach, FL 33139-5149

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 33134-3323

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

Frank Marrero & W Rosa
PO Box 371002
Miami, FL 33137-1002

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

250 Hibiscus LLC
3850 Bird Rd Penthouse One
Coral Gables, FL 33146

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 Ely25ft Lot 28 & Wly30ft Lot 29 & 20Ft Strip
AdjIn 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

Paul H Fausnight Trs Paul H Fausnight
Trust Paul H Fausnight

225 N Hibiscus Dr

Miami Beach, FL 33139-5121

Hibiscus Island PB 8-75 Lot 31 & All Lot 32 Less E40ft Blk 2

Property address: 205 Hibiscus Dr N

Folio number: 0232320060480

Christopher Innes Trs

Kurt L Gottschall Trs Kurt L Gottschall

205 N Hibiscus Dr

Miami Beach, FL 33139-5121

Hibiscus Island PB 8-75 Lots 33-34 & 35 & 20Ft Str Adj In Bay & E40ft
LoT 32 Blk 2

Property address: 191 Hibiscus Dr N

Folio number: 0232320060490

Marc Laukien

50 S Pointe Dr Apt 3104

Miami Beach, FL 33139-4792

Hibiscus Island PB 8-75 Lot 36 & 20Ft Strip Adj On Sea Ward Side Blk 2

Property address: 171 Hibiscus Dr N

Folio number: 0232320060500

Jacque Baudean & Jean Paul Robin

171 N Hibiscus Dr

Miami Beach, FL 33139-5119

Hibiscus Island PB 8-75 Lot 37 & 20Ft Strip Blk 2

Property address: 165 Hibiscus Dr N

Folio number: 0232320060510

165 N Hibiscus LLC

170 SE 14th St Ste 1002

Miami, FL 33131-3379

32 35 42 4 54 42 Hibiscus Island PB 8-75 Lot 23 & 20Ft Strip Adj Blk 3

Property address: 150 Hibiscus Dr S

Folio number: 0232320060820

Ken Kazahaya Amy Kazahaya

150 S Hibiscus Dr

Miami Beach, FL 33139-5130

32 53 42-4 54 42 Hibiscus Island PB 8-75 Lot 24 & 20Ft Strip Adj Blk 3

Property address: 160 Hibiscus Dr S

Folio number: 0232320060830

160 S Hibiscus LLC

1688 Meridian Ave Ste 900

Miami Beach, FL 33139-2712

32 53 42-4 54 42 Hibiscus Island PB 8-75 Lot 25 & 20Ft Strip Adj Blk 3

Property address: 170 Hibiscus Dr S

Folio number: 0232320060840

Jay Bernkrant Maria Diaz Bernkrant

170 S Hibiscus Dr

Miami Beach, FL 33139-5130

Hibiscus Island PB 8-75 Lot 26 & 20Ft Strip Adj Blk 3
Property address: 176 Hibiscus Dr S
Folio number: 0232320060850

Jose Antonio Barrios Jr
176 S Hibiscus Dr
Miami Beach, FL 33139-5130

Hibiscus Island PB 8-75 Lot 27 & 20Ft Strip Adj Blk 3
Property address: 184 Hibiscus Dr S
Folio number: 0232320060860

Triannas LLC
184 S Hibiscus Dr
Miami Beach, FL 33139-5130

Hibiscus Island PB 8-75 Lot 28 & 20Ft Strip Adj Blk 3
Property address: 190 Hibiscus Dr S
Folio number: 0232320060870

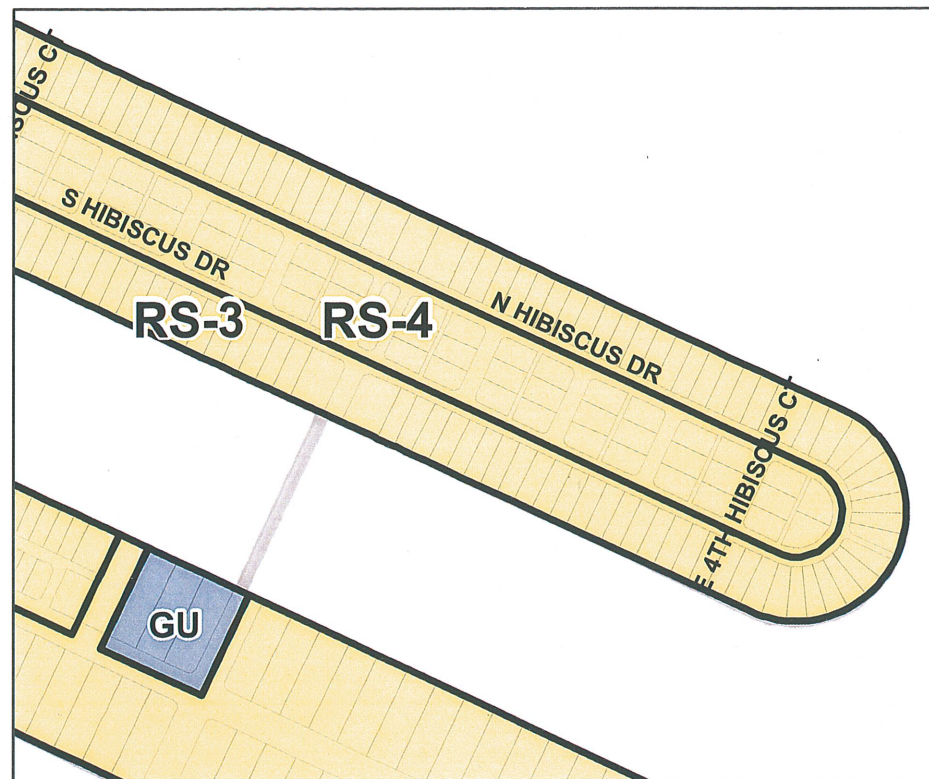
Todd David Snyder & W Jessica
190 S Hibiscus Dr
Miami Beach, FL 33139-5130

Hibiscus Island PB 8-75 Lot 29 & Lot 30 Blk 3
Property address: 218 Hibiscus Dr S
Folio number: 0232320060880

Barry M Brant Trs Lime Island Trust
200 S Biscayne Blvd # 6Fl
Miami, FL 33131-2310

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

**LEGAL DESCRIPTION:**

Lot 1, Block L, 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.

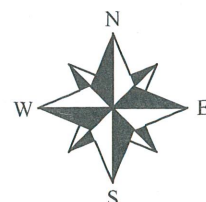
LOCATION: 205 S. Hibiscus Drive, Miami Beach FL 33139

FOLIO NO. 02-3232-005-0220

FOR: JOE COMESANA and MERCY COMESANA

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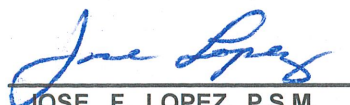
DATE: January 16, 2018



SCALE: 1"= 150'

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

I HEREBY CERTIFY: That all the properties shown herein are lying within a 375-foot radius from all boundary lines of the subject property.

BY: 
JOSE F. LOPEZ, P.S.M.
Professional Surveyor & Mapper
No. 3086, State of Florida.

NOTE:
NOT VALID UNLESS SEALED WITH
THE SIGNING SURVEYOR'S SEAL

