



June 11, 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 2 of **"RIVO ALTO, AN ISLAND IN BISCAYNE BAY"**, according to the Plat thereof, as recorded in Plat Book 7, at Page 74 of the Public Records of Miami Dade County, Florida, together with an 8 foot strip of land lying Westerly and adjacent thereto.

**LOCATION:** 230 West Rivo Alto Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3233-001-0180

**PREPARED FOR:** Law Offices of Kent Harrison Robins

**ORDER:** 180610

---

**TOTAL NO. OF LABELS 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.**

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

## PROPERTY OWNERS LIST

**THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS FROM THE FOLLOWING DESCRIBED PROPERTY:**

**LEGAL DESCRIPTION:**

Lot 1, Block 2 of **"RIVO ALTO, AN ISLAND IN BISCAYNE BAY"**, according to the Plat thereof, as recorded in Plat Book 7, at Page 74 of the Public Records of Miami Dade County, Florida, together with an 8 foot strip of land lying Westerly and adjacent thereto.

**LOCATION:** 230 West Rivo Alto Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3233-001-0180

**PREPARED FOR:** Law Offices of Kent Harrison Robins

**ORDER:** 180610

---

Rivo Alto Amd PB 7-74 Lot 14 & 8Ft Strip Adj On Bay Blk 1 And Prop Int IN  
& To Common Elements Not Dedicated To Public

Property address: 130 Rivo Alto Dr W

Folio number: 0232330010120

Venice Holdings LLC  
5151 San Felipe St Ste 2325  
Houston, TX 77056-3629

Rivo Alto Amd PB 7-74 Lot 15 & 8Ft Strip Adj On Bay Blk 1 And Prop Int IN  
& To Common Elements Not Dedicated To Public

Property address: 200 Rivo Alto Dr W

Folio number: 0232330010130

One Way Properties LLC  
C/O Samuel Spencer Blum  
2666 Tigertail Ave Ste 106  
Miami, FL 33133-4651

33 53 42 Rivo Alto Amd PB 7-74 Lot 16 & 8Ft Strip Adj On Bay Blk 1 And  
PProp Int In & To Common Elements Not Dedicated To Public

Property address: 210 Rivo Alto Dr W

Folio number: 0232330010140

Ismael Alonso & W Sara  
PO Box 190711  
Miami Beach, FL 33119-0711

Rivo Alto Amd PB 7-74 Lot 17 & 8Ft Strip Adj On Bay Blk 1 And Prop Int IN  
& To Common Elements Not Dedicated To Public

Property address: 214 Rivo Alto Dr W

Folio number: 0232330010150

Edward Pollner  
214 W Rivo Alto Dr  
Miami Beach, FL 33139-1258

Rivo Alto Amd PB 7-74 Lot 18 & 8Ft Strip Adj On Bay Blk 1 And Prop Int IN  
& To Common Elements Not Dedicated To Public

Property address: 220 Rivo Alto Dr W

Folio number: 0232330010160

Alfred Feola  
220 W Rivo Alto Dr  
Miami Beach, FL 33139-1258

Rivo Alto Amd PB 7-74 Lot 19 & 8Ft Strip Adj On Bay Blk 1 And Prop Int IN  
& To Common Elements Not Dedicated To Public

Property address: 226 Rivo Alto Dr W

Folio number: 0232330010170

Edwin Verdezoto Trs  
Edwin Verdezoto Rev Trust  
2020 NW 89th Pl  
Miami, FL 33172-2618

Rivo Alto Amd PB 7-74 Lot 1 & 8Ft Strip Adj On Bay Blk 2 And Prop Int In  
& To Common Elements Not Dedicated To Public

Property address: 230 Rivo Alto Dr W

Folio number: 0232330010180

Sali Property LLC  
230 W Rivo Alto Dr  
Miami Beach, FL 33139-1270

Rivo Alto Amd PB 7-74 Lot 2 & 8Ft Strip Adj On Bay Blk 2 And Prop Int In&  
To Common Elements Not Dedicated To Public  
Property address: 240 Rivo Alto Dr W  
Folio number: 0232330010190

Alexis Bouthillier De Beaumont  
240 W Rivo Alto Dr  
Miami Beach, FL 33139-1270

Rivo Alto Amd PB 7-74 Lot 3 & 8Ft Strip Adj On Bay Blk 2 And Prop Int In  
& To Common Elements Not Dedicated To Public  
Property address: 244 Rivo Alto Dr W  
Folio number: 0232330010200

Reed Zaroff  
284 Lafayette St Apt 5C  
New York, NY 10012-3365

Rivo Alto Amd PB 7-74 Lot 4 & S1/2 Lot 5 & 8Ft Strip Adj On Bay Blk 2 And  
Prop Int In & To Common Elements Not Dedicated To Public  
Property address: 248 Rivo Alto Dr W  
Folio number: 0232330010210

Claudio Feuermann & W Mercedes  
248 W Rivo Alto Dr  
Miami Beach, FL 33139-1270

Rivo Alto Amd PB 7-74 Lot 6 & N1/2 Lot 5 & 8Ft Strip Adj On Bay Blk 2 And  
Prop Int In & To Common Elements Not Dedicated To Public  
Property address: 300 Rivo Alto Dr W  
Folio number: 0232330010220

Mark Pickard & Kristina Brennan Jtrs  
300 W Rivo Alto Dr  
Miami Beach, FL 33139-1260

Rivo Alto Amd PB 7-74 Lots 7 & 8 & 8Ft Strip Adj On Bay Blk 2 And Prop  
Int In & To Common Elements Not Dedicated To Public  
Property address: 308 Rivo Alto Dr W  
Folio number: 0232330010230

Dora Puig Trs  
308 W Rivo Alto Dr  
Miami Beach, FL 33139-1260

Rivo Alto Amd PB 7-74 Lot 1 & 8Ft Strip Adj On Bay Blk 3 And Prop Int In  
& To Common Elements Not Dedicated To Public  
Property address: 235 Rivo Alto Dr E  
Folio number: 0232330010360

Northern Rx Inc  
235 E Rivo Alto Dr  
Miami Beach, FL 33139-1267

Rivo Alto Amd PB 7-74 Lot 2 & 8Ft Strip Adj On Bay Blk 3 And Prop Int In  
& To Common Elements Not Dedicated To Public  
Property address: 239 Rivo Alto Dr E  
Folio number: 0232330010370

Dani Gordon  
239 E Rivo Alto Dr  
Miami Beach, FL 33139-1267

Rivo Alto Amd PB 7-74 Lot 3 & 8Ft Strip Adj On Bay Blk 3 And Prop Int In  
& To Common Elements Not Dedicated To Public  
Property address: 245 Rivo Alto Dr E  
Folio number: 0232330010380

Jonathon Cohen & W Elizabeth  
245 E Rivo Alto Dr  
Miami Beach, FL 33139-1267

Rivo Alto Amd PB 7-74 Lot 4 & 8Ft Strip Adj On Bay Blk 3 And Prop Int In  
& To Common Elements Not Dedicated To Public  
Property address: 247 Rivo Alto Dr E  
Folio number: 0232330010390

Andres Isaías  
247 E Rivo Alto Dr  
Miami Beach, FL 33139-1267

33 53 42 Rivo Alto Amd PB 7-74 Lot 19 & N1/2 Lot 18 & 8Ft Strip Adj On  
BAy Blk 4

Property address: 227 Rivo Alto Dr E  
Folio number: 0232330010670

Elsa M Urquiza Trs  
Elsa M Urquiza Revocable Trust  
227 E Rivo Alto Dr  
Miami Beach, FL 33139-1247

Rivo Alto Amd PB 7-74 Lot 1 Blk 7 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 225 Rivo Alto Dr W  
Folio number: 0232330010820

Ernia Inc  
225 W Rivo Alto Dr  
Miami Beach, FL 33139-1257

Rivo Alto Amd PB 7-74 Lot 2 Blk 7 And Prop Int In & To Common Elements  
Not Dedicated To Public

Property address: 120 Venetian Way  
Folio number: 0232330010830

Steven D D Agostino  
Emily M D Agostino  
120 Venetian Way  
Miami, FL 33139

Rivo Alto Amd PB 7-74 Lot 3 Blk 7 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 110 Venetian Way  
Folio number: 0232330010840

Nabila Mrabet Rommey Bahhur  
110 Venetian Way San Marino Is  
Miami Beach, FL 33139-1148

Rivo Alto Amd PB 7-74 Lot 4 Blk 7 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 222 Rivo Alto Dr E  
Folio number: 0232330010850

William Valdes Zuazo  
222 E Rivo Alto Dr  
Miami Beach, FL 33139-1248

Rivo Alto Amd PB 7-74 Lot 5 Blk 7 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 200 Rivo Alto Dr E  
Folio number: 0232330010860

Palm South LLC  
7512 Dr Phillips Blvd # 5024  
Orlando, FL 32819-5131

Rivo Alto Amd PB 7-74 Lot 6 Blk 7 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 109 2 Rivo Alto Ter  
Folio number: 0232330010870

Marilyn Blanco Reyes  
109 E Rivo Alto Dr  
Miami Beach, FL 33139-1245

Rivo Alto Amd PB 7-74 Lot 7 Blk 7 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 115 2 Rivo Alto Ter  
Folio number: 0232330010880

Keith Johnson Christelle M Landeroin  
115 E Rivo Alto Dr  
Miami Beach, FL 33139-1245

Rivo Alto Amd PB 7-74 Lot 8 Blk 7 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 211 Rivo Alto Dr W  
Folio number: 0232330010890

Derrik A Cokl & W Consuelo  
211 W Rivo Alto Dr  
Miami Beach, FL 33139-1257

Rivo Alto Amd PB 7-74 Lot 1 Blk 8 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 255 Rivo Alto Dr W  
Folio number: 0232330010900

James P Koscica Jeanmarie Koscica  
255 W Rivo Alto Dr  
Miami Beach, FL 33139-1269

33 53 42 Rivo Alto Amd PB 7-74 Lot 3 Blk 8 And Prop Int In & To Common  
Elements Not Dedicated To Public  
Property address: 110 3 Rivo Alto Ter  
Folio number: 0232330010920

Katzen Capaldo Trust  
3351 S Palm Aire Dr Apt 410  
Pompano Beach, FL 33069-4255

Rivo Alto Amd PB 7-74 Lot 4 Blk 8 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 250 Rivo Alto Dr E  
Folio number: 0232330010930

Ocean Box Inc The Golden Box Corp  
2721 Executive Park Dr Ste 4  
Fort Lauderdale, FL 33331-3640

Rivo Alto Amd PB 7-74 Lot 2 & Lots 5 Thru 7 Blk 8 And Prop Int In & To  
COmmon Elements Not Dedicated To Public  
Property address: 230 Rivo Alto Dr E  
Folio number: 0232330010940

E Scott Beattie  
230 E Rivo Alto Dr  
Miami Beach, FL 33139-1248

Rivo Alto Amd PB 7-74 Lot 8 Blk 8 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 241 Rivo Alto Dr W  
Folio number: 0232330010950

Peter G Warner  
241 W Rivo Alto Dr  
Miami Beach, FL 33139-1269

Rivo Alto Amd PB 7-74 Lot 5 Blk 9 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 310 Rivo Alto Dr E  
Folio number: 0232330011000

Alejandro Bouchez  
310 E Rivo Alto Dr  
Miami Beach, FL 33139-1250

33 53 42 Rivo Alto Amd PB 7-74 Lot 6 Blk 9 And Prop Int In & To Common  
ELements Not Dedicated To Public  
Property address: 109 3 Rivo Alto Ter  
Folio number: 0232330011010

Manfred Puffer & W Estela M  
109 E Rivo Alto Dr  
Miami Beach, FL 33139-1245

Rivo Alto Amd PB 7-74 Lot 7 Blk 9 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 115 3 Rivo Alto Ter  
Folio number: 0232330011020

Richard D Parsons Laura A Parsons  
166 Duane St Ph B  
New York, NY 10013-3398

Rivo Alto Amd PB 7-74 Lot 8 Blk 9 And Prop Int In & To Common Elements  
Not Dedicated To Public  
Property address: 301 Rivo Alto Dr W  
Folio number: 0232330011030

Hartog Holdings  
301 W Rivo Alto Dr  
Miami Beach, FL 33139-1259

Rivo Alto Amd PB 7-74 All Of Rivo Alto Not Included In Lots & Blocks  
LesS Venetian Way And Prop Int In & To Common Elements Not  
Dedicated To PubLic  
Property address:  
Folio number: 0232330011110

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