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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

September 17, 2021

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

Re: Property owners within 375 feet of:

SUBJECT: 411 Michigan Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-6160

ABBREV. LEGAL DESCRIPTION: OCEAN BEACH ADD NO 3 PB 2-81 LOT 8 BLK 83

SUBJECT: 419 Michigan Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-6170

ABBREV. LEGAL DESCRIPTION: OCEAN BEACH ADD NO 3 PB 2-81 LOT 9 BLK 83

SUBJECT: 944 5 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-010-0030

ABBREV. LEGAL DESCRIPTION: 3-4 54 42 34 53 42 WITHAMS RE-SUB PB 9-10 LOTS 1 TO 5 INC LESS N90FT THEREOF FOR R/W BLK 83

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: **87, including 1 international**

Name	Address	City	State	Zip	Country
KURT SCHENK &W EDELTRAUD	ALTE HOFMUEHLGASJE 10	3140 POTTENBRUNN			AUSTRIA
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
225 JEFFERSON CORP	3109 GRAND AVE #554	MIAMI	FL	33133	USA
345 MICHIGAN 19 LLC	2491 TEQUESTA LN	MIAMI	FL	33133	USA
411 MICHIGAN SOFI OWNER LLC	520 W 27 ST	NEW YORK	NY	10022	USA
532 MICHIGAN AVE LLC	1688 MERIDIAN AVE STE 600 & 700	MIAMI BEACH	FL	33139	USA
ALEXANDRA JEAN JOSEPH	232 05 87 AVE	BELLEROSE MANOR	NY	11427	USA
ARECCA LLC	7098 BONITA DR	MIAMI BEACH	FL	33141	USA
AZRAN MIAMI 2 LLC	20 N CLARK STE 2450	CHICAGO	IL	60602	USA
B & B CAPITAL MANAGEMENT LLC	1133 102 ST #803	BAY HARBOR ISLANDS	FL	33154	USA
BABAK ARVANAGHI ELAHEH TABAR	361 JEFFERSON AVE 4	MIAMI BEACH	FL	33139	USA
BESAN LLC	345 MICHIGAN AVE # 35	MIAMI BEACH	FL	33139	USA
BIGS AND BROS2 LLC	1441 BRICKELL AVE STE 1400	MIAMI	FL	33131	USA
BISCAYNE 6 LLC	835 W WARNER RD STE 101-489	GILBERT	AZ	85233	USA
BOARD OF PUBLIC INSTRUCTION	1450 NE 2 AVE	MIAMI	FL	33132-1308	USA
BORISLAV B ZJACIC	6039 COLLINS AVE APT 1426	MIAMI BEACH	FL	33140-2203	USA
BORISLAV ZJACIC	6039 COLLINS AVE #1406	MIAMI BEACH	FL	33140-2253	USA
BORISLAV ZJACIC &W SNJEZANA	345 MICHIGAN AVE # 13	MIAMI BEACH	FL	33139-6866	USA
BRENT W LATHAM	345 MICHIGAN AVE 41	MIAMI BEACH	FL	33139	USA
BRIGHTON V LLC	50 WEST MASHTA DR # 4	KEY BISCAYNE	FL	33149	USA
CAMI SALON & SPA LLC	941 4 ST	MIAMI BEACH	FL	33139	USA
CARIDAD N PEREZ JTRS	10308 SW 20 ST	MIAMI	FL	33165	USA
CARMELITA A FRANCO &H NESTOR Q	345 MICHIGAN AVE #42	MIAMI BEACH	FL	33139-6839	USA
CHARLES LOUIS GENS ALEXIA ALEXANDRIA DE GENS	345 MICHIGAN AVE #36	MIAMI BEACH	FL	33139	USA
CHRISTOPHER SANKOWSKI JACQUELYN SANKOWSKI	828 4 ST	MIAMI BEACH	FL	33139	USA
CITIS CORP	3370 MARY ST	MIAMI	FL	33133	USA
CLIFFORD ALLISON &W MARY L & NICOLE ALLISON	345 MICHIGAN AVE #29	MIAMI BEACH	FL	33139-6864	USA
CRISTINA A COSSIO RAUL A COSSIO	650 WEST AVE 2806	MIAMI BEACH	FL	33139	USA
DANEbate LLC	301 JEFFERSON AVE 6D	MIAMI BEACH	FL	33139	USA
DANIEL GONZALEZ CONSUELO SANCHEZ	9965 SW 28 ST	MIAMI	FL	33165	USA
DAVID SINE	935 4 ST	MIAMI BEACH	FL	33139-6825	USA
DORIS E BERRIZ	345 MICHIGAN AVE #18	MIAMI BEACH	FL	33139-6866	USA
ELAD ZVI	360 MERIDIAN AVE # 3 B	MIAMI BEACH	FL	33139	USA
EUGENE SHAPIRO	401 JEFFERSON AVE # 1	MIAMI BEACH	FL	33139	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	USA
GERNOT SCHAFFLER	900 4 ST #3	MIAMI BEACH	FL	33161	USA
GIG VAOI FIFTH AND LENOX LLC	3390 PEACHTREE RD STE 1200	ATLANTA	GA	30326	USA
HARLEY LIPPMAN MARIE LIPPMAN	334 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
HECTOR MOLINA	345 MICHIGAN AVE #40	MIAMI BEACH	FL	33139-6839	USA
INGRID MELENDEZ LE REM JOSLYN VARONA	345 MICHIGAN AVE APT 22	MIAMI BEACH	FL	33139	USA

ITAMAR MAKMAL BARUCH BURBIA	4775 COLLINS AVE APT 1606	MIAMI BEACH	FL	33140-3265	USA
JASON CHEVERTON	900 4 ST #5	MIAMI BEACH	FL	33139	USA
JEAN E MARTIELLI	927 4 ST	MIAMI BEACH	FL	33139-6825	USA
JEFFERSON CU1 LLC	1100 WEST AVE UNIT 614	MIAMI BEACH	FL	33139	USA
JEFFERSON PH 1 LLC	232 ANDALUSIA AVE STE 202	CORAL GABLES	FL	33134	USA
JOSE FERNANDEZ	PO BOX 19 1511	MIAMI BEACH	FL	33119-1511	USA
JOSEPH NICHOLAS ZACHAROW TRS BORIS DVORETSKYS TRUST MAYA ZACHAROW TRS	345 MICHIGAN AVE #38	MIAMI BEACH	FL	33139	USA
KARALEXI LLC C/O MASSAT CONSULTING	44 W FLAGLER ST STE 2300	MIAMI	FL	33130	USA
KAREEMA BAHAMOU CARLOS RICARDO FIGUEROA LEMUS	345 MICHIGAN AVE 31	MIAMI BEACH	FL	33139	USA
LEONARDO E CLAVEL & W PETRA	30-30 NW 19 TERR	MIAMI	FL	33125-1125	USA
LYNDSAY RENEE TRADEWELL MICHAEL BENNETT TRADEWELL	361 JEFFERSON AVE 2	MIAMI BEACH	FL	33139	USA
M 524 JEFFERSON OWNER LLC	2601 S BAYSHORE DR STE 850	MIAMI	FL	33133-5412	USA
MAC 1045 5TH ST LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
MARCO ANTONIO PEREZ	345 MICHIGAN AVE 14	MIAMI BEACH	FL	33139	USA
MAU MAU CORP	420 JEFFERSON AVE	MIAMI BEACH	FL	33139-6503	USA
MIAMI SUN HOLDINGS LLC	PO BOX 190778	MIAMI BEACH	FL	33119	USA
NAOMI SAMPSON	345 MICHIGAN AVE #34	MIAMI BEACH	FL	33139	USA
NELIA A SANTANAMARINA	316 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
NEW COLUMBIA GROUP LLC	401 JEFFERSON AVE 5	MIAMI BEACH	FL	33139	USA
NF FIFTH ST LLC & BK FIFTH ST LLC	1665 WASHINGTON AVE 4TH FL	MIAMI BEACH	FL	33139	USA
NJA PROPERTY HOLDINGS LLC	334 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
OACIS INVESTMENTS INC	1421 LACOSTA DR E	PEMBROKE PINES	FL	33027	USA
PAIDO LLC	7098 BONITA DR	MIAMI BEACH	FL	33141	USA
PETER F VALORI	340 JEFFERSON AVE 1	MIAMI BEACH	FL	33133	USA
POTOMAC RHIN LLC	73 BOND ST	BROOKLYN	NY	11217	USA
PUT GOD 1ST INVESTMENT INC	919 4 ST	MIAMI BEACH	FL	33140	USA
RALPH A GOMEZ	6191 W 22 LN	HIALEAH	FL	33016-3922	USA
RAYMOND VALORI	340 JEFFERSON AVE 2	MIAMI BEACH	FL	33139	USA
REYNALDO SIO	237 SW 122 AVE	PEMBROKE PINES	FL	33025	USA
RICHARD B CARMEL (TR)	12555 BISCAYNE BLVD #800	MIAMI	FL	33181	USA
ROBERT THOMAS PLANT	401 JEFFERSON AVE 2	MIAMI BEACH	FL	33139	USA
ROY COLLINS EDWARD COLLINS GERALD OXFORD	361 JEFFERSON AVE 1	MIAMI BEACH	FL	33139	USA
ROY SUMMERSETT MAX GAYLE SUMMERSETT	345 MICHIGAN AVE 10	MIAMI BEACH	FL	33139	USA
RUSSEL L SNYDER	401 JEFFERSON AVE # 4	MIAMI BEACH	FL	33139	USA
RYAN T HOMAN	345 MICHIGAN AVENUE # 37	MIAMI BEACH	FL	33139	USA
SANDRA LAURIE CHRISTOPHER LAURIE	900 4 ST APT 4	MIAMI BEACH	FL	33139	USA
SANZ MANAGEMENT INC	762 SW 18 AVE	MIAMI	FL	33135	USA
SEGUNDO OMAR GONZALEZ	345 MICHIGAN AVE APT 1	MIAMI BEACH	FL	33139	USA
SOBE AND LYNCH LLC	7098 BONITA DR	MIAMI BEACH	FL	33141	USA
SUNSHINE GASOLINE DISTRIBUTORS INC	1650 NW 87 AVE	MIAMI	FL	33172	USA
THE HOUSING AUTHORITY/MIAMI BCH	200 ALTON RD	MIAMI BEACH	FL	33139-6742	USA
TROY 333 LLC	1251 BELLA VISTA AVE	CORAL GABLES	FL	33156	USA
VIRGINA LUACES	345 MICHIGAN AVE #12	MIAMI BEACH	FL	33139-6865	USA

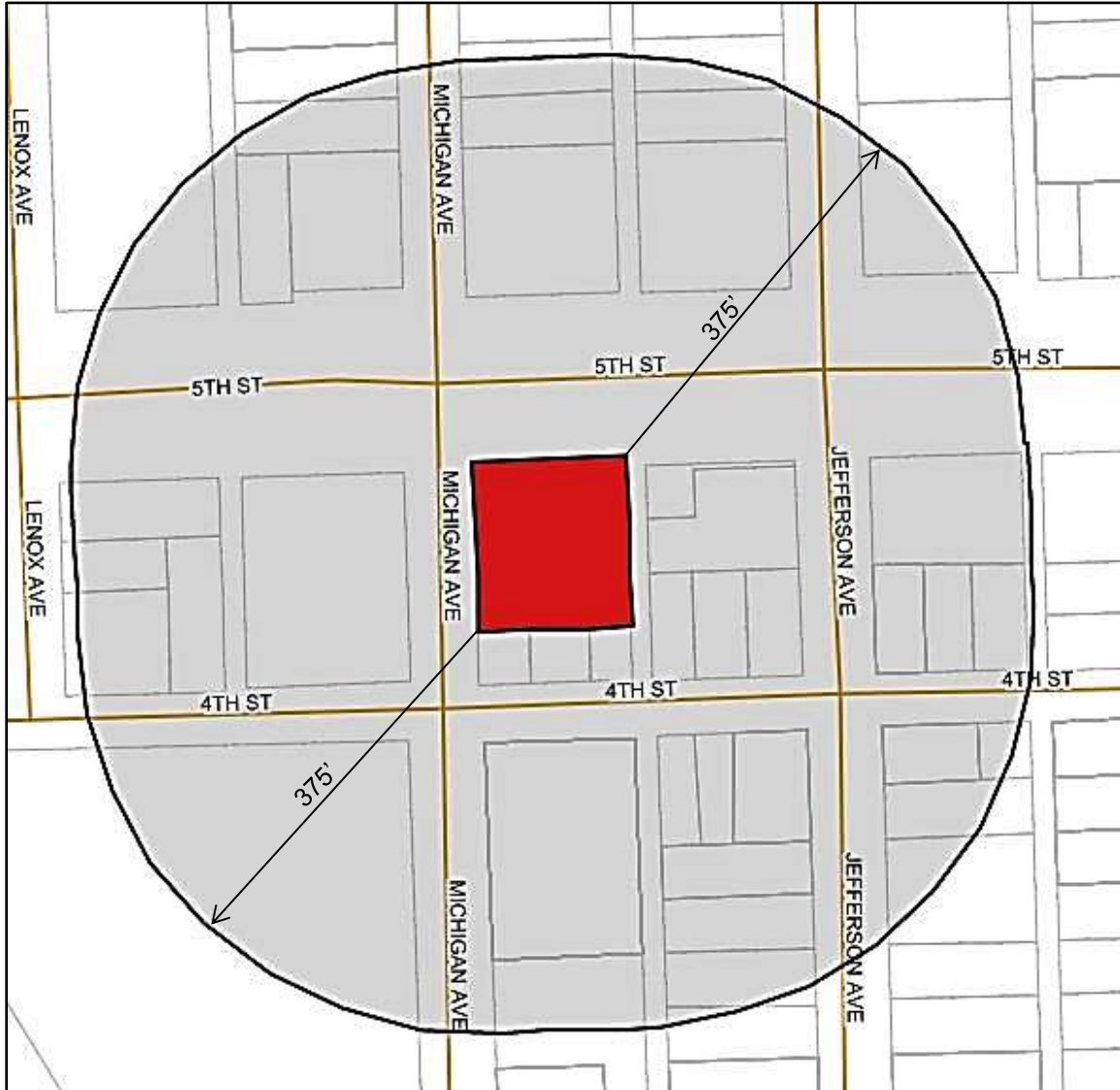
YING SHI	3401 SW 128 AVE	MIRAMAR	FL	33027	USA
ZACHARY SWANSON	401 JEFFERSON AVE #3	MIAMI BEACH	FL	33139	USA



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375' RADIUS MAP



SUBJECT: 411 Michigan Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-6160

ABBREV. LEGAL DESCRIPTION: OCEAN BEACH ADD NO 3 PB 2-81 LOT 8 BLK 83

SUBJECT: 419 Michigan Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-6170

ABBREV. LEGAL DESCRIPTION: OCEAN BEACH ADD NO 3 PB 2-81 LOT 9 BLK 83

SUBJECT: 944 5 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-010-0030

ABBREV. LEGAL DESCRIPTION: 3-4 54 42 34 53 42 WITHAMS RE-SUB PB 9-10 LOTS 1 TO 5
INC LESS N90FT THEREOF FOR R/W BLK 83

KURT SCHENK &W EDELTRAUD
ALTE HOFMUEHLGASJE 10
3140 POTTENBRUNN
AUSTRIA

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

225 JEFFERSON CORP
3109 GRAND AVE #554
MIAMI, FL 33133

345 MICHIGAN 19 LLC
2491 TEQUESTA LN
MIAMI, FL 33133

411 MICHIGAN SOFI OWNER LLC
520 W 27 ST
NEW YORK, NY 10022

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

ALEXANDRA JEAN JOSEPH
232 05 87 AVE
BELLEROSE MANOR, NY 11427

ARECCA LLC
7098 BONITA DR
MIAMI BEACH, FL 33141

AZRAN MIAMI 2 LLC
20 N CLARK STE 2450
CHICAGO, IL 60602

B & B CAPITAL MANAGEMENT LLC
1133 102 ST #803
BAY HARBOR ISLANDS, FL 33154

BABAK ARVANAGHI
ELAHEH TABAR
361 JEFFERSON AVE 4
MIAMI BEACH, FL 33139

BESAN LLC
345 MICHIGAN AVE # 35
MIAMI BEACH, FL 33139

BIGS AND BROS2 LLC
1441 BRICKELL AVE STE 1400
MIAMI, FL 33131

BISCAYNE 6 LLC
835 W WARNER RD STE 101-489
GILBERT, AZ 85233

BOARD OF PUBLIC INSTRUCTION
1450 NE 2 AVE
MIAMI, FL 33132-1308

BORISLAV B ZJACIC
6039 COLLINS AVE APT 1426
MIAMI BEACH, FL 33140-2203

BORISLAV ZJACIC
6039 COLLINS AVE #1406
MIAMI BEACH, FL 33140-2253

BORISLAV ZJACIC &W SNJEZANA
345 MICHIGAN AVE # 13
MIAMI BEACH, FL 33139-6866

BRENT W LATHAM
345 MICHIGAN AVE 41
MIAMI BEACH, FL 33139

BRIGHTON V LLC
50 WEST MASHTA DR # 4
KEY BISCAYNE, FL 33149

CAMI SALON & SPA LLC
941 4 ST
MIAMI BEACH, FL 33139

CARIDAD N PEREZ JTRS
10308 SW 20 ST
MIAMI, FL 33165

CARMELITA A FRANCO &H NESTOR Q
345 MICHIGAN AVE #42
MIAMI BEACH, FL 33139-6839

CHARLES LOUIS GENS
ALEXIA ALEXANDRIA DE GENS
345 MICHIGAN AVE #36
MIAMI BEACH, FL 33139

CHRISTOPHER SANKOWSKI
JACQUELYN SANKOWSKI
828 4 ST
MIAMI BEACH, FL 33139

CITI5 CORP
3370 MARY ST
MIAMI, FL 33133

CLIFFORD ALLISON &W MARY L &
NICOLE ALLISON
345 MICHIGAN AVE #29
MIAMI BEACH, FL 33139-6864

CRISTINA A COSSIO
RAUL A COSSIO
650 WEST AVE 2806
MIAMI BEACH, FL 33139

DANEbate LLC
301 JEFFERSON AVE 6D
MIAMI BEACH, FL 33139

DANIEL GONZALEZ
CONSUELO SANCHEZ
9965 SW 28 ST
MIAMI, FL 33165

DAVID SINE
935 4 ST
MIAMI BEACH, FL 33139-6825

DORIS E BERRIZ
345 MICHIGAN AVE #18
MIAMI BEACH, FL 33139-6866

ELAD ZVI
360 MERIDIAN AVE # 3 B
MIAMI BEACH, FL 33139

EUGENE SHAPIRO
401 JEFFERSON AVE # 1
MIAMI BEACH, FL 33139

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

GERNOT SCHAFFLER
900 4 ST #3
MIAMI BEACH, FL 33161

GIG VAOI FIFTH AND LENOX LLC
3390 PEACHTREE RD STE 1200
ATLANTA, GA 30326

HARLEY LIPPMAN
MARIE LIPPMAN
334 JEFFERSON AVE
MIAMI BEACH, FL 33139

HECTOR MOLINA
345 MICHIGAN AVE #40
MIAMI BEACH, FL 33139-6839

INGRID MELENDEZ LE
REM JOSLYN VARONA
345 MICHIGAN AVE APT 22
MIAMI BEACH, FL 33139

ITAMAR MAKMAL
BARUCH BURBIA
4775 COLLINS AVE APT 1606
MIAMI BEACH, FL 33140-3265

JASON CHEVERTON
900 4 ST #5
MIAMI BEACH, FL 33139

JEAN E MARTIELLI
927 4 ST
MIAMI BEACH, FL 33139-6825

JEFFERSON CU1 LLC
1100 WEST AVE UNIT 614
MIAMI BEACH, FL 33139

JEFFERSON PH 1 LLC
232 ANDALUSIA AVE STE 202
CORAL GABLES, FL 33134

JOSE FERNANDEZ
PO BOX 19 1511
MIAMI BEACH, FL 33119-1511

JOSEPH NICHOLAS ZACHAROW TRS
BORIS DVORETSKYS TRUST
MAYA ZACHAROW TRS
345 MICHIGAN AVE #38
MIAMI BEACH, FL 33139

KARALEXI LLC
C/O MASSAT CONSULTING
44 W FLAGLER ST STE 2300
MIAMI, FL 33130

KAREEMA BAHAMOU
CARLOS RICARDO FIGUEROA LEMUS
345 MICHIGAN AVE 31
MIAMI BEACH, FL 33139

LEONARDO E CLAVEL &W PETRA
30-30 NW 19 TERR
MIAMI, FL 33125-1125

LYNDSAY RENEE TRADEWELL
MICHAEL BENNETT TRADEWELL
361 JEFFERSON AVE 2
MIAMI BEACH, FL 33139

M 524 JEFFERSON OWNER LLC
2601 S BAYSHORE DR STE 850
MIAMI, FL 33133-5412

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

MARCO ANTONIO PEREZ
345 MICHIGAN AVE 14
MIAMI BEACH, FL 33139

MAU MAU CORP
420 JEFFERSON AVE
MIAMI BEACH, FL 33139-6503

MIAMI SUN HOLDINGS LLC
PO BOX 190778
MIAMI BEACH, FL 33119

NAOMI SAMPSON
345 MICHIGAN AVE #34
MIAMI BEACH, FL 33139

NELIA A SANTANAMARINA
316 JEFFERSON AVE
MIAMI BEACH, FL 33139

NEW COLUMBIA GROUP LLC
401 JEFFERSON AVE 5
MIAMI BEACH, FL 33139

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

NJA PROPERTY HOLDINGS LLC
334 JEFFERSON AVE
MIAMI BEACH, FL 33139

OACIS INVESTMENTS INC
1421 LACOSTA DR E
PEMBROKE PINES, FL 33027

PAIDO LLC
7098 BONITA DR
MIAMI BEACH, FL 33141

PETER F VALORI
340 JEFFERSON AVE 1
MIAMI BEACH, FL 33133

POTOMAC RHIN LLC
73 BOND ST
BROOKLYN, NY 11217

PUT GOD 1ST INVESTMENT INC
919 4 ST
MIAMI BEACH, FL 33140

RALPH A GOMEZ
6191 W 22 LN
HIALEAH, FL 33016-3922

RAYMOND VALORI
340 JEFFERSON AVE 2
MIAMI BEACH, FL 33139

REYNALDO SIO
237 SW 122 AVE
PEMBROKE PINES, FL 33025

RICHARD B CARMEL (TR)
12555 BISCAYNE BLVD #800
MIAMI, FL 33181

ROBERT THOMAS PLANT
401 JEFFERSON AVE 2
MIAMI BEACH, FL 33139

ROY COLLINS
EDWARD COLLINS
GERALD OXFORD
361 JEFFERSON AVE 1
MIAMI BEACH, FL 33139

ROY SUMMERSETT
MAX GAYLE SUMMERSETT
345 MICHIGAN AVE 10
MIAMI BEACH, FL 33139

RUSSEL L SNYDER
401 JEFFERSON AVE # 4
MIAMI BEACH, FL 33139

RYAN T HOMAN
345 MICHIGAN AVENUE # 37
MIAMI BEACH, FL 33139

SANDRA LAURIE
CHRISTOPHER LAURIE
900 4 ST APT 4
MIAMI BEACH, FL 33139

SANZ MANAGEMENT INC
762 SW 18 AVE
MIAMI, FL 33135

SEGUNDO OMAR GONZALEZ
345 MICHIGAN AVE APT 1
MIAMI BEACH, FL 33139

SOBE AND LYNCH LLC
7098 BONITA DR
MIAMI BEACH, FL 33141

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

THE HOUSING AUTHORITY/MIAMI BCH
200 ALTON RD
MIAMI BEACH, FL 33139-6742

TROY 333 LLC
1251 BELLA VISTA AVE
CORAL GABLES, FL 33156

VIRGINA LUACES
345 MICHIGAN AVE #12
MIAMI BEACH, FL 33139-6865

YING SHI
3401 SW 128 AVE
MIRAMAR, FL 33027

ZACHARY SWANSON
401 JEFFERSON AVE #3
MIAMI BEACH, FL 33139