



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

January 11, 2022

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

Re: Property owners within 375 feet of:

SUBJECT: 400 N Hibiscus Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-3232-005-0560

ABBREV. LEGAL DESCRIPTION: HIBISCUS ISLAND RESUB PB 34-87 LOT 6 BLK W

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: **59, including 2 international**

BETA LP
SCHUTZENBERGSTRASSE 5B
9053 TEUFEN AR
SWITZERLAND

STEFAN JONSSON
ELISABETH JONSSON
LANGESJO VIKARNA 22
45741 FJALLBACKA
SWEDEN

375 S HIBISCUS DR LLC
1040 BISCAYNE BLVD UNIT 2803
MIAMI, FL 33132

400 SHD LLC
1450 BRICKELL AVE STE 2170
MIAMI, FL 33131

405 N HIBISCUS PROPERTIES LLC
C/O KRAUSE AND BAXTER
9555 N KENDALL DR STE 202
MIAMI, FL 33176

420 HIBISCUS DRIVE SFH LLC
420 S HIBISCUS DR
MIAMI BEACH, FL 33139

AHUVA RETTER TRS
AHUVA RETTER
330 N HIBISCUS DR
MIAMI BEACH, FL 33139

ALEJANDRO VALDES
ISAURA VALDES
7623 BEACHVIEW DR
NORTH BAY VILLAGE, FL 33141

AMM 432 SOUTH HIBISCUS DRIVE LLC
1210 MICHIGAN AVE
MIAMI BEACH, FL 33139

ANNE GERAGHTY
45 SIERRA RD
HYDE PARK, MA 02136

ANO LLC
844 ALTON RD # 3
MIAMI BEACH, FL 33139

ANTHONY J DRAGONE &W
GIANCARLA F DRAGONE
90 WHITE LAWN AVE
MILTON, MA 02186

BARBARA TRUSHIN TRS
BARBARA TRUSHIN REVOCABLE TR
360 N HIBISCUS DR
MIAMI BEACH, FL 33139

BRONCO 1 LLC
C/O SAMLUT AND CO
550 BILTMORE WAY #200
CORAL GABLES, FL 33134

BURTON P LEIBOWITZ &W KAREN S
115 W 4 CT
MIAMI BEACH, FL 33139-5115

CASA ALAIA LLC
3507 KYOTO GDNS DR STE 110
PALM BEACH GARDENS, FL 33410

CATHRYN CARNESELLA
387 N HIBISCUS DR
MIAMI BEACH, FL 33139

CHRISTINE M MAHIEU
405 N HIBISCUS DR #104
MIAMI BEACH, FL 33139

COCOMARE LLC
1430 S DIXIE HWY 321
CORAL GABLES, FL 33146

CORP TRAVEL CONSULTANTS II LLC
2699 COLLINS AVE
MIAMI BEACH, FL 33140

DAI LE NGUYEN
415 N HIBISCUS DR UNIT D
MIAMI BEACH, FL 33139

DAN PARKER PROPERTIES LLC
1006 SCHURING RD
PORTAGE, MI 49024

DEREK BARNICK &
KRISTIE QUINONES
405 N HIBISCUS DR #208
MIAMI BEACH, FL 33139-5170

DIANA A CAZARES
140 PALM AVE
MIAMI BEACH, FL 33139

DON DADY TRS
DON DADY LIVING TRUST
421 N HIBISCUS DR
MIAMI BEACH, FL 33139

ELBA FRANCO
415 N HIBISCUS DR
MIAMI BEACH, FL 33139

ESTATE FL 26 LLC
368 MINORCA AVE
CORAL GABLES, FL 33134

ESTRELLA MOUSSAWEL &
ISRAEL LAZA
405 N HIBISCUS DR #103
MIAMI BEACH, FL 33165

GARY A MAHIEU
405 N HIBISCUS DR UNIT 110
MIAMI BEACH, FL 33139

GARY MAHIEU
405 N HIBISCUS DR #110
MIAMI BEACH, FL 33139

GARY SANTARCANGELO
387 N HIBISCUS DR
MIAMI BEACH, FL 33139-5123

GRATITUDE CAPITAL LLC
1100 WEST AVE 820
MIAMI BEACH, FL 33139

GROVE PENTHOUSE LLC
1001 BRICKELL BAY DR STE 2406
MIAMI, FL 33131

HIBISCUS HOUSE LLC
3507 KYOTO GRNDS DR STE 110
PALM BEACH GARDENS, FL 33410

HOWARD SILVERMAN
CRYSTAL HAYSON SILVERMAN
300 S POINTE DR UNIT 2405
MIAMI BEACH, FL 33139

ISLAND 300 LLC
50 SOUTH POINTE DR #2902
MIAMI BEACH, FL 33139

JAMES F JORDEN &W
JOSEPHINE CICCHETTI
355 N HIBISCUS DR
MIAMI BEACH, FL 33139-5123

JAMES V MCKAY
22 HOLLYWOOD DR
CHESTNUT HILL, MA 02467

JASON C GOLDSTEIN
333 S HIBISCUS DR
MIAMI BEACH, FL 33139

JAY GOULD &W LAURA
410 S HIBISCUS DR
MIAMI BEACH, FL 33139-5136

JERRY SOKOL &W ALLISON
437 N HIBISCUS DR
MIAMI BEACH, FL 33139-5125

JOSE A ALBISU M.D.
614 FOREST AVE
EVANSTON, IL 60202

MAI PHAM NGUYEN
HOA NGOC NGUYEN
369 N HIBISCUS DR
MIAMI BEACH, FL 33139-5123

MARGARITA PRIETO
5101 ALTON RD
MIAMI BEACH, FL 33140

MARIA I NUNEZ
405 N HIBISCUS DR #205
MIAMI BEACH, FL 33139-5169

NICHOLAS A PALUMBO
MARISA A SOTOMAYOR
118 W 4 CT
MIAMI BEACH, FL 33139

NORMA C QUINONES
405 N HIBISCUS DR 209
MIAMI BEACH, FL 33139

PAUL MORELLI TRS
C/O CENNA LANIER
HIBISCUS HOLDINGS TRUST
333 N WACKER DR 6TH FLR
CHICAGO, IL 60606

ROBERT E BEZENSZ TRS
ROBERT E BELENSZ REV LVG TR
OFELIA L BELENSZ TRS
425 N HIBISCUS DR 1 STE 42 281
MIAMI BEACH, FL 33139

ROGER BLUM &W MARIE
363 S HIBISCUS DR
MIAMI BEACH, FL 33139-5177

RUDDMAN CLARKE DAVIS TRS
HIBISCUS 370 TRUST
370 S HIBISCUS DR
MIAMI BEACH, FL 33139

S & C 420 HIBISCUS LLC
612 RIVER RD
FAIR HAVEN, NJ 07704

SUSZANNE KAISER
201 N COCONUT LANE
MIAMI BEACH, FL 33139-5161

THOMAS BOELSTRERL &W URSULA
% DEJA VU PROPERTIES INC
405 N HIBISCUS DR #207
MIAMI BEACH, FL 33139

TINA MARIE SIMCOX SUCCESSOR TRS
MARY J SIMCOX REVOCABLE TRUST
345 N HIBISCUS DR
MIAMI BEACH, FL 33139

TRINITARIA RESIDENCES
HOMEOWNERS ASSOC INC
415 N HIBISCUS DR #A
MIAMI BEACH, FL 33139

VICTOR AROMIN
415 N HIBISCUS DR #C
MIAMI BEACH, FL 33139-5152

VIDA VENTURES LLC
18785 NORTH FRUITPORT RD
SPRING LAKE, MI 49456

ZEUS S HIBISCUS HOUSE LLC
2828 CORAL WAY #308-A
MIAMI, FL 33145

Name	Address	City	State	Zip	Country
BETA LP	SCHUTZENBERGSTRASSE 5B	9053 TEUFEN AR			SWITZERLAND
STEFAN JONSSON ELISABETH JONSSON	LANGESJO VIKARNA 22	45741 FJALLBACKA			SWEDEN
375 S HIBISCUS DR LLC	1040 BISCAYNE BLVD UNIT 2803	MIAMI	FL	33132	USA
400 SHD LLC	1450 BRICKELL AVE STE 2170	MIAMI	FL	33131	USA
405 N HIBISCUS PROPERTIES LLC C/O KRAUSE AND BAXTER	9555 N KENDALL DR STE 202	MIAMI	FL	33176	USA
420 HIBISCUS DRIVE SFH LLC	420 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
AHUVA RETTER TRS AHUVA RETTER	330 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
ALEJANDRO VALDES ISaura VALDES	7623 BEACHVIEW DR	NORTH BAY VILLAGE	FL	33141	USA
AMM 432 SOUTH HIBISCUS DRIVE LLC	1210 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
ANNE GERAGHTY	45 SIERRA RD	HYDE PARK	MA	02136	USA
ANO LLC	844 ALTON RD # 3	MIAMI BEACH	FL	33139	USA
ANTHONY J DRAGONE &W GIANCARLA F DRAGONE	90 WHITE LAWN AVE	MILTON	MA	02186	USA
BARBARA TRUSHIN TRS BARBARA TRUSHIN REVOCABLE TR	360 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
BRONCO 1 LLC C/O SAMLUT AND CO	550 BILTMORE WAY #200	CORAL GABLES	FL	33134	USA
BURTON P LEIBOWITZ &W KAREN S	115 W 4 CT	MIAMI BEACH	FL	33139-5115	USA
CASA ALAIA LLC	3507 KYOTO GDNS DR STE 110	PALM BEACH GARDENS	FL	33410	USA
CATHRYN CARNESELLA	387 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
CHRISTINE M MAHIEU	405 N HIBISCUS DR #104	MIAMI BEACH	FL	33139	USA
COCOMARE LLC	1430 S DIXIE HWY 321	CORAL GABLES	FL	33146	USA
CORP TRAVEL CONSULTANTS II LLC	2699 COLLINS AVE	MIAMI BEACH	FL	33140	USA
DAI LE NGUYEN	415 N HIBISCUS DR UNIT D	MIAMI BEACH	FL	33139	USA
DAN PARKER PROPERTIES LLC	1006 SCHURING RD	PORTAGE	MI	49024	USA
DEREK BARNICK & KRISTIE QUINONES	405 N HIBISCUS DR #208	MIAMI BEACH	FL	33139-5170	USA
DIANA A CAZARES	140 PALM AVE	MIAMI BEACH	FL	33139	USA
DON DADY TRS DON DADY LIVING TRUST	421 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
ELBA FRANCO	415 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
ESTATE FL 26 LLC	368 MINORCA AVE	CORAL GABLES	FL	33134	USA
ESTRELLA MOUSSAWEL & ISRAEL LAZA	405 N HIBISCUS DR #103	MIAMI BEACH	FL	33165	USA
GARY A MAHIEU	405 N HIBISCUS DR UNIT 110	MIAMI BEACH	FL	33139	USA
GARY MAHIEU	405 N HIBISCUS DR #110	MIAMI BEACH	FL	33139	USA
GARY SANTARCANGELO	387 N HIBISCUS DR	MIAMI BEACH	FL	33139-5123	USA
GRATITUDE CAPITAL LLC	1100 WEST AVE 820	MIAMI BEACH	FL	33139	USA
GROVE PENTHOUSE LLC	1001 BRICKELL BAY DR STE 2406	MIAMI	FL	33131	USA
HIBISCUS HOUSE LLC	3507 KYOTO GRNDS DR STE 110	PALM BEACH GARDENS	FL	33410	USA
HOWARD SILVERMAN CRYSTAL HAYSON SILVERMAN	300 S POINTE DR UNIT 2405	MIAMI BEACH	FL	33139	USA
ISLAND 300 LLC	50 SOUTH POINTE DR #2902	MIAMI BEACH	FL	33139	USA
JAMES F JORDEN &W JOSEPHINE CICCHETTI	355 N HIBISCUS DR	MIAMI BEACH	FL	33139-5123	USA
JAMES V MCKAY	22 HOLLYWOOD DR	CHESTNUT HILL	MA	02467	USA
JASON C GOLDSTEIN	333 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
JAY GOULD &W LAURA	410 S HIBISCUS DR	MIAMI BEACH	FL	33139-5136	USA
JERRY SOKOL &W ALLISON	437 N HIBISCUS DR	MIAMI BEACH	FL	33139-5125	USA

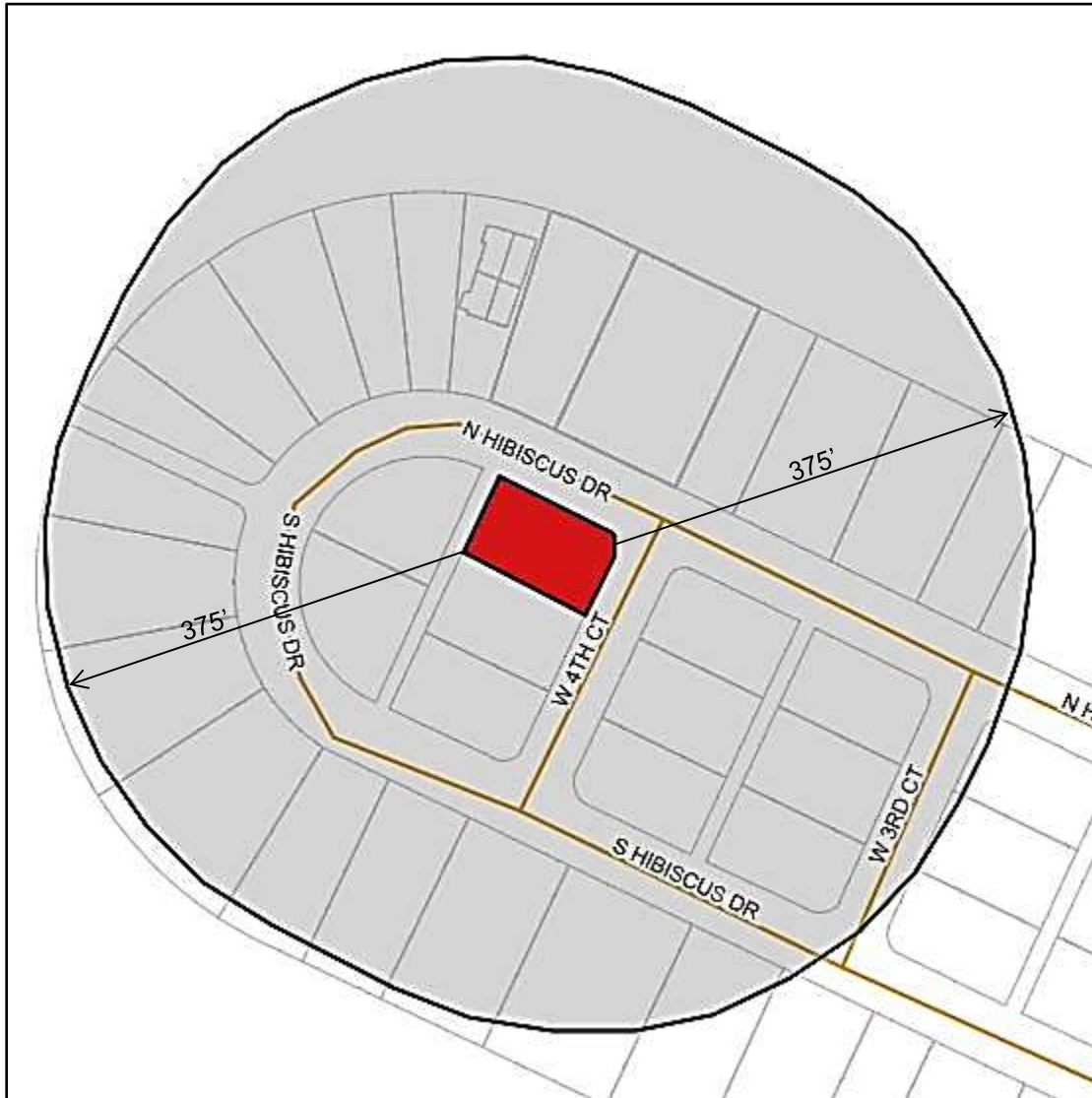
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MAI PHAM NGUYEN HOA NGOC NGUYEN	369 N HIBISCUS DR	MIAMI BEACH	FL	33139-5123	USA
MARGARITA PRIETO	5101 ALTON RD	MIAMI BEACH	FL	33140	USA
MARIA I NUNEZ	405 N HIBISCUS DR #205	MIAMI BEACH	FL	33139-5169	USA
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ROBERT E BEZENSZ TRS ROBERT E BELENSZ REV LVG TR OFELIA L BELENSZ TRS	425 N HIBISCUS DR 1 STE 42 281	MIAMI BEACH	FL	33139	USA
ROGER BLUM &W MARIE	363 S HIBISCUS DR	MIAMI BEACH	FL	33139-5177	USA
RUDDMAN CLARKE DAVIS TRS HIBISCUS 370 TRUST	370 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
S & C 420 HIBISCUS LLC	612 RIVER RD	FAIR HAVEN	NJ	07704	USA
SUSZANNE KAISER	201 N COCONUT LANE	MIAMI BEACH	FL	33139-5161	USA
THOMAS BOELSTRERL &W URSULA % DEJA VU PROPERTIES INC	405 N HIBISCUS DR #207	MIAMI BEACH	FL	33139	USA
TINA MARIE SIMCOX SUCCESSOR TRS MARY J SIMCOX REVOCABLE TRUST	345 N HIBISCUS DR	MIAMI BEACH	FL	33139	USA
TRINITARIA RESIDENCES HOMEOWNERS ASSOC INC	415 N HIBISCUS DR #A	MIAMI BEACH	FL	33139	USA
VICTOR AROMIN	415 N HIBISCUS DR #C	MIAMI BEACH	FL	33139-5152	USA
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ZEUS S HIBISCUS HOUSE LLC	2828 CORAL WAY #308-A	MIAMI	FL	33145	USA



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375' RADIUS MAP



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