



June 13, 2022

**City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139**

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

Lots 5, 6 and 7, Block 16, of **OCEAN BEACH, FLA. ADDITION NO. 2**, according to the Plat thereof, as recorded in Plat Book 2, at Page 56 of the Public Records of Miami-Dade County, Florida.

ADDRESS: 1116 Ocean Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-0310

PREPARED FOR: Law Offices of Kent Harrison Robbins

ORDER: 220612

Total number of property owners without repetition: 161

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.

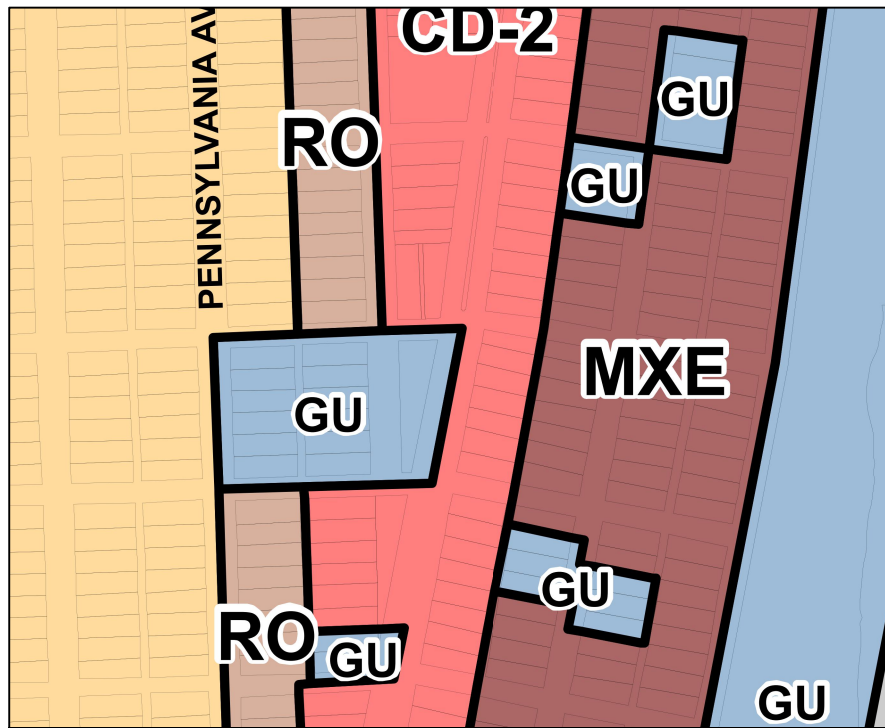
Omara R. Lopez

For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016

Phone: 305 828-1210

www.thezoningspecialistsgroup.com



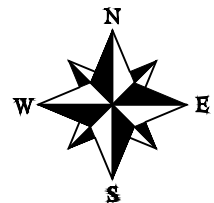
375-FOOT RADIUS MAP:



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ADDRESS: 1116 Ocean Drive, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-008-0310
PREPARED FOR: Law Offices of Kent Harrison Robbins
ORDER: 220612
DATE: June 13, 2022



SCALE: 1"= 125'



The Zoning Specialists Group, Inc.

7729 NW 146th Street
 Miami Lakes FL 33016
 Ph: (305) 828-1210

www.thezoningspecialistsgroup.com

Paul Clifford Luke
6 18 Underwood Rd Loft 1
London N1 7 LQ,
United Kingdom

Paul Luke
6 18 Underwood Rd Loft 1
London N1 7 LQ,
United Kingdom

Miguel Angel Matesanz
Urb. Canalejas Chalet 138
Calle Pena Del Hombre 1
Otero D Herros Segovia 40422 Spain

Nikolay Kharatinov
Lidiia Perepolova
Hilkov Pereulok D 1 Kv 43
Moscow 119034, Russia

Jean Luc Marrec Elizabeth Marrec
7 Chemin De Ty Mab Foreman
29000 Quimper, France

Clevelander Holdings Lp
C/O Jesta Management Corp
755 Rue Berri Ste 200
Montreal H27 3E5 Qc, Canada

Essex House Collins Lp
C/O Jesta Management Corp
755 Rue Berri Ste 200
Montreal H27 3E5 Qc, Canada

Claude Dufour
4207 Rue St Hubert
Montreal Pq H2j2w6,
Canada

Tamir Vigder
8 Killeaton Str
St Ives Nsw2075,
Australia

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

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

Lipt Collins Ave LLC C/O Lasalle
Investments Management
100 E Pratt St
Baltimore, MD 21202-1009

1051 Collins Hotel LLC
Dan Bran Realty LLC
138 E 31st St Bsmt C1
New York, NY 10016-6890

Caamano Investment Properties Inc
3389 Sheridan St # 107
Hollywood, FL 33021-3606

Austin George
124 11th St
Miami Beach, FL 33139-5005

Hotel Victor LLC
1400 Broadway 15th
New York, NY 10018-5300

Vmsb LLC
1400 Broadway # 15Fl
New York, NY 10018-5300

1131 Kent LLC
16885 Dallas Pkwy
Addison, TX 75001-5215

Cg Tides LLC
2915 Biscayne Blvd Ste 300
Miami, FL 33137-4197

Core Ocean Drive LLC
C/O Apple Core Holdings
1450 Broadway Fl 40th
New York, NY 10018-2240

Cg Tides Village LLC Cg Tides
Village I LLC Cg Tides Village II LLC
3200 Stirling Rd
Hollywood, FL 33021-2041

E D Y Inc
1155 Collins Ave
Miami Beach, FL 33139-4604

Mrk 1200 Collins Avenue LLC
34 W Dilido Dr
Miami Beach, FL 33139-1171

1130 Collins LLC
2601 Collins Avene
Miami Beach, FL 33140

Stiles Hotels Group LLC
1111 Kane Concourse Ste 217
Miami Beach, FL 33154-2040

Collins Avenue Investors LLC
255 Third Avenue Corp
1407 Broadway Rm 503
New York, NY 10018-5151

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

Fairwinds Sb LLC C/O Bernstein Law
Firm 37 East 12Th Street Fairwind
3050 Biscayne Blvd Ste 403
Miami, FL 33137-4143

Beach 1150 LLC
10221 SW 82nd Ct
Miami, FL 33156-2517

Mary G & Maria G
& Juan M Morillo
1150 Collins Ave Apt 301
Miami Beach, FL 33139-4645

Samira A Hamdoun
1150 Collins Ave 401
Miami, FL 33140

Crystal V Hover Le Ann I Johansson Le
Rem Crystal V Hover Trs Jtrs
1150 Collins Ave Apt 501
Miami Beach, FL 33139-4630

Rosanna Bocconcelli
1150 Collins Ave Apt 202
Miami Beach, FL 33139-4629

Maria G Morillo
1150 Collins Ave Apt 302
Miami Beach, FL 33139-4645

Elizabeth Castillo Fretes
1835 Clintonville St
Whitestone, NY 11357-3814

Maher LLC
1200 Brickell Ave Ste 1960
Miami, FL 33131-3892

Yolanda Valdes Flores
& Ricardo Valdes Flores Jr
812 El Rado St
Coral Gables, FL 33134-2202

Rafael Cores Fernandez Ladreda
1150 Collins Ave Apt 303
Miami Beach, FL 33139-4645

Wulf Von Treu Trs
Wulf Von Treu Trust
1150 Collins Ave Apt 403
Miami Beach, FL 33139-4646

Jeremy Matthew Cross
28 Grove St
Merrimac, MA 01860-1806

Raquel Asato
8200 Sunrise Lakes Blvd # 58107
Fort Lauderdale, FL 33322-1541

Lila Mateo
6035 Broadway Apt 6R
Bronx, NY 10471-4109

Jose Fernandez
1207 Drexel Ave Unit 10
Miami Beach, FL 33139-8202

Downtown Miami
Dade Enterprises LLC
9860 SW 32nd St
Miami, FL 33165-2939

Teresa Rodriguez Trs
Teresa Rodriguez Living Trust
1150 Collins Ave Apt 305
Miami Beach, FL 33139-4645

Sharon Miller
159 W 53rd St Apt 27F
New York, NY 10019-6068

Beatriz De La Maza Jtrs
Teresita Baldor Jtrs
10502 SW 46th St
Miami, FL 33165-5621

Julia Perez Shirley Perez
1631 NE 171 St
Miami Beach, FL 33139

Kiki Patrick Halfon
Pascale S Souleyraux Halfon
1150 Collins Ave Apt 406
Miami Beach, FL 33139-4646

Samira A Hamdoun
1150 Collins Ave Apt 506
Miami Beach, FL 33139-4630

Edy 1155 Collins LLC
1155 Collins Ave
Miami Beach, FL 33139-4604

1155 Collins LLC
1051 Washington Ave
Miami Beach, FL 33139-5017

Sb Hospitality LLC
1111 Collins Ave
Miami Beach, FL 33139-4604

Sb Hospitality LLC
1119 Collins Ave
Miami Beach, FL 33139-4604

Sb Hospitality LLC
1119 Collins Ave # 345
Miami Beach, FL 33139-4604

Sky Sea Miami Beach LLC
67 W 107th St Apt 12A
New York, NY 10025-3262

Jorge E Galeano Karina V Riesgo
10 Professional Center Pkwy #3
San Rafael, CA 94903-2726

Sandi Sage & H Jeff
734 N Grandview Ave
Daytona Beach, FL 32118-3823

Christian Marty Pascale Marty
1100 Collins Ave Apt 302
Miami Beach, FL 33139-4663

Donna L Powers Trs
Donna L Powers Rev Tr
3671 High Pine Dr
Coral Springs, FL 33065-6013

Kidscode Usa LLC
PO Box 398328
Miami Beach, FL 33239-8328

Daniel L Aubry
15 Water St
Beacon, NY 12508-3307

Kenneth Firpo
1100 Collins Ave Apt 304
Miami Beach, FL 33139-4663

1100 Collins Ave LLC
15491 SW 274th St
Homestead, FL 33032-8175

Florida Investments Condo Corp
2900 N University Dr Ste 42
Coral Springs, FL 33065-5083

Tamara V Perez
7603 Parnell Ave
Las Vegas, NV 89147-4856

Pablo Lazarte
1100 Collins Ave Apt 207
Miami Beach, FL 33139-4661

Jorge Galeano Karina Riesgo
1100 Collins Ave Apt 307
Miami Beach, FL 33139-4663

Szd LLC
929 Thompson St
Glastonbury, CT 06033-4012

Jose Alberto Acosta
2109 Bamboo Way
Antioch, CA 94509-7761

Matteo Chialastri
1100 Collins Ave Apt 209
Miami Beach, FL 33139-4661

Kikito Miami LLC
1100 Collins Ave Apt 309
Miami Beach, FL 33139-4663

Mihai 4 LLC
343 Layne Blvd
Hallandale, FL 33009-5740

Robert William Calkins
Annemarie Calkins
1100 Collins Ave Apt 310
Miami Beach, FL 33139-4663

Dream2futur LLC
1682M Jefferson Ave
Miami Beach, FL 33139-7603

Betty A Felder Le Rem Ulysses Felder
18181 NE 31st Ct Apt 2609
North Miami Beach, FL 33160-2679

Del Rio Ph1 LLC C/O Bdo
2121 Ponce De Leon Blvd Fl 11
Coral Gables, FL 33134-5224

Del Rio Ph2 LLC C/O Bdo
2121 Ponce De Leon Blvd Fl 11
Coral Gables, FL 33134-5224

Tuto & Sons Corp
1430 Michigan Ave
Miami Beach, FL 33139-3825

Botany Woods LLC
1100 Collins Ave # Cu3
Miami Beach, FL 33139-4660

Samir Dekmak
325 Ocean Dr
Miami Beach, FL 33139-8755

Nobi Way LLC
465 Ocean Dr Apt 722
Miami Beach, FL 33139-6626

Versani South Beach Inc
1100 Collins Ave # Cu6
Miami Beach, FL 33139-4660

Doron Doar
1340 Stillwater Dr
Miami Beach, FL 33141-1030

Robert Spigelman Trs C/O Daniel Tamir
Hotel Victor Jonathan Nakash 2014
1144 Ocean Dr
Miami Beach, FL 33139-4609

Frida Nakash LLC
2711 Centerville Rd Ste 400
Wilmington, DE 19808-1645

Robert Spigelman Trs C/O Daniel
Tamir Eddie Ben Aderet Trs
1144 Ocean Dr
Miami Beach, FL 33139-4609

Congress 501 LLC C/O Levine And
Partners P A
1400 Broadway
New York, NY 10018-5300

990 Investment LLC
1111 Kane Concourse Ste 209
Miami Beach, FL 33154-2040

Dna Usa Group LLC
11901 Santa Monica Blvd
Los Angeles, CA 90025-2767

Dna Usa Group LLC
11901 Santa Monica Blvd # 313
Los Angeles, CA 90025-2767

Strand A502 LLC
PO Box 191879
Miami Beach, FL 33119-1879

Strand A203 LLC
PO Box 191879
Miami Beach, FL 33119-1879

Ocean Drive Invest LLC
2035 NE 151st St
North Miami Beach, FL 33162-6013

Strand A403 LLC
1144 Ocean Dr
Miami Beach, FL 33139-4609

Lina Chu De Kong Myspacer LLC
495 Brickell Ave Apt 2403
Miami, FL 33131-2787

Strand A304 LLC
PO Box 191879
Miami Beach, FL 33119-1879

Tordillos Investments LLC
13151 SW 72nd Ave
Miami, FL 33156-5348

Strand A504 LLC
PO Box 191879
Miami Beach, FL 33119-1879

Strand A205 LLC
1144 Ocean Dr
Miami Beach, FL 33139-4609

In The Media Group Inc
8517 215th St
Queens Village, NY 11427-1425

Ronuvi Investment LLC
19531 S Whitewater Ave
Fort Lauderdale, FL 33332-2461

Valerie Bastou
1024 Ocean Dr # A505
Miami Beach, FL 33139-5014

Rjnn LLC
30 Rembrandt Way
Hightstown, NJ 08520-2991

Nlt Investments Inc
888 Brickell Key Dr Apt 2202
Miami, FL 33131-2670

Enrico Iori Claudia M Bombonati
590 Sawgrass Corporate Pkwy
Fort Lauderdale, FL 33325-6255

Thierry Teboul
1024 Ocean Dr # A506
Miami Beach, FL 33139-5014

Talya Sharon Ocean Drive LLC
PO Box 191879
Miami Beach, FL 33119-1879

Valerie Bastou
1024 Ocean Dr # A307
Miami Beach, FL 33139-5014

Frida Nakash LLC
1300 Washington Ave
Miami Beach, FL 33119-2762

Anna L Casco Jose Alfredo Cancelo
1650 Coral Way Apt 405
Miami, FL 33145-2859

Ocean Drive 770 LLC
4230 Post Ave
Miami Beach, FL 33140-3010

Robert P Hoey & W Cynthia A
497 Asharoken Ave
Northport, NY 11768-1174

Abcaa Vii LLC
12455 SW 43rd St
Miami, FL 33175-4213

James P Riddle Jr
116 Ashford Dr
Chadds Ford, PA 19317-8231

Steven C Pettit
127 Choctaw Dr
Hendersonville, TN 37075-4639

Amable LLC
5701 Collins Ave Apt 1202
Miami Beach, FL 33140-2335

1036 Ocean Invest LLC
2035 NE 151st St
North Miami Beach, FL 33162-6013

Strand B304 LLC
1400 Broadway
New York, NY 10018-5300

Strand B205 LLC
PO Box 191879
Miami Beach, FL 33119-1879

Strand B305 LLC
6463 SW 162nd Ave
Miami, FL 33193-5833

Strand B306 LLC
1036 Ocean Dr # 306
Miami Beach, FL 33139-5014

Savvy Ideas LLC
5951 Riverdale Ave # 1077
Bronx, NY 10471-4323

Strand B208 LLC
PO Box 191879
Miami Beach, FL 33119-1879

Yerushalmi II LLC
230 174th St Apt 2217
North Miami Beach, FL 33160-3313

George Stavros
6 Flint Ct
Pinehurst, NC 28374-8760

Leonel S Madeiros Jr
2189 Market St Apt 3
San Francisco, CA 94114-1194

The Birdcage South Beach LLC
22 Bramblebush Rd
Croton On Hudson, NY 10520-3417

Thomas Golden
4000 Westerly Pl
Newport Beach, CA 92660-2328

Trexar Inc
2504 SW 22nd Ave
Miami, FL 33133-2316

Robert Spiegelman Trs C/O Daniel
Tamir Jonathan Nakash 2014 Trust
1144 Ocean Dr
Miami Beach, FL 33139-4609

Jad Farhat Irrevocable Trust
5432 Haley Downs Dr
Lexington, KY 40516-7500

Paperone LLC
1052 Ocean Dr Unit C203
Miami Beach, FL 33139-5014

Congress C303 LLC
901 Pennsylvania Ave Ste 3
Miami Beach, FL 33139-5431

Andrie Sun LLC
1801 Collins Ave # 904
Miami Beach, FL 33139-7414

Valerie Bastou
12985 Impala Ct
Garden Grove, CA 92840-6362

Ernest Burley Jr
2720 Summers Ridge Dr
Odenton, MD 21113-1589

Strand C404 LLC
1052 Ocean Dr # C404
Miami Beach, FL 33139-5014

Mustang Mining Co LLC
3308 Oak Grove Ave
Dallas, TX 75204-2370

Natavan LLC
1809 Gravesend Neck Rd
Brooklyn, NY 11229-4510

Michael J Depoli Trs
3237 Newbury Pl
Troy, MI 48084-7044

Strand C405 LLC
1300 Washington Ave
Miami Beach, FL 33119-2762

Amir Osmanovic Devahire Osmanovic
1052 Ocean Dr Unit C505
Miami Beach, FL 33139-5014

Southernpoint Investments LLC
635 Solano Prado
Coral Gables, FL 33156-2359

Weston Alexander Willis
& W Nancy Mcneil Willis
531 Deer Creek Dr
Swansboro, NC 28584-9702

Hrg Usa Corp C/O Cinolt LLP
11 Broadway Ste 368
New York, NY 10004-1369

Strand D302 LLC
C/O Hotel Victor Daniel Tamir
1144 Ocean Dr
Miami Beach, FL 33139-4609

Zjz LLC
137 14th St Apt 5
Brooklyn, NY 11215-6752

Talya Sharon Ocean Drive LLC
1400 Broadway Fl 15
New York, NY 10018-5300

Quantum Usa Holding Corp
3370 Mary St
Miami Beach, FL 33139

Zjz LLC
37 14 St Apt 5
Brooklyn, NY 11215

Congress D205 LLC
C/O Levine And Partners Pa
PO Box 191879
Miami Beach, FL 33119-1879

Quantum Usa Holding Corp
C/O Roca Gonzalez P A
3370 Mary St
Miami, FL 33133-5215

3 6 9 Investments LLC
767 Fairmont St NW
Washington, DC 20001-3813

Strand D207 LLC C/O Victor Hotel
1144 Ocean Dr
Miami Beach, FL 33139-4609

Str Ocean LLC
1400 Broadway Fl 15
New York, NY 10018-5300

Southerpoint Investments LLC
635 Solano Prado
Coral Gables, FL 33156-2359

Zjz LLC
5 N Village Ave
Rockville Centre, NY 11570-4701

Af Cafe LLC
850 Ocean Dr Ste 203
Miami Beach, FL 33139-5826

E D Y Inc
1036 Ocean Dr # Cub100
Miami Beach, FL 33139-5014

Nakash Strand LLC C/O Jordache
Enterprises
1400 Broadway
New York, NY 10018-5300

Order number: 220612
Total non-repetitive labels: 161