



**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

September 17, 2024

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

**Re: Property owners within 375 feet of:**

**SUBJECT:** 41 La Gorce Circle, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3210-003-0300

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,

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Diana B. Rio

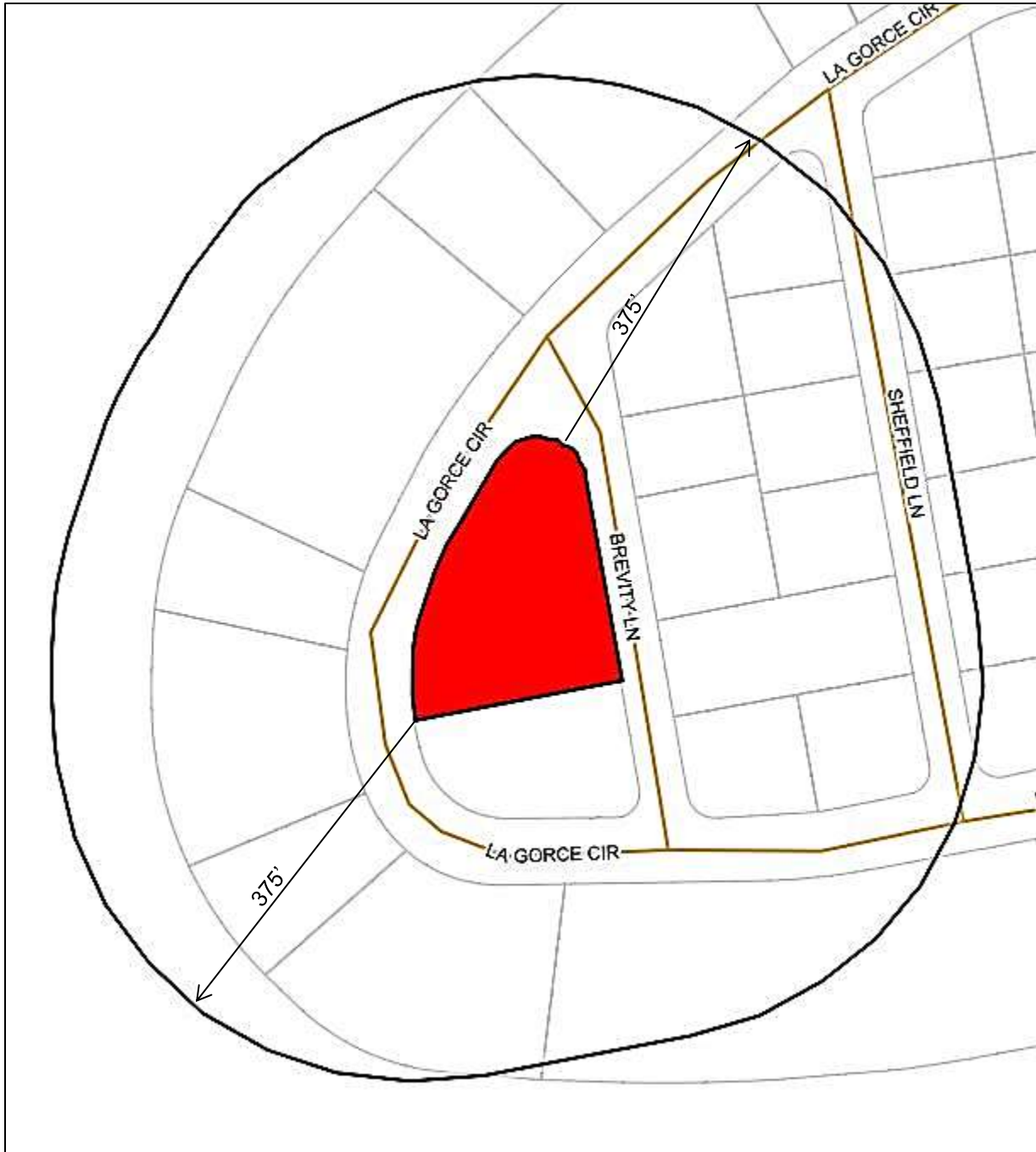
Total number of property owners without repetition: **25, including 0 international**



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### 375' RADIUS MAP (N.T.S.)



**SUBJECT:** 41 La Gorce Circle, Miami Beach, FL 33141  
**FOLIO NUMBER:** 02-3210-003-0300

31 LA GORCE CIRCLE LLC  
3681 FLAMINGO DR  
MIAMI BEACH, FL 33140

34 LA GORCE CIRCLE PARTNERS LLC  
10880 WILSHIRE BLVD STE 2200  
LOS ANGELES, CA 90024

55 LGC MADE LLC  
76 LA GORCE CIR  
MIAMI BEACH, FL 33141

ANNA K RENTZ TRS  
ANNA K RENTZ  
6641 BREVITY LN  
MIAMI BEACH, FL 33141

BYRON ROTH  
40 LA GORCE CIR  
MIAMI BEACH, FL 33140

DDVFL LA GORCE TWO LLC  
C/O GRASSI & CO CPAS P C  
488 MADISON AVE 21 FLR  
NEW YORK, NY 10022

DENNIS KAINEN &W DEBORAH  
6645 BREVITY LN  
MIAMI BEACH, FL 33141-4518

DIDIER CHOUKROUN  
ESTHER V EGOZI CHOUKROUN  
21 LA GORCE CIR  
MIAMI BEACH, FL 33141-4519

GEORGE SHERMAN &W BETSY  
30 LA GORCE CIR  
MIAMI BEACH, FL 33141

HAL M LUCAS  
MARISA J TOCCIN  
6625 SHEFFIELD LN  
MIAMI BEACH, FL 33141

JANICE WAGNER MOSCOSO  
6630 SHEFFIELD LN  
MIAMI BEACH, FL 33141

JOSEPH Z FLEMING  
BETTY C FLEMING  
6655 SHEFFIELD LN  
MIAMI BEACH, FL 33141

KRISTIN VIA TRS  
6675 SHEFFIELD LANE REV TR  
6675 SHEFFIELD LN  
MIAMI BEACH, FL 33141

M LEE PEARCE TRS  
M LEE PEARCE  
22 LA GORCE CIR  
MIAMI BEACH, FL 33141

MARK S CHAPLIN  
CARLY CHAPLIN  
25 LA GORCE CIR  
MIAMI BEACH, FL 33141

MASH BREVITY LANE LLLP  
6655 BREVITY LN  
MIAMI BEACH, FL 33141

MASH MIAMI INC  
515 E LAS OLAS BLVD 1200  
FORT LAUDERDALE, FL 33301

OLIVER MORRIS LLOYD TRS  
OLEC RESIDENTIAL TRUST  
LAURIE NEHMEN LLOYD TRS  
6625 BREVITY LN  
MIAMI BEACH, FL 33141

PASH PLACE ONE LLC  
6650 SHEFFIELD LN  
MIAMI BEACH, FL 33141

RYAN SHINMAN  
41 LA GORCE CIR  
MIAMI BEACH, FL 33141-4519

STEVEN B FADER TRS  
C/O ATTN FRANCA CAPIZZI  
SBF 2019 IRREVOCABLE TRUST  
1 OLYMPIC PL 1240  
TOWSON, MD 21204

STEVEN J GREEN TRS  
STEVEN J GREEN REVOCABLE TRUST  
1515 SUNSET DR 44  
CORAL GABLES, FL 33143

SUNSHINE EQUITIES CORP  
C/O LOPEZ & ROMERO P C  
1120 6 AVE 4 FL  
NEW YORK, NY 10036

WAYNE E CHAPLIN TRS  
54 LA GORCE RESIDENCE TRUST  
ARLENE J CHAPLIN TRS  
54 LA GORCE CIR  
MIAMI BEACH, FL 33141

WENDY M SMITH  
DAVID B SMITH  
6652 SHEFFIELD LN  
MIAMI BEACH, FL 33141

Name	Address	City	State	Zip	Country
31 LA GORCE CIRCLE LLC	3681 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
34 LA GORCE CIRCLE PARTNERS LLC	10880 WILSHIRE BLVD STE 2200	LOS ANGELES	CA	90024	USA
55 LGC MADE LLC	76 LA GORCE CIR	MIAMI BEACH	FL	33141	USA
ANNA K RENTZ TRS ANNA K RENTZ	6641 BREVITY LN	MIAMI BEACH	FL	33141	USA
BYRON ROTH	40 LA GORCE CIR	MIAMI BEACH	FL	33140	USA
DDVFL LA GORCE TWO LLC C/O GRASSI & CO CPAS P C	488 MADISON AVE 21 FLR	NEW YORK	NY	10022	USA
DENNIS KAINEN &W DEBORAH	6645 BREVITY LN	MIAMI BEACH	FL	33141-4518	USA
DIDIER CHOUKROUN ESTHER V EGOZI CHOUKROUN	21 LA GORCE CIR	MIAMI BEACH	FL	33141-4519	USA
GEORGE SHERMAN &W BETSY	30 LA GORCE CIR	MIAMI BEACH	FL	33141	USA
HAL M LUCAS MARISA J TOCCIN	6625 SHEFFIELD LN	MIAMI BEACH	FL	33141	USA
JANICE WAGNER MOSCOSO	6630 SHEFFIELD LN	MIAMI BEACH	FL	33141	USA
JOSEPH Z FLEMING BETTY C FLEMING	6655 SHEFFIELD LN	MIAMI BEACH	FL	33141	USA
KRISTIN VIA TRS 6675 SHEFFIELD LANE REV TR	6675 SHEFFIELD LN	MIAMI BEACH	FL	33141	USA
M LEE PEARCE TRS M LEE PEARCE	22 LA GORCE CIR	MIAMI BEACH	FL	33141	USA
MARK S CHAPLIN CARLY CHAPLIN	25 LA GORCE CIR	MIAMI BEACH	FL	33141	USA
MASH BREVITY LANE LLLP	6655 BREVITY LN	MIAMI BEACH	FL	33141	USA
MASH MIAMI INC	515 E LAS OLAS BLVD 1200	FORT LAUDERDALE	FL	33301	USA
OLIVER MORRIS LLOYD TRS OLEC RESIDENTIAL TRUST LAURIE NEHMEN LLOYD TRS	6625 BREVITY LN	MIAMI BEACH	FL	33141	USA
PASH PLACE ONE LLC	6650 SHEFFIELD LN	MIAMI BEACH	FL	33141	USA
RYAN SHINMAN	41 LA GORCE CIR	MIAMI BEACH	FL	33141-4519	USA
STEVEN B FADER TRS C/O ATTN FRANCA CAPIZZI SBF 2019 IRREVOCABLE TRUST	1 OLYMPIC PL 1240	TOWSON	MD	21204	USA
STEVEN J GREEN TRS STEVEN J GREEN REVOCABLE TRUST	1515 SUNSET DR 44	CORAL GABLES	FL	33143	USA
SUNSHINE EQUITIES CORP C/O LOPEZ & ROMERO P C	1120 6 AVE 4 FL	NEW YORK	NY	10036	USA
WAYNE E CHAPLIN TRS 54 LA GORCE RESIDENCE TRUST ARLENE J CHAPLIN TRS	54 LA GORCE CIR	MIAMI BEACH	FL	33141	USA
WENDY M SMITH DAVID B SMITH	6652 SHEFFIELD LN	MIAMI BEACH	FL	33141	USA

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STEVEN J GREEN TRS STEVEN J GREEN REVOCABLE TRUST	1515 SUNSET DR 44	CORAL GABLES	FL	33143	USA
SUNSHINE EQUITIES CORP C/O LOPEZ & ROMERO P C	1120 6 AVE 4 FL	NEW YORK	NY	10036	USA
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WENDY M SMITH DAVID B SMITH	6652 SHEFFIELD LN	MIAMI BEACH	FL	33141	USA