



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 4, 2024

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

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

**SUBJECT:** 1800 Michigan Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0120

**SUBJECT:** 1810 Michigan Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0130

**SUBJECT:** 1818 Michigan Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0140

**FOLIO NUMBER:** 02-3234-004-0150

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: **76, including 0 international**



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



**SUBJECT:** 1800 Michigan Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0120

**SUBJECT:** 1810 Michigan Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0130

**SUBJECT:** 1818 Michigan Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0140

**FOLIO NUMBER:** 02-3234-004-0150

Name	Address	City	State	Zip	Country
1728 LENOX AVENUE LLC	1211 EUCLID AVE APT 2	MIAMI BEACH	FL	33139	USA
1735 LENOX AVE LLC	2729 N BAY RD	MIAMI BEACH	FL	33140	USA
1760 MICHIGAN AVE LLC C/O LILLIAN SER ESQ	1815 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
1810 IRRS HOLDINGS LLC	145 ALMERIA AVE	CORAL GABLES	FL	33180	USA
ALBERTO CAYETANO DIAZ MARIETTA ELENA LOSADA	5363 NW 111 CT	DORAL	FL	33178	USA
ALEX HELLER BERTMAN ARTEMIS PAPADATOU	1740 JEFFERSON AVE UNIT 11	MIAMI BEACH	FL	33139	USA
ALTON POINTE LLC ATTN DAVID J PHILIPS	500 17 ST	MIAMI BEACH	FL	33139	USA
ANA MARIA POZO RAUL E DE VELASCO	1840 JEFFERSON AVE 204	MIAMI BEACH	FL	33139	USA
ARNOLD ALEX DAUD	1750 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
AVROHOM BRODY & W' YEHUDIS	1761 LENOX AVE	MIAMI BEACH	FL	33139-2414	USA
BERKE STEVE	1766 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
BRIAN FEIT	1836 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
BRIGITTE PENSO DE ALLIE	1801 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
CHRISTOPHER WILLIAM GLOEDE	1760 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CONSULTING & ADMINISTRATIVE LLC	6955 NW 77 AVE STE 304	MIAMI	FL	33166	USA
CUBAN HEBREW CONGREGATION	1700 MICHIGAN AVE	MIAMI BEACH	FL	33139-2417	USA
DALIA M PEREZ LE REM DALIA PEREZ ORDAZ	1840 JEFFERSON AVE 304	MIAMI BEACH	FL	33139	USA
DAUPHIN MUTEBA KAZADI NATHALIE MULAND N FUND	1740 JEFFERSON AVE 1	MIAMI BEACH	FL	33139	USA
DAVID FELDMAN	1760 LENOX AVE	MIAMI BEACH	FL	33139	USA
DAVID M ROTH ISABEL ROTH	1745 LENOX AVE	MIAMI BEACH	FL	33139	USA
DOBROMIR L NIKOLOV ELENA T NIKOLOVA	1840 JEFFERSON AVE # 306	MIAMI BEACH	FL	33139	USA
DOLORES & CRISTINA FERNANDEZ	1840 JEFFERSON AVE 305	MIAMI BEACH	FL	33139-2461	USA
EIGHTEEN FORTY LLC	12800 NW 73 ST	PARKLAND	FL	33076	USA
ELIZABETH F ANDRADE	1840 JEFFERSON AVE 201	MIAMI BEACH	FL	33139	USA
EVGENY SAMOYLOV ANASTASIA SAMOYLOV	6767 COLLINS AVE # 802	MIAMI BEACH	FL	33141	USA
GARDEN APARTMENTS INC	1750 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
GOLDWATER REALTY II INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
IRRS 1800 MICHIGAN LLC	145 ALMERIA AVE	CORAL GABLES	FL	33134	USA
IRRS 1818 MICHIGAN LLC	145 ALMERIA AVE	CORAL GABLES	FL	33134	USA
IRRS LOT 1039 18TH LLC	145 ALMERIA AVE	CORAL GABLES	FL	33134	USA
JAMES PRENDERGAST	1827 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
JAY R LEVY & W CLAUDIA	1753 LENOX AVE	MIAMI BEACH	FL	33139-2414	USA
JEFFERSON GARDENS NO 10 LLC	6001 SW 116 ST	PINECREST	FL	33156	USA
JEFFERSON MB 101 LLC	210 COMMERCE WAY 300	PORTSMOUTH	NH	03801	USA
JEFFERSON PROPERTY MIA LLC	888 BISCAYNE BLVD 209	MIAMI	FL	33132	USA
JJ INVESTORS LLC	285 JELIFF AVE	NEWARK	NJ	07108	USA
JOHN A MORYTKO ALVARO CONCHA	1776 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
JOHN COURTNEY BAILEY LOWENTHAL	1026 18 ST	MIAMI BEACH	FL	33139	USA
KARIM AMIN	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
KATZ FAMILY PARTNERSHIP	1735 ALTON RD	MIAMI BEACH	FL	33139	USA

LEANDRO R BARBUSCIO	10 VENETIAN WAY #801	MIAMI BEACH	FL	33139	USA
LEONEL P LIMONTE	1750 LENOX AVE	MIAMI BEACH	FL	33139	USA
LESLIE E SILBERSTEIN TRS LESLIE E SILBERSTEIN REV TR	1729 LENOX AVE	MIAMI BEACH	FL	33139	USA
MAIKEL RODRIGUEZ	780 SW 21 RD	MIAMI	FL	33129	USA
MARILYS R NEPOMECHIE	1743 MICHIGAN AVE #5	MIAMI BEACH	FL	33139-2398	USA
MARTIN L WILES	1780 LENOX AVE	MIAMI BEACH	FL	33139-2415	USA
MARTIN WILES	1770 LENOX AVE	MIAMI BEACH	FL	33139-2415	USA
MATTHIAS SPANKE	1821 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
MIRIAM SEGAL LISSETTE MENDEZ	1740 JEFFERSON AVE 4	MIAMI BEACH	FL	33139	USA
MONIQUE A IBARROLA LE REM DEBBIE MONIQUE IBARROLA REM DAVID ARTHUR IBARROLA	1840 JEFFERSON AVE APT 102	MIAMI BEACH	FL	33139	USA
NICK VALENCIA	1740 JEFFERSON AVE 7	MIAMI BEACH	FL	33139	USA
NIVEA MARA ALVES MARTIN MORALES	1840 JEFFERSON AVE 202	MIAMI BEACH	FL	33139	USA
ORIA MARIA ALCANTARA	1743 MICHIGAN AVE #1	MIAMI BEACH	FL	33139-2496	USA
OSCAR MUSIBAY LISSETTE MENDEZ	1740 JEFFERSON AVE #6	MIAMI BEACH	FL	33139	USA
PAUL H FREEMAN	1776 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
PETER S FRIEBERG TRS PETER S FRIEBERG REV LIV TR	PO BOX 398910	MIAMI BEACH	FL	33139	USA
PETRONA C MOREYRA	1840 JEFFERSON AVE 206	MIAMI BEACH	FL	33139-2460	USA
PUBLIX SUPER MARKETS INC % EXPENSE PAYABLES LEASE	PO BOX 32018	LAKELAND	FL	33802	USA
QUINN MORGAN UPACALA MAPATUNA	1810 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
QUINN MORGAN UPACALA MAPATUNA	1815 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
RAFAEL VITALI JR	1740 JEFFERSON AVE #5	MIAMI BEACH	FL	33139-2466	USA
RAQUEL BENTOLILA DE DAGANI LE RALPH DAGAMI LE REM ELI DAGANI	1740 JEFFERSON AVE #8	MIAMI BEACH	FL	33139	USA
REVIVE CLINIC CAPITAL LLC	1470 16 ST UNIT 101	MIAMI BEACH	FL	33139	USA
ROSA MAIRENA LE REM RODRIGO MAIRENA REM LUIS MAIRENA	1740 JEFFERSON AVE #12	MIAMI BEACH	FL	33139-2467	USA
SANTA ELENA HOLDINGS LLC	1415 20 ST #406	MIAMI BEACH	FL	33139	USA
SOBE HOLDINGS LLC	1000 NORTH WEST ST #1501	WILMINGTON	DE	19801	USA
SONIA CARRARINI	1840 JEFFERSON AVE #303	MIAMI BEACH	FL	33139	USA
STEVEN M KWARTIN	1743 MICHIGAN AVE #3	MIAMI BEACH	FL	33139-2496	USA
THE KATZ FAMILY PARTNERSHIP % MAXWELL GROSS	1736 ALTON RD	MIAMI BEACH	FL	33139-2412	USA
TIGA OF SOUTH FLORIDA LLC C/O KEYSTONE PROPERTY MGMT	765 W 41 ST	MIAMI BEACH	FL	33140	USA
VICTORIA AMARAL PELLETIER TRS THE PELLETIER FAMILY TRUST DANY PELLETIER TRS	1735 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
WAYNE L GRABEIN RICHARD B SILVERMAN	1800 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
WELLS FARGO BANK	1901 ALTON RD	MIAMI BEACH	FL	33139	USA
YPS PROPERTIES LLC	110 S SHORE DR 5A	MIAMI BEACH	FL	33141	USA
ZCLL IX LLC	1835 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA

1728 LENOX AVENUE LLC  
1211 EUCLID AVE APT 2  
MIAMI BEACH, FL 33139

1735 LENOX AVE LLC  
2729 N BAY RD  
MIAMI BEACH, FL 33140

1760 MICHIGAN AVE LLC  
C/O LILLIAN SER ESQ  
1815 MICHIGAN AVE  
MIAMI BEACH, FL 33139

1810 IRRS HOLDINGS LLC  
145 ALMERIA AVE  
CORAL GABLES, FL 33180

ALBERTO CAYETANO DIAZ  
MARIETTA ELENA LOSADA  
5363 NW 111 CT  
DORAL, FL 33178

ALEX HELLER BERTMAN  
ARTEMIS PAPADATOU  
1740 JEFFERSON AVE UNIT 11  
MIAMI BEACH, FL 33139

ALTON POINTE LLC  
ATTN DAVID J PHILIPS  
500 17 ST  
MIAMI BEACH, FL 33139

ANA MARIA POZO  
RAUL E DE VELASCO  
1840 JEFFERSON AVE 204  
MIAMI BEACH, FL 33139

ARNOLD ALEX DAOUD  
1750 MICHIGAN AVE  
MIAMI BEACH, FL 33139

AVROHOM BRODY &W YEHUDIS  
1761 LENOX AVE  
MIAMI BEACH, FL 33139-2414

BERKE STEVE  
1766 MICHIGAN AVE  
MIAMI BEACH, FL 33139

BRIAN FEIT  
1836 JEFFERSON AVE  
MIAMI BEACH, FL 33139

BRIGITTE PENSO DE ALLIE  
1801 MICHIGAN AVE  
MIAMI BEACH, FL 33139

CHRISTOPHER WILLIAM GLOEDE  
1760 JEFFERSON AVE  
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139

CONSULTING & ADMINISTRATIVE LLC  
6955 NW 77 AVE STE 304  
MIAMI, FL 33166

CUBAN HEBREW CONGREGATION  
1700 MICHIGAN AVE  
MIAMI BEACH, FL 33139-2417

DALIA M PEREZ LE  
REM DALIA PEREZ ORDAZ  
1840 JEFFERSON AVE 304  
MIAMI BEACH, FL 33139

DAUPHIN MUTEBA KAZADI  
NATHALIE MULAND N FUND  
1740 JEFFERSON AVE 1  
MIAMI BEACH, FL 33139

DAVID FELDMAN  
1760 LENOX AVE  
MIAMI BEACH, FL 33139

DAVID M ROTH  
ISABEL ROTH  
1745 LENOX AVE  
MIAMI BEACH, FL 33139

DOBROMIR L NIKOLOV  
ELENA T NIKOLOVA  
1840 JEFFERSON AVE # 306  
MIAMI BEACH, FL 33139

DOLORES & CRISTINA FERNANDEZ  
1840 JEFFERSON AVE 305  
MIAMI BEACH, FL 33139-2461

EIGHTEEN FORTY LLC  
12800 NW 73 ST  
PARKLAND, FL 33076

ELIZABETH F ANDRADE  
1840 JEFFERSON AVE 201  
MIAMI BEACH, FL 33139

EVGENY SAMOYLOV  
ANASTASIA SAMOYLOV  
6767 COLLINS AVE # 802  
MIAMI BEACH, FL 33141

GARDEN APARTMENTS INC  
1750 MICHIGAN AVE  
MIAMI BEACH, FL 33139

GOLDWATER REALTY II INC  
PO BOX 190816  
MIAMI BEACH, FL 33119

IRRS 1800 MICHIGAN LLC  
145 ALMERIA AVE  
CORAL GABLES, FL 33134

IRRS 1818 MICHIGAN LLC  
145 ALMERIA AVE  
CORAL GABLES, FL 33134

IRRS LOT 1039 18TH LLC  
145 ALMERIA AVE  
CORAL GABLES, FL 33134

JAMES PRENDERGAST  
1827 MICHIGAN AVE  
MIAMI BEACH, FL 33139

JAY R LEVY &W CLAUDIA  
1753 LENOX AVE  
MIAMI BEACH, FL 33139-2414

JEFFERSON GARDENS NO 10 LLC  
6001 SW 116 ST  
PINECREST, FL 33156

JEFFERSON MB 101 LLC  
210 COMMERCE WAY 300  
PORTSMOUTH, NH 03801

JEFFERSON PROPERTY MIA LLC  
888 BISCAYNE BLVD 209  
MIAMI, FL 33132

JJ INVESTORS LLC  
285 JELLIFF AVE  
NEWARK, NJ 07108

JOHN A MORYTKO  
ALVARO CONCHA  
1776 JEFFERSON AVE  
MIAMI BEACH, FL 33139

JOHN COURTNEY  
BAILEY LOWENTHAL  
1026 18 ST  
MIAMI BEACH, FL 33139

KARIM AMIN  
1830 JEFFERSON AVE  
MIAMI BEACH, FL 33139-2446

KATZ FAMILY PARTNERSHIP  
1735 ALTON RD  
MIAMI BEACH, FL 33139

LEANDRO R BARBUSCIO  
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MIAMI BEACH, FL 33139

LESLIE E SILBERSTEIN TRS  
LESLIE E SILBERSTEIN REV TR  
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MIAMI BEACH, FL 33139

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780 SW 21 RD  
MIAMI, FL 33129

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LISSETTE MENDEZ  
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MIAMI BEACH, FL 33139

MONIQUE A IBARROLA LE  
REM DEBBIE MONIQUE IBARROLA  
REM DAVID ARTHUR IBARROLA  
1840 JEFFERSON AVE APT 102  
MIAMI BEACH, FL 33139

NICK VALENCIA  
1740 JEFFERSON AVE 7  
MIAMI BEACH, FL 33139

NIVEA MARA ALVES MARTIN MORALES  
1840 JEFFERSON AVE 202  
MIAMI BEACH, FL 33139

ORIA MARIA ALCANTARA  
1743 MICHIGAN AVE #1  
MIAMI BEACH, FL 33139-2496

OSCAR MUSIBAY  
LISSETTE MENDEZ  
1740 JEFFERSON AVE #6  
MIAMI BEACH, FL 33139

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1776 MICHIGAN AVE  
MIAMI BEACH, FL 33139

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PETER S FRIEBERG REV LIV TR  
PO BOX 398910  
MIAMI BEACH, FL 33139

PETRONA C MOREYRA  
1840 JEFFERSON AVE 206  
MIAMI BEACH, FL 33139-2460

PUBLIX SUPER MARKETS INC  
% EXPENSE PAYABLES LEASE  
PO BOX 32018  
LAKELAND, FL 33802

QUINN MORGAN  
UPACALA MAPATUNA  
1810 JEFFERSON AVE  
MIAMI BEACH, FL 33139

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UPACALA MAPATUNA  
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MIAMI BEACH, FL 33139

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RALPH DAGAMI LE  
REM ELI DAGANI  
1740 JEFFERSON AVE #8  
MIAMI BEACH, FL 33139

REVIVE CLINIC CAPITAL LLC  
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MIAMI BEACH, FL 33139

ROSA MAIRENA LE  
REM RODRIGO MAIRENA  
REM LUIS MAIRENA  
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MIAMI BEACH, FL 33139

SOBE HOLDINGS LLC  
1000 NORTH WEST ST #1501  
WILMINGTON, DE 19801

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MIAMI BEACH, FL 33139

STEVEN M KWARTIN  
1743 MICHIGAN AVE #3  
MIAMI BEACH, FL 33139-2496

THE KATZ FAMILY PARTNERSHIP  
% MAXWELL GROSS  
1736 ALTON RD  
MIAMI BEACH, FL 33139-2412

TIGA OF SOUTH FLORIDA LLC  
C/O KEYSTONE PROPERTY MGMT  
765 W 41 ST  
MIAMI BEACH, FL 33140

VICTORIA AMARAL PELLETIER TRS  
THE PELLETIER FAMILY TRUST  
DANY PELLETIER TRS  
1735 MICHIGAN AVE  
MIAMI BEACH, FL 33139

WAYNE L GRABEIN  
RICHARD B SILVERMAN  
1800 JEFFERSON AVE  
MIAMI BEACH, FL 33139

WELLS FARGO BANK  
1901 ALTON RD  
MIAMI BEACH, FL 33139

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110 S SHORE DR 5A  
MIAMI BEACH, FL 33141

ZCLL IX LLC  
1835 MICHIGAN AVE  
MIAMI BEACH, FL 33139