



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

August 8, 2024

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

Re: Property owners within 375 feet of:

SUBJECT: 437 W 31 Street, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-001-0661

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

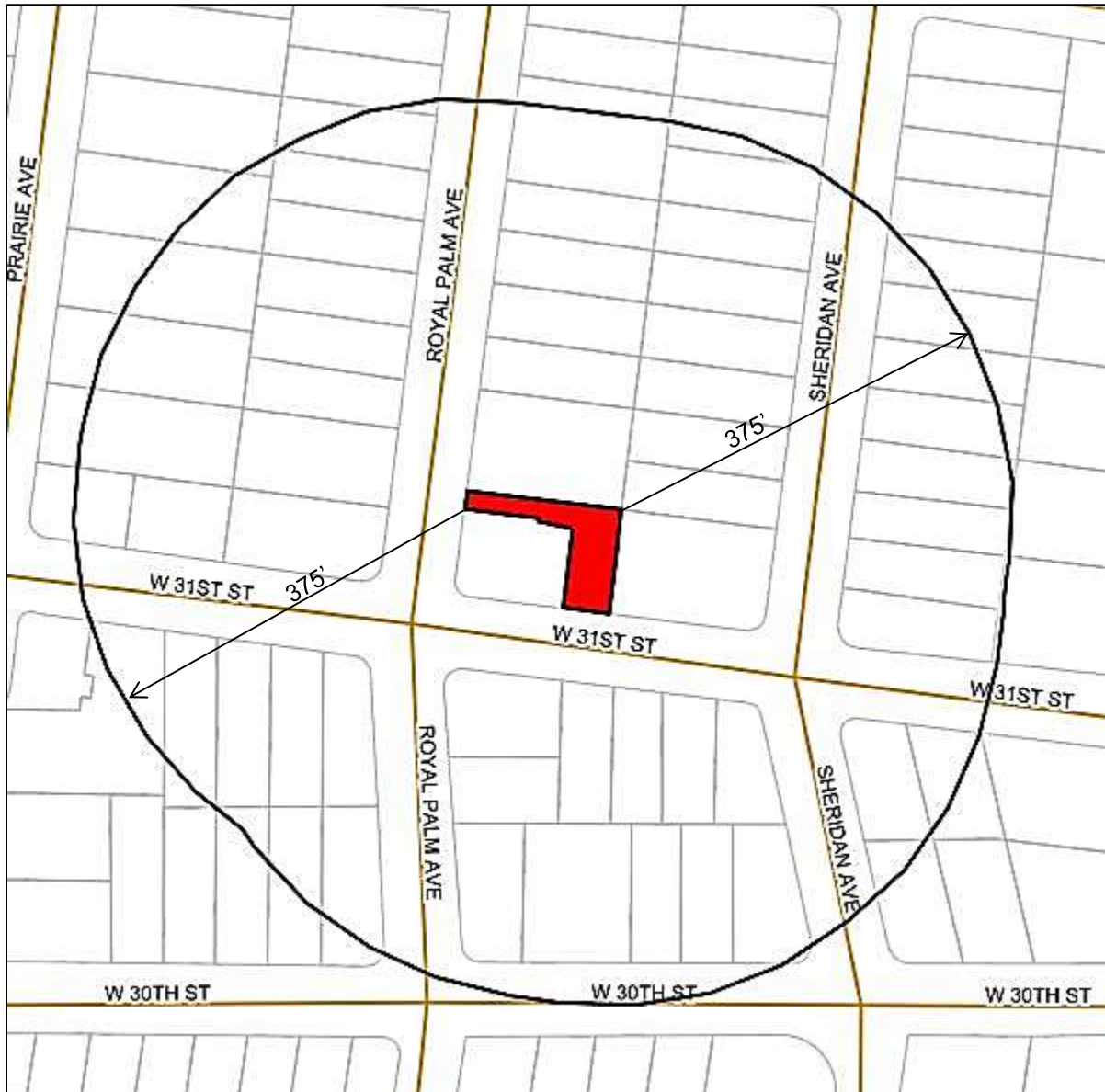
Total number of property owners without repetition: **67, including 0 international**



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

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



SUBJECT: 437 W 31 Street, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-001-0661

| Name | Address | City | State | Zip | Country |
|--|--------------------------|---------------|-------|------------|---------|
| 3128 LLC | 10205 S DIXIE HWY 202 | PINECREST | FL | 33156 | USA |
| 426 W 31 STREET LLC | 10328 W STATE RD 84 | DAVIE | FL | 33330 | USA |
| 521 W 30TH ST LLC | 3921 ALTON RD STE 106 | MIAMI BEACH | FL | 33140 | USA |
| ADAM J WESTREICH DAYNA Y WESTREICH | 540 W 31 ST | MIAMI BEACH | FL | 33140-3938 | USA |
| ADRIAN NIGEL GREEN LE MICHELLE GREEN LE REM ADRIAN NIGEL GREEN TRS | 3120 PINE TREE DR | MIAMI BEACH | FL | 33140 | USA |
| ALAN DENOS PARSONS LOUISE A PARSONS | 510 W 31 ST | MIAMI BEACH | FL | 33140 | USA |
| ALEKSANDER ZEV KATZ &W CHANNAH | 3134 ROYAL PALM AVE | MIAMI BEACH | FL | 33140-3938 | USA |
| ALLYSON ROSENBERG | 417 W 30 ST | MIAMI BEACH | FL | 33140 | USA |
| ALON MOZES LUCINDA CAMRAS | 3101 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| ANGEL TRIANA | 3157 ROYAL PALM AVE | MIAMI BEACH | FL | 33139 | USA |
| ANN MARIE DEVERAS WONG TRS ANN MARIE DEVERAS WONG TRUST | 3134 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| ARON MANDEL PEGGY MANDEL | 505 W 31 ST | MIAMI BEACH | FL | 33140 | USA |
| ARTHUR G SHAPIRO &W RIVKA | 3141 ROYAL PALM AVE | MIAMI BEACH | FL | 33140-3937 | USA |
| BARBE SHAULSON | PO BOX 402401 | MIAMI BEACH | FL | 33140-0401 | USA |
| BRACEHA LLC | 4350 POST RD | MIAMI BEACH | FL | 33140 | USA |
| CALVIN H MITTMAN GIGI MITTMAN SANDRA MITTMAN EST OF | 6769 HERITAGE GRANDE 201 | BOYNTON BEACH | FL | 33437 | USA |
| CANDICE NICOLE COHEN | 3155 PRAIRIE AVE | MIAMI BEACH | FL | 33140 | USA |
| CARAVAN LLC | 14 W SAN MARINO DR | MIAMI BEACH | FL | 33139 | USA |
| CHAIM YAACOV LEVER RACHEL BGOGOMILSKY | 3164 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| DAVID ALAN BOYER | 3135 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| DAVID MOND &W JOANNE | 3127 PRAIRIE AVE | MIAMI BEACH | FL | 33140-3426 | USA |
| DEBORAH HEBER WIZNITZER LE REM NATHAN HEBER REM SHAINDEE HEBER KREITENBERG | 555 W 31 ST | MIAMI BEACH | FL | 33140 | USA |
| DEVORAH KATZ GOLDBERG TRS THE F AND M KATZ FAMILY TRUST MENACHEM MENDEL KATZ TRS | 3131 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| GAVRIEL PINHASOV NADZEDA DONIAROV | 3025 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| GUILLERMO ECHARTÉ LE THERESA KATHLEEN ECHARTÉ LE REM GUILLERMO PHILIPPE ECHARTÉ | 3000 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| GUSTAF ARNOLDSSON LENA V ARNOLDSSON | 520 W 31 ST | MIAMI BEACH | FL | 33140 | USA |
| GUSTAVO FURMAN DIANA FURMAN | 3156 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| HOWARD LIEBERMAN | 3128 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| JACQUELINE POWERS ROMAN MAURICE | 3171 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| JAY E REINBERG RACHEL A REINBERG | 3105 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| JOHN L LANTIGUA | 420 W 31 ST | MIAMI BEACH | FL | 33140-3905 | USA |
| JOHNNY Y SAFFAR ALEXANDRA C SOFIE E SAFFAR | 3150 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| JORGE A HERNANDO TRS JORGE A HERNANDO REV TR | 5760 LA GORCE DR | MIAMI BEACH | FL | 33140 | USA |
| JOSE VALLVERDU LORI MALTZ | 410 W 31 ST | MIAMI BEACH | FL | 33140 | USA |
| JOSEPH ZEMEL LEAH ZEMEL | 3121 PRAIRIE AVE | MIAMI BEACH | FL | 33140 | USA |
| JUAN PEDRO ARHANCET JR LE MELISSA MARIE FUJAN LE REM JUAN PEDRO ARHANCET JR TRS | 3034 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| JULIA ONELIA REYES | 437 W 30 ST | MIAMI BEACH | FL | 33140-4329 | USA |
| JULIO IGLESIAS JR | 3127 SHERIDAN AVE | MIAMI BEACH | FL | 33140-3945 | USA |
| JUNE SCHECHTER TRS CARYL ENGLANDER TRS | 3115 SHERIDAN AVE | MIAMI BEACH | FL | 33140-3945 | USA |
| LETICIA L DILENA | 3031 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| LOMAR ACQUISITIONS I LLC | 1100 BISCAYNE BLVD 4307 | MIAMI | FL | 33132 | USA |
| LORI ILENE MADRIGAL &H JORGE | 3141 PRAIRIE AVE | MIAMI BEACH | FL | 33140-3426 | USA |

| | | | | | |
|--|------------------------|---------------|----|------------|-----|
| LOURDES GONZALEZ | 3148 ROYAL PALM AVE | MIAMI BEACH | FL | 33140-3938 | USA |
| MATHILDE MAUBACH | 515 W 30 ST | MIAMI BEACH | FL | 33140-4337 | USA |
| MICHAEL T DALLEY NORMA E VULCAIN-DALLEY | 3035 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| MICHAEL W OLIVER &W MANAL S | 3121 SHERIDAN AVE | MIAMI BEACH | FL | 33140-3945 | USA |
| MICHEAL T AYAD GENEVIEVE T CHU | 401 W 30 ST | MIAMI BEACH | FL | 33140 | USA |
| MOSHE MARVIN MENUCHA MARVIN | 3160 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| NOLAN ALTMAN | 336 W 31 ST | MIAMI BEACH | FL | 33140-3903 | USA |
| OFER MIZRAHI | 3110 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| OLIVER DE MORI SARA GRASSI | 3151 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| ONELIA MERAS LE REM CONNIE MERAS | 3174 SHERIDAN AVE | MIAMI BEACH | FL | 33140-3946 | USA |
| PRAIRIE 3165 LLC | 1754 BAY RD | MIAMI BEACH | FL | 33139 | USA |
| RACHEL WASSERLAUF &H ARON | 3163 SHERIDAN AVE | MIAMI BEACH | FL | 33140-3945 | USA |
| REBECCA A ROSENBLATT C/O STANLEY M ROSENBLATT | 3120 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| RICHARD G GARCIA JTRS STEVEN V OLTMAN JTRS | 3030 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| RICHARD SANTIAGO CRESPO IGLESIAS | 3144 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| ROBERT MANELA | 3003 SHERIDAN AVE | MIAMI BEACH | FL | 33140 | USA |
| ROYAL PALM INVESTMENTS LLC | 3011 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| SAMUEL GOLDSTEIN TR | 6 VINCENT RD | SPRING VALLEY | NY | 10977 | USA |
| SAMUEL SELANIKIO JACQUELINE SELANIKIO | 3135 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| STEVEN M EBNER &W EMILY W EBNER | 3047 PRAIRIE AVE | MIAMI BEACH | FL | 33140-3424 | USA |
| SU SEVINE ALPARSLAN | 437 W 37 ST | MIAMI BEACH | FL | 33140 | USA |
| TRAVERS TRUST CO LLC TRS JOSHUA FAMILY BED TRUST | 201 S PHILLIPS AVE 215 | SIOUX FALLS | SD | 57104 | USA |
| VANESSA FAYE WURMAN | 3144 ROYAL PALM AVE | MIAMI BEACH | FL | 33140 | USA |
| WILSON CRESPO IGLESIAS | 11420 SPUR WHEEL LN | POTOMAC | MD | 20854 | USA |
| WSC REFI LLC | 3921 ALTON RD STE 106 | MIAMI BEACH | FL | 33140 | USA |

3128 LLC
10205 S DIXIE HWY 202
PINECREST, FL 33156

426 W 31 STREET LLC
10328 W STATE RD 84
DAVIE, FL 33330

521 W 30TH ST LLC
3921 ALTON RD STE 106
MIAMI BEACH, FL 33140

ADAM J WESTREICH
DAYNA Y WESTREICH
540 W 31 ST
MIAMI BEACH, FL 33140-3938

ADRIAN NIGEL GREEN LE
MICHELLE GREEN LE
REM ADRIAN NIGEL GREEN TRS
3120 PINE TREE DR
MIAMI BEACH, FL 33140

ALAN DENOS PARSONS
LOUISE A PARSONS
510 W 31 ST
MIAMI BEACH, FL 33140

ALEKSANDER ZEV KATZ &W CHANNAH
3134 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3938

ALLYSON ROSENBERG
417 W 30 ST
MIAMI BEACH, FL 33140

ALON MOZES
LUCINDA CAMRAS
3101 ROYAL PALM AVE
MIAMI BEACH, FL 33140

ANGEL TRIANA
3157 ROYAL PALM AVE
MIAMI BEACH, FL 33139

ANN MARIE DEVERAS WONG TRS
ANN MARIE DEVERAS WONG TRUST
3134 SHERIDAN AVE
MIAMI BEACH, FL 33140

ARON MANDEL
PEGGY MANDEL
505 W 31 ST
MIAMI BEACH, FL 33140

ARTHUR G SHAPIRO &W RIVKA
3141 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3937

BARBE SHAULSON
PO BOX 402401
MIAMI BEACH, FL 33140-0401

BRACEHA LLC
4350 POST RD
MIAMI BEACH, FL 33140

CALVIN H MITTMAN
GIGI MITTMAN
SANDRA MITTMAN EST OF
6769 HERITAGE GRANDE 201
BOYNTON BEACH, FL 33437

CANDICE NICOLE COHEN
3155 PRAIRIE AVE
MIAMI BEACH, FL 33140

CARAVAN LLC
14 W SAN MARINO DR
MIAMI BEACH, FL 33139

CHAIM YAACOV LEVER
RACHEL BGOGOMILSKY
3164 SHERIDAN AVE
MIAMI BEACH, FL 33140

DAVID ALAN BOYER
3135 SHERIDAN AVE
MIAMI BEACH, FL 33140

DAVID MOND &W JOANNE
3127 PRAIRIE AVE
MIAMI BEACH, FL 33140-3426

DEBORAH HEBER WIZNITZER LE
REM NATHAN HEBER
REM SHAINDEE HEBER KREITENBERG
555 W 31 ST
MIAMI BEACH, FL 33140

DEVORAH KATZ GOLDBERG TRS
THE F AND M KATZ FAMILY TRUST
MENACHEM MENDEL KATZ TRS
3131 ROYAL PALM AVE
MIAMI BEACH, FL 33140

GAVRIEL PINHASOV
NADZEDA DONIAROV
3025 ROYAL PALM AVE
MIAMI BEACH, FL 33140

GUILLERMO ECHARTE LE
THERESA KATHLEEN ECHARTE LE
REM GUILLERMO PHILIPPE ECHARTE
3000 ROYAL PALM AVE
MIAMI BEACH, FL 33140

GUSTAF ARNOLDSSON
LENA V ARNOLDSSON
520 W 31 ST
MIAMI BEACH, FL 33140

GUSTAVO FURMAN
DIANA FURMAN
3156 ROYAL PALM AVE
MIAMI BEACH, FL 33140

HOWARD LIEBERMAN
3128 ROYAL PALM AVE
MIAMI BEACH, FL 33140

JACQUELINE POWERS
ROMAN MAURICE
3171 SHERIDAN AVE
MIAMI BEACH, FL 33140

JAY E REINBERG
RACHEL A REINBERG
3105 SHERIDAN AVE
MIAMI BEACH, FL 33140

JOHN L LANTIGUA
420 W 31 ST
MIAMI BEACH, FL 33140-3905

JOHNNY Y SAFFAR
ALEXANDRA C SOFIE E SAFFAR
3150 SHERIDAN AVE
MIAMI BEACH, FL 33140

JORGE A HERNANDO TRS
JORGE A HERNANDO REV TR
5760 LA GORCE DR
MIAMI BEACH, FL 33140

JOSE VALLVERDU
LORI MALTZ
410 W 31 ST
MIAMI BEACH, FL 33140

JOSEPH ZEMEL
LEAH ZEMEL
3121 PRAIRIE AVE
MIAMI BEACH, FL 33140

JUAN PEDRO ARHANCET JR LE
MELISSA MARIE FUJAN LE
REM JUAN PEDRO ARHANCET JR TRS
3034 SHERIDAN AVE
MIAMI BEACH, FL 33140

JULIA ONELIA REYES
437 W 30 ST
MIAMI BEACH, FL 33140-4329

JULIO IGLESIAS JR
3127 SHERIDAN AVE
MIAMI BEACH, FL 33140-3945

JUNE SCHECHTER TRS
CARYL ENGLANDER TRS
3115 SHERIDAN AVE
MIAMI BEACH, FL 33140-3945

LETICIA L DILENA
3031 SHERIDAN AVE
MIAMI BEACH, FL 33140

LOMAR ACQUISITIONS I LLC
1100 BISCAYNE BLVD 4307
MIAMI, FL 33132

LORI ILENE MADRIGAL &H JORGE
3141 PRAIRIE AVE
MIAMI BEACH, FL 33140-3426

LOURDES GONZALEZ
3148 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3938

MATHILDE MAUBACH
515 W 30 ST
MIAMI BEACH, FL 33140-4337

MICHAEL T DALLEY
NORMA E VULCAIN-DALLEY
3035 ROYAL PALM AVE
MIAMI BEACH, FL 33140

MICHAEL W OLIVER &W MANAL S
3121 SHERIDAN AVE
MIAMI BEACH, FL 33140-3945

MICHEAL T AYAD
GENEVIEVE T CHU
401 W 30 ST
MIAMI BEACH, FL 33140

MOSHE MARVIN
MENUCHA MARVIN
3160 SHERIDAN AVE
MIAMI BEACH, FL 33140

NOLAN ALTMAN
336 W 31 ST
MIAMI BEACH, FL 33140-3903

OFER MIZRAHI
3110 SHERIDAN AVE
MIAMI BEACH, FL 33140

OLIVER DE MORI
SARA GRASSI
3151 SHERIDAN AVE
MIAMI BEACH, FL 33140

ONELIA MERAS LE
REM CONNIE MERAS
3174 SHERIDAN AVE
MIAMI BEACH, FL 33140-3946

PRAIRIE 3165 LLC
1754 BAY RD
MIAMI BEACH, FL 33139

RACHEL WASSERLAUF &H ARON
3163 SHERIDAN AVE
MIAMI BEACH, FL 33140-3945

REBECCA A ROSENBLATT
C/O STANLEY M ROSENBLATT
3120 ROYAL PALM AVE
MIAMI BEACH, FL 33140

RICHARD G GARCIA JTRS
STEVEN V OLTMAN JTRS
3030 ROYAL PALM AVE
MIAMI BEACH, FL 33140

RICHARD SANTIAGO CRESPO IGLESIAS
3144 SHERIDAN AVE
MIAMI BEACH, FL 33140

ROBERT MANELA
3003 SHERIDAN AVE
MIAMI BEACH, FL 33140

ROYAL PALM INVESTMENTS LLC
3011 ROYAL PALM AVE
MIAMI BEACH, FL 33140

SAMUEL GOLDSTEIN TR
6 VINCENT RD
SPRING VALLEY, NY 10977

SAMUEL SELANIKIO
JACQUELINE SELANIKIO
3135 ROYAL PALM AVE
MIAMI BEACH, FL 33140

STEVEN M EBNER &W
EMILY W EBNER
3047 PRAIRIE AVE
MIAMI BEACH, FL 33140-3424

SU SEVINE ALPARSLAN
437 W 37 ST
MIAMI BEACH, FL 33140

TRAVERS TRUST CO LLC TRS
JOSHUA FAMILY BED TRUST
201 S PHILLIPS AVE 215
SIOUX FALLS, SD 57104

VANESSA FAYE WURMAN
3144 ROYAL PALM AVE
MIAMI BEACH, FL 33140

WILSON CRESPO IGLESIAS
11420 SPUR WHEEL LN
POTOMAC, MD 20854

WSC REFI LLC
3921 ALTON RD STE 106
MIAMI BEACH, FL 33140