



**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 15, 2023

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

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

**SUBJECT:** 428 S Hibiscus Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3232-006-0220

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

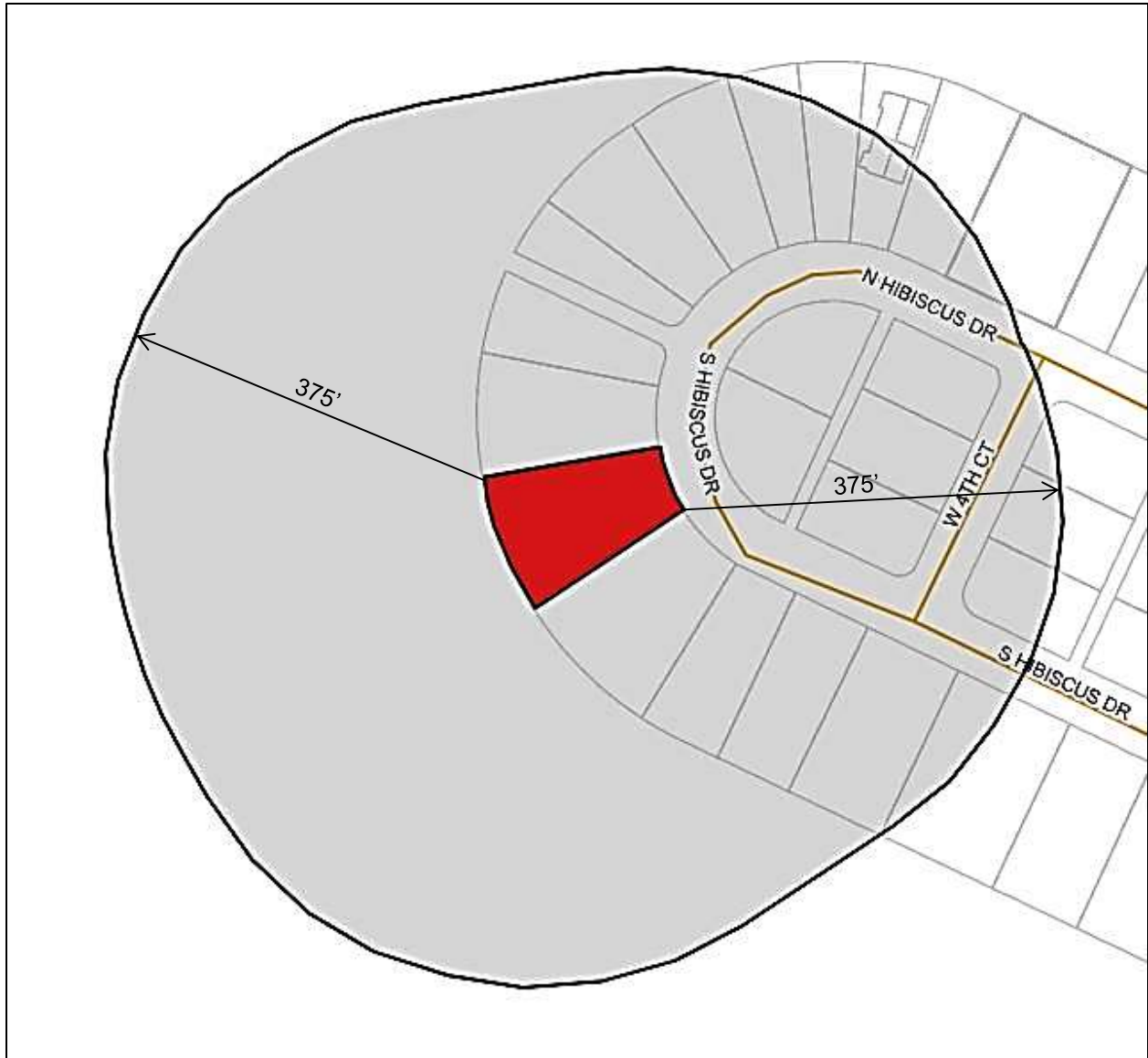
Total number of property owners without repetition: **44, including 2 international**



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



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| 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         |
| 420 N HIBISCUS HOLDINGS LLC                                           | 420 N HIBISCUS DR              | MIAMI BEACH        | FL    | 33139      | 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         |
| BRONCO 1 LLC C/O SAMLOT 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         |
| 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         |
| DENNIS URRUTIA ANDREA URRUTIA                                         | 405 N HIBISCUS DR 108          | MIAMI BEACH        | FL    | 33139      | 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         |
| 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         |
| HIBISCUS HOUSE LLC                                                    | 3507 KYOTO GNDS 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         |
| 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         |
| KASEY DALEO JOHN CHRISTIAN RAMOS                                      | 1065 SEQUOIA LN                | WESTON             | FL    | 33327      | 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         |
| MIAMI HIBISCUS LLC                                                    | 405 N HIBISCUS DR 208          | MIAMI BEACH        | FL    | 33139      | USA         |
| NICHOLAS A PALUMBO MARISA A SOTOMAYOR                                 | 118 W 4 CT                     | MIAMI BEACH        | FL    | 33139      | USA         |
| PAUL MORELLI TRS C/O CENNA LANIER HIBISCUS HOLDINGS TRUST             | 333 N WACKER DR 6TH FLR        | CHICAGO            | IL    | 60606      | USA         |
| 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         |
| RUDDMAN CLARKE DAVIS TRS HIBISCUS 370 TRUST                           | 370 S HIBISCUS DR              | MIAMI BEACH        | FL    | 33139      | USA         |
| SCOTT MCCLINTOCK                                                      | 421 N HIBISCUS DR              | MIAMI BEACH        | FL    | 33139      | USA         |
| ST RXR INVESTMENTS LLC                                                | 615 S DUPONT HIGHWAY           | DOVER              | DE    | 19901      | USA         |
| THOMAS BOELSTRERL &W URSULA % DEJA VU PROPERTIES INC                  | 405 N HIBISCUS DR #207         | 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 |
| VIDA VENTURES LLC         | 18785 NORTH FRUITPORT RD | SPRING LAKE | MI | 49456      | USA |
| ZEUS S HIBISCUS HOUSE LLC | 2828 CORAL WAY #308-A    | MIAMI       | FL | 33145      | USA |

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