



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

February 7, 2025

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

Re: Property owners within 375 feet of:

SUBJECT: 1681 Lenox Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-004-0800

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

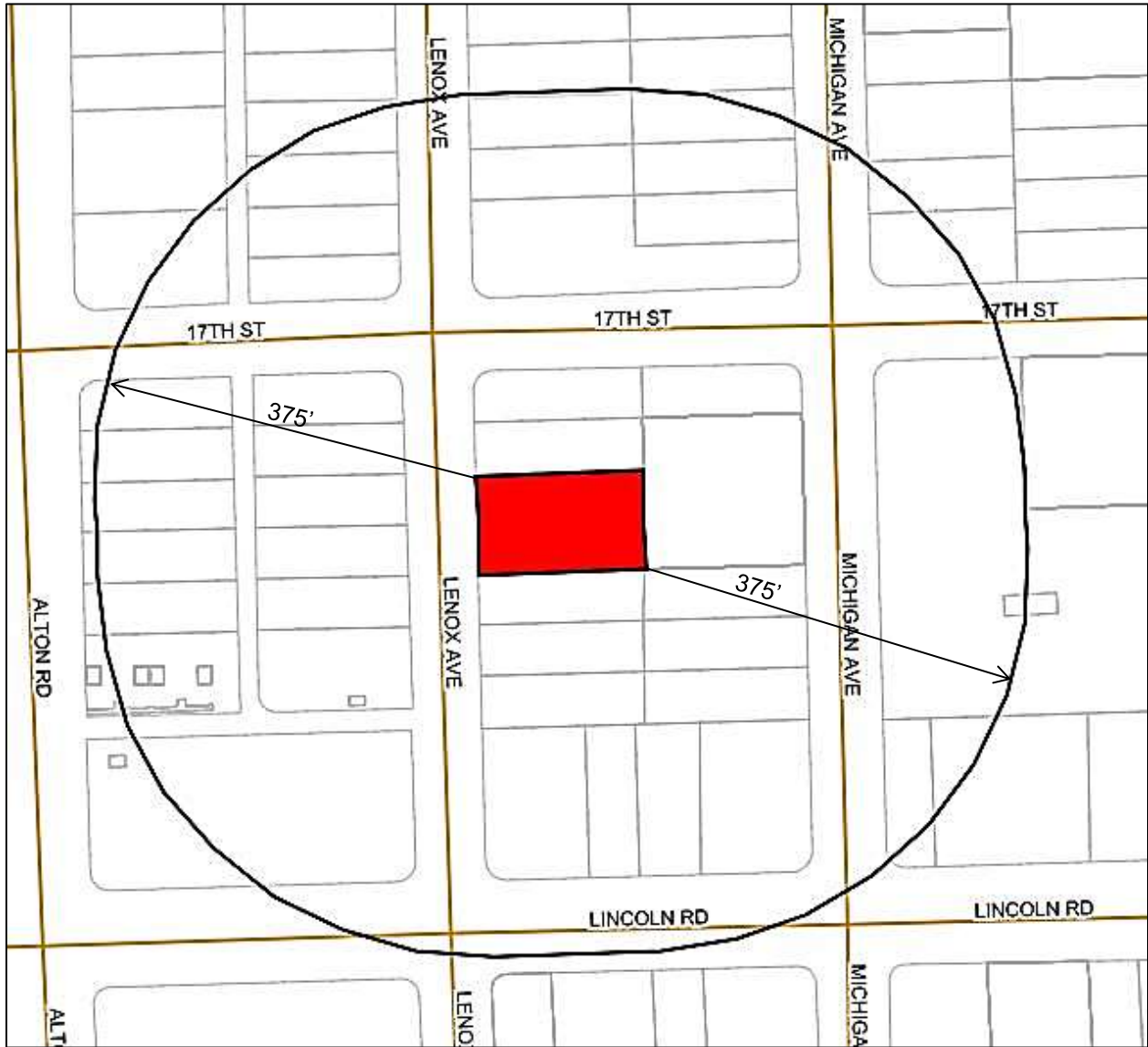
Total number of property owners without repetition: **74, including 0 international**



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
rdmiami.com | diana@rdmiami.com | 305.498.1614

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



SUBJECT: 1681 Lenox Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-004-0800

Name	Address	City	State	Zip	Country
1000 17TH ST LLC C/O AZORA EXAN CAPITAL PARTNERS	1111 BRICKELL AVE STE 2175	MIAMI	FL	33131	USA
1107 19B LLC C/O THE WITKOFF GROUP	233 BROADWAY 2305	NEW YORK	NY	10279	USA
1111 LINCOLN LLC C/O CBRE GLOBAL INVESTORS LLC	515 SOUTH FLOWER ST 31 FL	LOS ANGELES	CA	90071	USA
1668 ALTON INVESTMENTS LLC	284 NE 79 ST	MIAMI	FL	33138	USA
1680 LLC	1060 KANE CONCOURSE	BAY HARBOR ISLANDS	FL	33154	USA
1680 LLC	9920 WEST BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA
1680 MICHIGAN AVE LLC	1680 MICHIGAN AVE 805	MIAMI BEACH	FL	33139	USA
1680 MICHIGAN AVE LLC SUITE 810	360 W ILLINOIS ST #605	CHICAGO	IL	60654	USA
1695 ALTON LLC	5800 NW 171 ST	HIALEAH	FL	33015	USA
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
28 X INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
440 SOMMA LLC	1680 MICHIGAN AVE #913	MIAMI BEACH	FL	33139	USA
440 SOMMA LLC	411 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
901 MICHIGAN LLC	1680 MICHIGAN AVE STE 901	MIAMI BEACH	FL	33139	USA
947 LINCOLN ROAD HOLDINGS LLC	362 FIFTH AVE STE 901	NEW YORK	NY	10001	USA
ALAN E SCHOLNICK TRS ALAN E SCHOLNICK 2019 FAMILY IRREV TRUST	1665 ALTON RD UNIT #111	MIAMI BEACH	FL	33139	USA
ALLISON MANAGEMENT INC	1680 MICHIGAN AVE PH 3	MIAMI BEACH	FL	33139-2514	USA
ALTON ROAD OWNER LLC	1691 MICHIGAN AVE 510	MIAMI BEACH	FL	33139	USA
ANDREW CLARK	1665 ALTON RD UNIT 11	MIAMI BEACH	FL	33139	USA
ARILOU LLC	1680 MICHIGAN AVE STE #1014	MIAMI BEACH	FL	33139	USA
ASPEN PARTNERS 1680 LLC	5415 COLLINS AVE #302	MIAMI BEACH	FL	33140-2556	USA
BATCHELOR FOUNDATION INC	1680 MICHIGAN AVE PH1	MIAMI BEACH	FL	33139-2514	USA
BENK USA LLC	3056 M ST 3 FLR	GEORGETOWN	DC	20007	USA
CARE RESOURCE COMMUNITY HEALTH CENTERS INC	1680 MICHIGAN AVE 912	MIAMI BEACH	FL	33139	USA
CARE RESOURCE COMMUNITY HEALTH CENTERS INCORPORATE	3510 BISCAYNE BLVD	MIAMI	FL	33137	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CUBAN HEBREW CONGRE OF MIAMI INC	1700 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
CUBAN HEBREW CONGREGATION	1700 MICHIGAN AVE	MIAMI BEACH	FL	33139-2417	USA
DAMI ENTERPRISES LLC	500 FRANK W BURR BLVD SUITE #7	TEANECK	NJ	07666	USA
DARIO CALLEGHER CATALINA MARTINEZ	1711 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
DAVID AITEL	1733 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
DESHE HOLDINGS LLLP	20801 BISCAYNE BLVD 431	AVENTURA	FL	33180	USA
DORSTEN HOLDINGS CORP	5959 COLLINS AVE 1705	MIAMI BEACH	FL	33140	USA
E & S SHULL INC	1235 SEABAY ROAD	WESTON	FL	33326	USA
HM PROPERTY 3 LLC	8020 S RAINBOW BLVD 100-615	LAS VEGAS	NV	89139	USA
IZABELA KRUCZEK	1732 MERIDIAN AVE #504	MIAMI BEACH	FL	33139	USA
JIMMY MITCHELL	1701 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
KATZ FAMILY PARTNERSHIP % AMERICAN PLUMBING SUPPLY CO INC	1735 ALTON RD	MIAMI BEACH	FL	33139-2411	USA
LCKME LLC	285 N.COCONUT LN	MIAMI BEACH	FL	33139	USA
LESLIE E SILBERSTEIN TRS LESLIE E SILBERSTEIN REV TR	1729 LENOX AVE	MIAMI BEACH	FL	33139	USA
LUXE LIVING REALTY LLC	1680 MICHIGAN AVE STE 100	MIAMI BEACH	FL	33139-2519	USA
M H BERKSON ASSOC LTD	6 SHADYWOODS CT	OWINGS MILLS	MD	21117	USA
MAC ALTON LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA

MADMAX1016 LLC	3083 N BAY RD	MIAMI BEACH	FL	33140	USA
MARIO CADER FRECH TRS	2151 NW 13 AVE UNIT 15	MIAMI	FL	33142	USA
MARK I INVESTMENTS USA LLC	1680 MICHIGAN AVE #803	MIAMI BEACH	FL	33139	USA
MB SOLE LLC	1680 MICHIGAN AVE 1001A	MIAMI BEACH	FL	33139	USA
MCEWAN CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
MHUB MIAMI LLC	1680 MICHIGAN AVE #800	MIAMI BEACH	FL	33139	USA
MICHIGAN AVENUE 1013 LLC	1680 MICHIGAN AVE #1013	MIAMI BEACH	FL	33139	USA
MICHIGAN AVENUE 1013 LLC C/O STRANG ADAMS PA	3339 VIRGINIA ST	COCONUT GROVE	FL	33133	USA
MYESTATES II CORP C/O SHUTTS & BOWEN LLP	201 S BISCAYNE BLVD #1500	MIAMI	FL	33131	USA
PLAYA RETAIL INVESTMENTS LLC	270 BISCAYNE BLVD WAY STE 201	MIAMI	FL	33131	USA
QUADRIFOGLIO HOLDINGS LLC	2300 E LAS OLAS BLVD 5 FLOOR E	FORT LAUDERDALE	FL	33301	USA
REL ALTON LTD % MARSHALL H BERKSON	6 SHADYWOODS CT	OWINGS MILLS	MD	21117	USA
RICARDO TABET	1664 LENOX AVE UNIT 1	MIAMI BEACH	FL	33139	USA
RICHARD HARRIS JACK PALMQUIST	45 HENDRICKS ISLE 201	FORT LAUDERDALE	FL	33301	USA
RK RIVANI LLC LEASEE C/O BLACK LION INVESTMENT GROUP CITY MIAMI BCH ECON DEV LESSOR	1691 MICHIGAN AVE 600	MIAMI BEACH	FL	33139	USA
RK RIVANI LLC LEASEE C/O BLACK LION INVESTMENT GROUP CITY MIAMI BCH ECON DEV LESSOR	201 S BISCAYNE BLVD 1440	MIAMI	FL	33131	USA
ROBERT BROWN WENDY MERCER CHARLES DAVID MERCER	1665 ALTON RD 1	MIAMI BEACH	FL	33139	USA
ROSNICK ENTERPRISES INC	300 SW 18 TER 100	MIAMI	FL	33129	USA
S G J HOLDINGS INC	13075 MIRANDA ST	MIAMI	FL	33156	USA
SAM STRAUCH LLC	1750 JAMES AVE #3A	MIAMI BEACH	FL	33139-7500	USA
SOUTH BEACH CONSULTING INC	3535 HIAWATHA AVE 305	MIAMI	FL	33133	USA
SUITE 1015 LLC	2121 PONCE DE LEON BLVD STE 450	CORAL GABLES	FL	33134	USA
SUPER LINCOLN LLC	3801 COLLINS AVE L4	MIAMI BEACH	FL	33140	USA
THE KATZ FAMILY PARTNERSHIP % MAXWELL GROSS	1736 ALTON RD	MIAMI BEACH	FL	33139	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS J DONALL RYAN LOWE	1664 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
TMAR ALLIANCE CORP	1680 MICHIGAN AVE #735	MIAMI BEACH	FL	33139	USA
TYPHOON PROPERTIES LLC	1680 MICHIGAN AVE #1000A	MIAMI BEACH	FL	33139	USA
TYPHOON PROPERTIES LLC	300 S POINTE DR #703	MIAMI BEACH	FL	33139	USA

1000 17TH ST LLC
C/O AZORA EXAN CAPITAL PARTNERS
1111 BRICKELL AVE STE 2175
MIAMI, FL 33131

1107 19B LLC
C/O THE WITKOFF GROUP
233 BROADWAY 2305
NEW YORK, NY 10279

1111 LINCOLN LLC
C/O CBRE GLOBAL INVESTORS LLC
515 SOUTH FLOWER ST 31 FL
LOS ANGELES, CA 90071

1668 ALTON INVESTMENTS LLC
284 NE 79 ST
MIAMI, FL 33138

1680 LLC
1060 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

1680 LLC
9920 WEST BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

1680 MICHIGAN AVE LLC
1680 MICHIGAN AVE 805
MIAMI BEACH, FL 33139

1680 MICHIGAN AVE LLC SUITE 810
360 W ILLINOIS ST #605
CHICAGO, IL 60654

1695 ALTON LLC
5800 NW 171 ST
HIALEAH, FL 33015

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

28 X INC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

440 SOMMA LLC
1680 MICHIGAN AVE #913
MIAMI BEACH, FL 33139

440 SOMMA LLC
411 MICHIGAN AVE
MIAMI BEACH, FL 33139

901 MICHIGAN LLC
1680 MICHIGAN AVE STE 901
MIAMI BEACH, FL 33139

947 LINCOLN ROAD HOLDINGS LLC
362 FIFTH AVE STE 901
NEW YORK, NY 10001

ALAN E SCHOLNICK TRS
ALAN E SCHOLNICK 2019 FAMILY
IRREV TRUST
1665 ALTON RD UNIT #111
MIAMI BEACH, FL 33139

ALLISON MANAGEMENT INC
1680 MICHIGAN AVE PH 3
MIAMI BEACH, FL 33139-2514

ALTON ROAD OWNER LLC
1691 MICHIGAN AVE 510
MIAMI BEACH, FL 33139

ANDREW CLARK
1665 ALTON RD UNIT 11
MIAMI BEACH, FL 33139

ARILOU LLC
1680 MICHIGAN AVE STE #1014
MIAMI BEACH, FL 33139

ASPEN PARTNERS 1680 LLC
5415 COLLINS AVE #302
MIAMI BEACH, FL 33140-2556

BATCHELOR FOUNDATION INC
1680 MICHIGAN AVE PH1
MIAMI BEACH, FL 33139-2514

BENK USA LLC
3056 M ST 3 FLR
GEORGETOWN, DC 20007

CARE RESOURCE COMMUNITY
HEALTH CENTERS INC
1680 MICHIGAN AVE 912
MIAMI BEACH, FL 33139

CARE RESOURCE COMMUNITY
HEALTH CENTERS INCORPORATE
3510 BISCAYNE BLVD
MIAMI, FL 33137

CITY OF MIAMI BEACH
1130 WASHINGTON AVE
MIAMI BEACH, FL 33139

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

CUBAN HEBREW CONGRE OF MIAMI INC
1700 MICHIGAN AVE
MIAMI BEACH, FL 33139

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

DAMI ENTERPRISES LLC
500 FRANK W BURR BLVD SUITE #7
TEANECK, NJ 07666

DARIO CALLEGHER
CATALINA MARTINEZ
1711 MICHIGAN AVE
MIAMI BEACH, FL 33139

DAVID AITEL
1733 MICHIGAN AVE
MIAMI BEACH, FL 33139

DESHE HOLDINGS LLLP
20801 BISCAYNE BLVD 431
AVENTURA, FL 33180

DORSTEN HOLDINGS CORP
5959 COLLINS AVE 1705
MIAMI BEACH, FL 33140

E & S SHULL INC
1235 SEABAY ROAD
WESTON, FL 33326

HM PROPERTY 3 LLC
8020 S RAINBOW BLVD 100-615
LAS VEGAS, NV 89139

IZABELA KRUCZEK
1732 MERIDIAN AVE #504
MIAMI BEACH, FL 33139

JIMMY MITCHELL
1701 MICHIGAN AVE
MIAMI BEACH, FL 33139

KATZ FAMILY PARTNERSHIP
% AMERICAN PLUMBING SUPPLY CO INC
1735 ALTON RD
MIAMI BEACH, FL 33139-2411

LCKME LLC
285 N.COCONUT LN
MIAMI BEACH, FL 33139

LESLIE E SILBERSTEIN TRS
LESLIE E SILBERSTEIN REV TR
1729 LENOX AVE
MIAMI BEACH, FL 33139

LUXE LIVING REALTY LLC
1680 MICHIGAN AVE STE 100
MIAMI BEACH, FL 33139-2519

M H BERKSON ASSOC LTD
6 SHADYWOODS CT
OWINGS MILLS, MD 21117

MAC ALTON LLC
1261 20 ST
MIAMI BEACH, FL 33139

MADMAX1016 LLC
3083 N BAY RD
MIAMI BEACH, FL 33140

MARIO CADER FRECH TRS
2151 NW 13 AVE UNIT 15
MIAMI, FL 33142

MARK I INVESTMENTS USA LLC
1680 MICHIGAN AVE #803
MIAMI BEACH, FL 33139

MB SOLE LLC
1680 MICHIGAN AVE 1001A
MIAMI BEACH, FL 33139

MCEWAN CORPORATION
1680 MICHIGAN AVE #700
MIAMI BEACH, FL 33139

MHUB MIAMI LLC
1680 MICHIGAN AVE #800
MIAMI BEACH, FL 33139

MICHIGAN AVENUE 1013 LLC
1680 MICHIGAN AVE #1013
MIAMI BEACH, FL 33139

MICHIGAN AVENUE 1013 LLC
C/O STRANG ADAMS PA
3339 VIRGINIA ST
COCONUT GROVE, FL 33133

MYESTATES II CORP
C/O SHUTTS & BOWEN LLP
201 S BISCAYNE BLVD #1500
MIAMI, FL 33131

PLAYA RETAIL INVESTMENTS LLC
270 BISCAYNE BLVD WAY STE 201
MIAMI, FL 33131

QUADRIFOGLIO HOLDINGS LLC
2300 E LAS OLAS BLVD 5 FLOOR E
FORT LAUDERDALE, FL 33301

REL ALTON LTD
% MARSHALL H BERKSON
6 SHADYWOODS CT
OWINGS MILLS, MD 21117

RICARDO TABET
1664 LENOX AVE UNIT 1
MIAMI BEACH, FL 33139

RICHARD HARRIS
JACK PALMQUIST
45 HENDRICKS ISLE 201
FORT LAUDERDALE, FL 33301

RK RIVANI LLC LEASEE
C/O BLACK LION INVESTMENT GROUP
CITY MIAMI BCH ECON DEV LESSOR
1691 MICHIGAN AVE 600
MIAMI BEACH, FL 33139

RK RIVANI LLC LEASEE
C/O BLACK LION INVESTMENT GROUP
CITY MIAMI BCH ECON DEV LESSOR
201 S BISCAYNE BLVD 1440
MIAMI, FL 33131

ROBERT BROWN
WENDY MERCER
CHARLES DAVID MERCER
1665 ALTON RD 1
MIAMI BEACH, FL 33139

ROSNICK ENTERPRISES INC
300 SW 18 TER 100
MIAMI, FL 33129

S G J HOLDINGS INC
13075 MIRANDA ST
MIAMI, FL 33156

SAM STRAUCH LLC
1750 JAMES AVE #3A
MIAMI BEACH, FL 33139-7500

SOUTH BEACH CONSULTING INC
3535 HIAWATHA AVE 305
MIAMI, FL 33133

SUITE 1015 LLC
2121 PONCE DE LEON BLVD STE 450
CORAL GABLES, FL 33134

SUPER LINCOLN LLC
3801 COLLINS AVE L4
MIAMI BEACH, FL 33140

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

THE STERLING BUILDING INC
927 LINCOLN RD #214
MIAMI BEACH, FL 33139-2606

THOMAS J DONALL
RYAN LOWE
1664 LENOX AVE 2
MIAMI BEACH, FL 33139

TMAR ALLIANCE CORP
1680 MICHIGAN AVE #735
MIAMI BEACH, FL 33139

TYPHOON PROPERTIES LLC
1680 MICHIGAN AVE #1000A
MIAMI BEACH, FL 33139

TYPHOON PROPERTIES LLC
300 S POINTE DR #703
MIAMI BEACH, FL 33139