



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

June 17, 2025

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

Re: Property owners within 375 feet of:

SUBJECT: 1784 West Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-012-0630

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

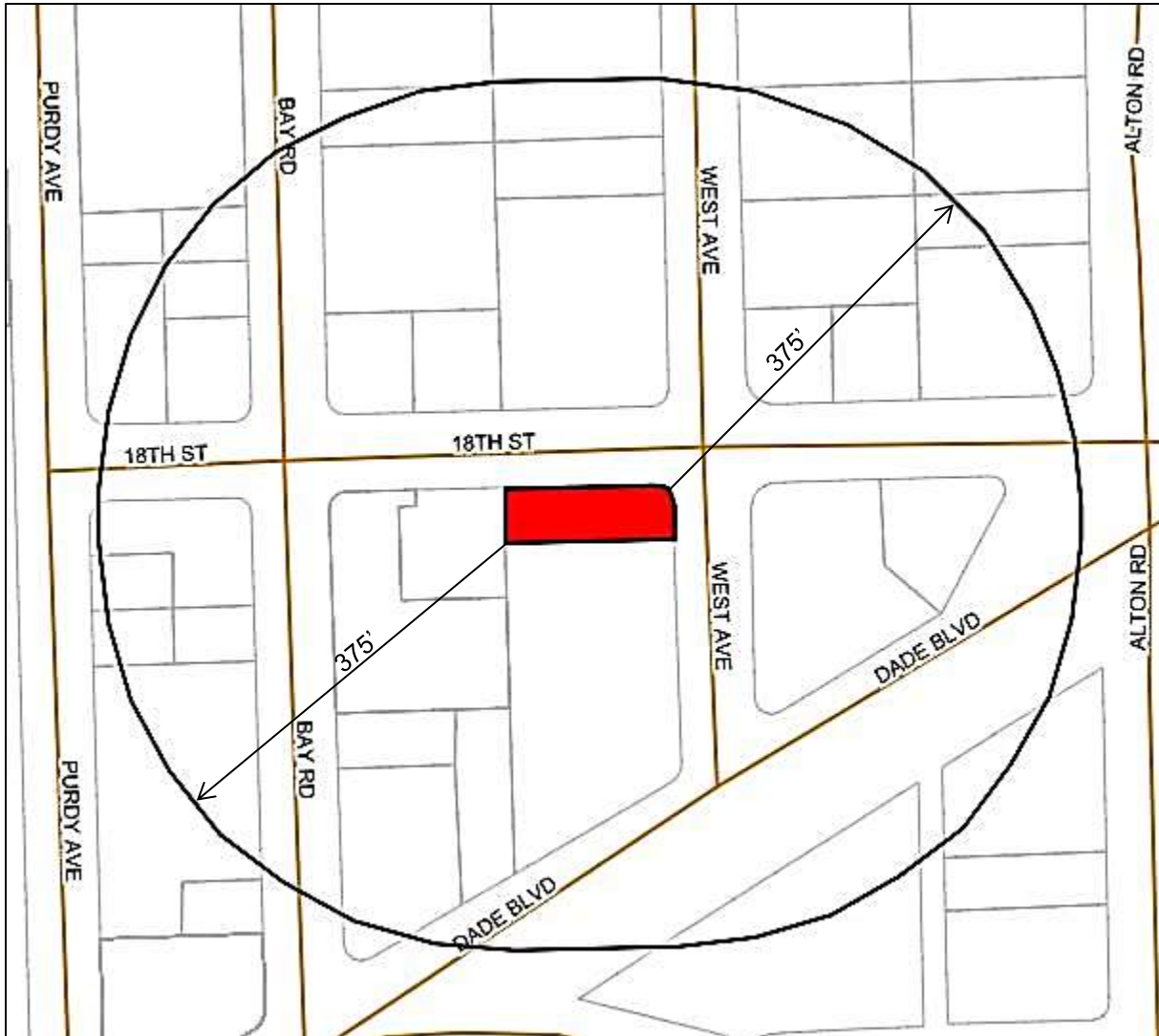
Total number of property owners without repetition: **35, including 0 international**



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: 1784 West Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-3233-012-0630

Name	Address	City	State	Zip	Country
1349 SUNSET HARBOR LLC	267 MINORCA AVE #100	CORAL GABLES	FL	33134	USA
1747 BAY RD PROP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
1800 ALTON PROPERTY OWNER LLC C/O MK HAM LLC	333 EARLE OVINGTON BLVD 900	UNIONDALE	NY	11553	USA
1800 BAY ROAD INVESTORS LLC C/O GREENSTREET PARTNERS	1515 SUNSET DR 44	CORAL GABLES	FL	33143	USA
ALTON ROAD ANIMAL HOSPITAL JON J RAPPAPORT P A	1828 ALTON RD	MIAMI BEACH	FL	33139-1505	USA
ALTON ROAD SUPREME SERVICES INC	1840 ALTON RD	MIAMI BEACH	FL	33139-1505	USA
AP 1784 WEST AVE LP	2151 HAWKINS ST STE 1100	CHARLOTTE	NC	28203	USA
AP SUNSET HARBOUR LP	2151 HAWKINS ST STE 1100	CHARLOTTE	NC	28203	USA
CITY OF MIAMI BEACH	LOT 11 BLK 13	MIAMI BEACH	FL	33100	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CUETO MIAMI LLC	7950 NW 53 ST #118	MIAMI	FL	33166	USA
ELBAZ FAMILY CORP	1754 BAY RD	MIAMI BEACH	FL	33139	USA
FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT	700 UNIVERSE BLVD, PSX/JB	JUNO BEACH	FL	33408	USA
GOLDWATER REALTY V INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER REALTY VII INC	PO BOX 190816 E	MIAMI BEACH	FL	33119	USA
GOLDWATER REALTY XV	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER RLTY X INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER RLTY XII CORP	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER RLTY XXII CORP	PO BOX 190816	MIAMI BEACH	FL	33119	USA
KATZ FAMILY PARTNERSHIP % AMERICAN PLUMBING SUPPLY CO INC	1735 ALTON RD	MIAMI BEACH	FL	33139-2411	USA
KESTREL INVESTMENTS LLC % KEVIN GUTKIN	1210 HARBOR CT	HOLLYWOOD	FL	33019-5030	USA
LUEY LLC	7950 NW 53 ST #118	MIAMI	FL	33166	USA
MIDLAND TRADING COMPANY	PO BOX 190816	MIAMI BEACH	FL	33119	USA
MIDLAND TRADING II INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
PURDY AVE LLLP C/O GREENSTREET PARTNERS	1515 SUNSET DR 44	CORAL GABLES	FL	33143	USA
QRIAR OFFICE LLC	7901 KINGSPONTE PKWY 10	ORLANDO	FL	32819	USA
QUINTA CRIOLLA LLC	7950 NW 53 ST #118	MIAMI	FL	33166	USA
SANTANDER LA MARINERA LLC	10773 NW 58 ST #603	DORAL	FL	33178	USA
SOBE 17 OWNER LLC	1065 KANE CONCOURSE 200	BAY HARBOR ISLANDS	FL	33154	USA
SOBE 18 LLC	1065 KANE CONCOURSE 200	BAY HARBOR ISLANDS	FL	33154	USA
SOBE ALTON LLC	1065 KANE CONCOURSE 200	BAY HARBOR ISLANDS	FL	33154	USA
SOUTH BEACH ASSOCIATES DEPT PT FL 28351	PO BOX 25025 DEPT PT FL 28351	GLENDALE	CA	91221	USA
SUHAMB LLC	2350 WO SMITH DR	LAWRENCEBURG	TN	38464	USA
SUNSET LAND ASSOCIATES LLC C/O RWN REAL ESTATE PARTNERS LLC	1691 MICHIGAN AVE STE-510	MIAMI BEACH	FL	33139	USA
THE GEORGE JAY II LTD PRTRNSHP	6507 GRANADA BLVD	CORAL GABLES	FL	33146-3428	USA

1349 SUNSET HARBOR LLC
267 MINORCA AVE #100
CORAL GABLES, FL 33134

1747 BAY RD PROP LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

1800 ALTON PROPERTY OWNER LLC
C/O MK HAM LLC
333 EARLE OVINGTON BLVD 900
UNIONDALE, NY 11553

1800 BAY ROAD INVESTORS LLC
C/O GREENSTREET PARTNERS
1515 SUNSET DR 44
CORAL GABLES, FL 33143

ALTON ROAD ANIMAL HOSPITAL
JON J RAPPAPORT P A
1828 ALTON RD
MIAMI BEACH, FL 33139-1505

ALTON ROAD SUPREME SERVICES INC
1840 ALTON RD
MIAMI BEACH, FL 33139-1505

AP 1784 WEST AVE LP
2151 HAWKINS ST STE 1100
CHARLOTTE, NC 28203

AP SUNSET HARBOUR LP
2151 HAWKINS ST STE 1100
CHARLOTTE, NC 28203

CITY OF MIAMI BEACH
LOT 11 BLK 13
MIAMI BEACH, FL 33100

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

CUETO MIAMI LLC
7950 NW 53 ST #118
MIAMI, FL 33166

ELBAZ FAMILY CORP
1754 BAY RD
MIAMI BEACH, FL 33139

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX DEPT
700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

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

GOLDWATER REALTY VII INC
PO BOX 190816 E
MIAMI BEACH, FL 33119

GOLDWATER REALTY XV
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER RLTY X INC
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER RLTY XII CORP
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER RLTY XXII CORP
PO BOX 190816
MIAMI BEACH, FL 33119

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

KESTREL INVESTMENTS LLC
% KEVIN GUTKIN
1210 HARBOR CT
HOLLYWOOD, FL 33019-5030

LUEY LLC
7950 NW 53 ST #118
MIAMI, FL 33166

MIDLAND TRADING COMPANY
PO BOX 190816
MIAMI BEACH, FL 33119

MIDLAND TRADING II INC
PO BOX 190816
MIAMI BEACH, FL 33119

PURDY AVE LLLP
C/O GREENSTREET PARTNERS
1515 SUNSET DR 44
CORAL GABLES, FL 33143

QRIAR OFFICE LLC
7901 KINGSPONTE PKWY 10
ORLANDO, FL 32819

QUINTA CRIOLLA LLC
7950 NW 53 ST #118
MIAMI, FL 33166

SANTANDER LA MARINERA LLC
10773 NW 58 ST #603
DORAL, FL 33178

SOBE 17 OWNER LLC
1065 KANE CONCOURSE 200
BAY HARBOR ISLANDS, FL 33154

SOBE 18 LLC
1065 KANE CONCOURSE 200
BAY HARBOR ISLANDS, FL 33154

SOBE ALTON LLC
1065 KANE CONCOURSE 200
BAY HARBOR ISLANDS, FL 33154

SOUTH BEACH ASSOCIATES
DEPT PT FL 28351
PO BOX 25025 DEPT PT FL 28351
GLENDALE, CA 91221

SUHAMB LLC
2350 WO SMITH DR
LAWRENCEBURG, TN 38464

SUNSET LAND ASSOCIATES LLC
C/O RWN REAL ESTATE PARTNERS LLC
1691 MICHIGAN AVE STE-510
MIAMI BEACH, FL 33139

THE GEORGE JAY II LTD PRTRNSHP
6507 GRANADA BLVD
CORAL GABLES, FL 33146-3428