



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

April 1, 2025

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

Re: Property owners within 375 feet of:

SUBJECT: 3193 Royal Palm Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-001-0590

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

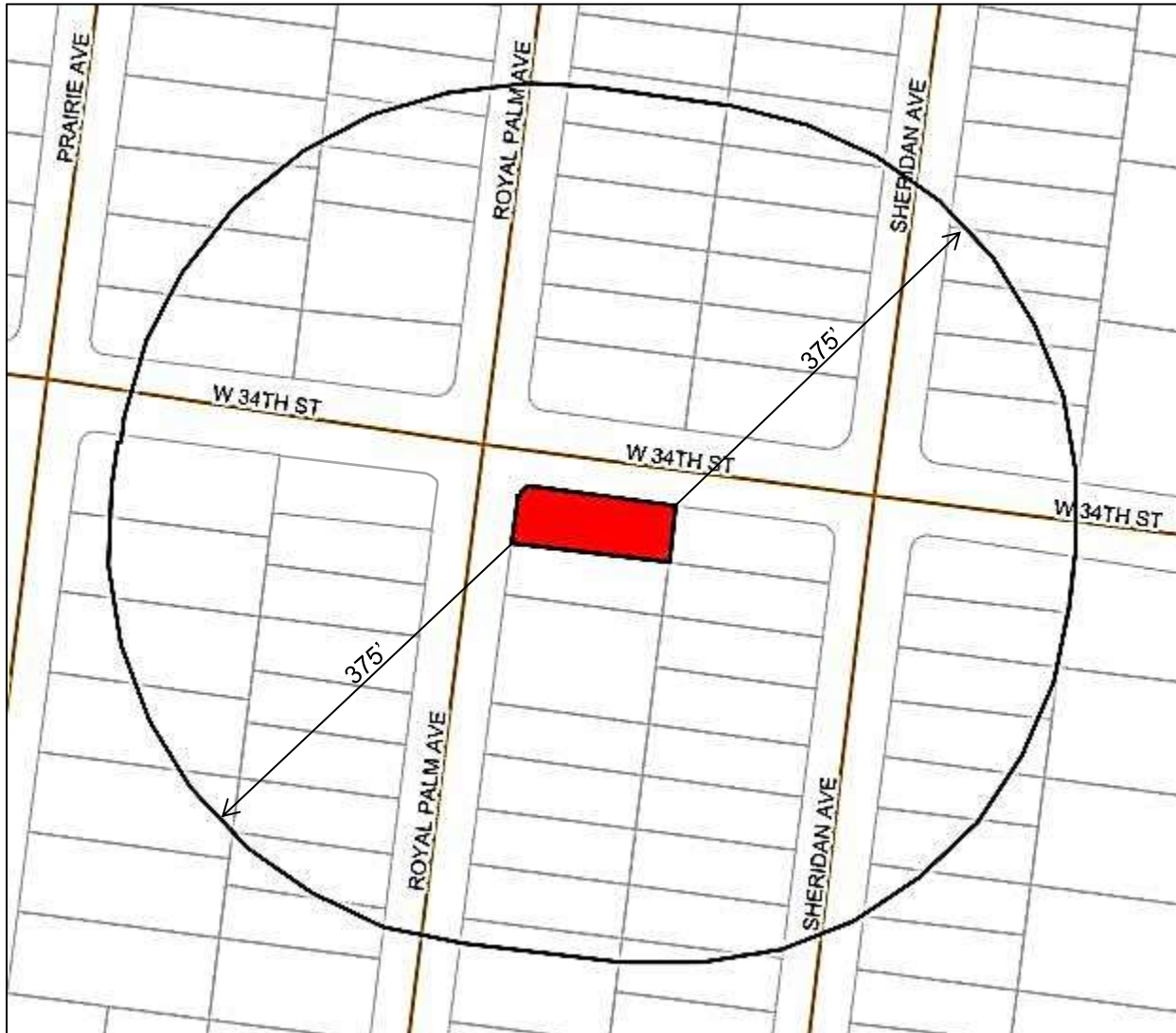
Total number of property owners without repetition: **66, including 0 international**



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



SUBJECT: 3193 Royal Palm Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3227-001-0590

3128 LLC
10205 S DIXIE HWY 202
PINECREST, FL 33156

3190 PINETREE LLC
10800 BISCAYNE BLVD STE 600
MIAMI, FL 33161

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

ALEX STERN
AUSTIN CRIDEN
3193 ROYAL PALM AVE
MIAMI BEACH, FL 33140

ALEXANDER LURIE
SUSAN LURIE
3400 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

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

BRACEHA LLC
4350 POST RD
MIAMI BEACH, FL 33140

CANDICE NICOLE COHEN
3155 PRAIRIE AVE
MIAMI BEACH, FL 33140

CECILY D COOPER
3431 SHERIDAN AVE
MIAMI BEACH, FL 33140

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

CONGREGATION 3401 PRAIRIE BAIS
YESHAYA DKERESTIR INC
6000 INDIAN CREEK DR #1901
MIAMI BEACH, FL 33140

CURRENT PROPERTY OWNER
3190 ROYAL PALM AVE
MIAMI BEACH, FL 33140

CURRENT PROPERTY OWNER
3440 ROYAL PALM AVE
MIAMI BEACH, FL 33140

DAVID ALAN BOYER
3135 SHERIDAN AVE
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

DONIEL GOLD
3185 SHERIDAN AVE
MIAMI BEACH, FL 33140

EZRIEL DUCHMAN
RIVKA DUCHMAN
3420 SHERIDAN AVE
MIAMI BEACH, FL 33140

FRANCENE FORGIONE
18 LONG HILL RD
NEW VERNON, NJ 07976

FRANK GUZIKOWSKI
MELANY GUZIKOWSKI
345 W 34 ST
MIAMI BEACH, FL 33140

GARY D KITCHNER &W MICHELE J
3423 ROYAL PALM AVE
MIAMI BEACH, FL 33140

GREGORY ROBERT DAVIS TRS
GAGA HOLDINGS TRUST
ADRIANA DAVIS TRS
8600 NW 36 AVE
MIAMI, FL 33147

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

HOWARD LIEBERMAN TRS
THE HOWARD LIEBERMAN REV TRUST
3128 ROYAL PALM AVE
MIAMI BEACH, FL 33140

IAN NATHAN FRIEDMAN
3430 ROYAL PALM AVE
MIAMI BEACH, FL 33140

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

JEFFREY PATRICK JTRS
ALLEN PUTMAN JTRS
3175 SHERIDAN AVE
MIAMI BEACH, FL 33140

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

JONAH JAY LOBELL
BEVERLY LOBELL
3175 PRAIRIE AVE
MIAMI BEACH, FL 33140

JORGE LUIS ALMEDA TORRES
3414 SHERIDAN AVE
MIAMI BEACH, FL 33140

JOSEPH NEBER &W DIANA
3425 SHERIDAN AVE
MIAMI BEACH, FL 33140

JOSHUA DOBIN &W JENNIFER
3445 ROYAL PALM AVE
MIAMI BEACH, FL 33140

JUDA LEFKOWITZ
1542 54 ST
BROOKLYN, NY 11219

LEOPOLD DOMINGUEZ
ELENA MARLOW
3435 SHERIDAN AVE
MIAMI BEACH, FL 33140

LEWIS HAL AARON LE
REM LEWIS HAL AARON TRS
REM LEWIS HAL AARON REVOCABLE TR
3431 ROYAL PALM 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

LOURDES GONZALEZ
3148 ROYAL PALM AVE
MIAMI BEACH, FL 33140

LUIS J ALAYO RIERA
3440 SHERIDAN AVE
MIAMI BEACH, FL 33140

MIRIAM M ABRAHAMS
3420 ROYAL PALM AVE
MIAMI BEACH, FL 33140

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

NESTOR ALVAREZ &W LEONOR
3191 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

PAMELA WEISS
3400 SHERIDAN AVE
MIAMI BEACH, FL 33140

PETAR BLAGOJEVIC
3191 PRAIRIE AVE
MIAMI BEACH, FL 33140

PETER A MARKOVITZ TRS
THE MARKOVITZ REV TRUST
LESLEY MARKOVITZ TRS
3184 SHERIDAN AVE
MIAMI BEACH, FL 33140

PRAIRIE 3165 LLC
1754 BAY RD
MIAMI BEACH, FL 33139

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

RANDY TORBAN
LAURIE TORBAN
3444 SHERIDAN AVE
MIAMI BEACH, FL 33140

RENEE L MOIZEL
ADAM P HOYDYSH
3184 ROYAL PALM AVE
MIAMI BEACH, FL 33140

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

RICHARD SANTIAGO CRESPO IGLESIAS
JANETT SEMINARIO
441 W 34 ST
MIAMI BEACH, FL 33140

ROBERT BAXTER &W
ODELINDA ESPADA
3415 ROYAL PALM AVE
MIAMI BEACH, FL 33140

SAMUEL GOLDSTEIN TR
6 VINCENT ROAD
SPRING VALLEY, NY 10977

SAMUEL J REICH &W ILANA
3437 PRAIRIE AVE
MIAMI BEACH, FL 33140

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

SANTOS A PANDO (TRS)
3415 SHERIDAN AVE
MIAMI BEACH, FL 33140

SHLOMO ZALMAN HILEL
ROZA DUCHMAN
3430 SHERIDAN AVE
MIAMI BEACH, FL 33140

UDO HECKENBACH & W CORNELIA C
23722 ST MICHAELS RD
ST MICHAELS, MD 21663

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

VIVEK JAYARAM
CAROLINA JAYARAM
3415 PRAIRIE AVE
MIAMI BEACH, FL 33140

WILSON CRESPO IGLESIAS
11420 SPUR WHEEL LN
POTOMAC, MD 20854

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

YITZCHAK KATZ
3446 ROYAL PALM AVE
MIAMI BEACH, FL 33140