



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

September 15, 2025

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

Re: Property owners within 375 feet of:

SUBJECT: 1651 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0680

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

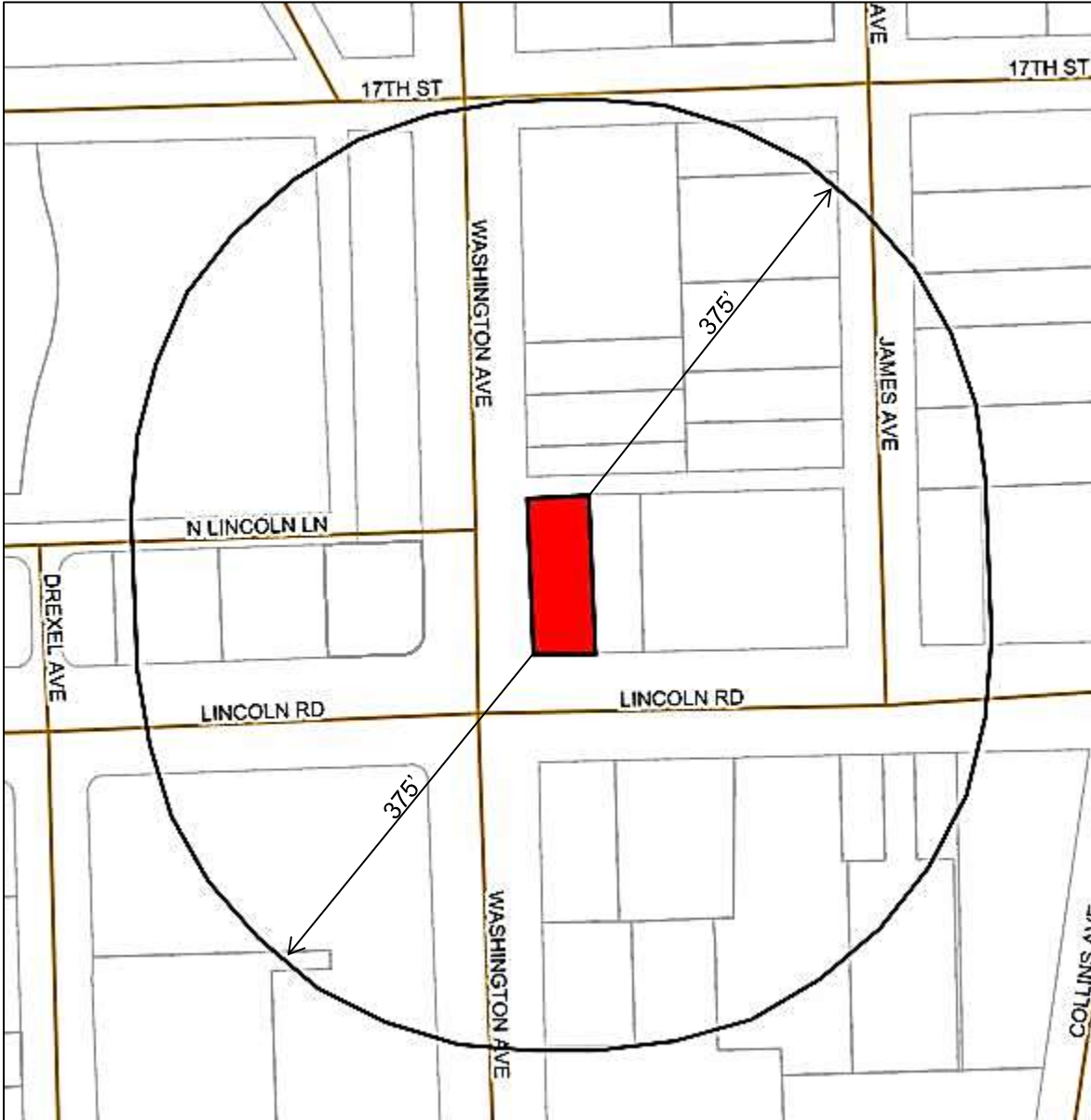
Total number of property owners without repetition: **34, including 0 international**



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



SUBJECT: 1651 Washington Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-019-0680

Name	Address	City	State	Zip	Country
1671 GREEN LINCOLN LLC GREENVIEW ARO LLC SKYE LUDLOW LLC	138 EAST 31 STREET STE C1	NEW YORK	NY	10016	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
230 LINCOLN MB TITLE LLC	2665 S BAYSHORE DR 100	MIAMI	FL	33133	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
318 LINCOLN PARTNERS LLC	230 5 ST	MIAMI BEACH	FL	33139	USA
337 LINCOLN ROAD HOLDINGS LLC	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
420 LINCOLN RD ASSOCIATES LTD % PLC REAL ESTATE HOLDINGS INC	420 LINCOLN RD #2D	MIAMI BEACH	FL	33139	USA
420 LINCOLN ROAD DEVELOPMENT LLC	420 LINCOLN RD STE 330	MIAMI BEACH	FL	33139	USA
433 LINCOLN ROAD LLC WEST COAST INVESTORS	225 ARIZONA AVE STE 400	SANTA MONICA	CA	90401	USA
ADHY ADVISORS LLC LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ADHY INVEST PROP LLC LESSEE: NEW REX CORP	500 W CYPRESS CREEK RD STE 350	FT LAUDERDALE	FL	33309	USA
AF BSP LINCOLN FUNDING LLC	135 SAN LORENZO AVE ST 530	CORAL GABLES	FL	33146	USA
ALBION ASSOCIATES LTD	311 LINCOLN RD STE 200	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CREST HOTEL GROUP LLC	156 ALMERIA AVE 201	CORAL GABLES	FL	33134	USA
EUROAMERICAN GRP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GRP INC	401 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
INRES CORPORATION	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
KATERINE B DOYLE	1665 WASHINGTON AVE 4 FL	MIAMI BEACH	FL	33139	USA
KK 1665 WASHINGTON LLC C/O SHVO	745 FIFTH AVE	NEW YORK	NY	10151	USA
LINCOLN REALTY MANAGEMENT LLC	14039 SHERMAN WAY 206	VAN NUYS	CA	91405	USA
LINCOLN ROAD ASSOCIATES LLC % ROBERT WEXLER % TOURNEAU INC	3 EAST 54 ST	NEW YORK	NY	10022	USA
LINCOLN ROAD OWNER LLC	500 BOYLSTON ST 1880	BOSTON	MA	02116	USA
MANHATTAN HOUSE INC	5660 COLLINS AVE APT 5E	MIAMI BEACH	FL	33140	USA
MED PROPERTIES OF MIAMI BEACH INC % SHAUL ZISLIN	4100 N 28 TERR	HOLLYWOOD	FL	33020	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
NEW REX CORP	1387 SAINT NICHOLAS AVE	NEW YORK	NY	10033	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SDF 1667 WASHINGTON PARKING LLC	745 FIFTH AVE	NEW YORK	NY	10155	USA
SML 350 LINCOLN INC	2800 NW 125 ST	MIAMI	FL	33167	USA
SOBE CENTER LLC	1065 KANE CONCOURSE 200	BAY HARBOR ISLANDS	FL	33154	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139	USA
WASHINGTON JAL INC	1228 ALTON RD	MIAMI BEACH	FL	33139	USA

1671 GREEN LINCOLN LLC
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138 EAST 31 STREET STE C1
NEW YORK, NY 10016

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MIAMI BEACH, FL 33139

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BOSTON, MA 02116

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CHARLOTTE, NC 28255

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MIAMI BEACH, FL 33139

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