



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

March 18, 2025

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

Re: Property owners within 375 feet of:

SUBJECT: 1801 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-012-0090

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**



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



SUBJECT: 1801 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-012-0090

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

1810 IRRS HOLDINGS LLC
145 ALMERIA AVE
CORAL GABLES, FL 33180

1850 ALTON RD HOLDINGS LLC
4220 W 104 ST 11
HIALEAH, FL 33018

ALTON OFFICE HOLDINGS II LLC
1691 MICHIGAN AVE #445
MIAMI BEACH, FL 33139

ALTON OFFICE HOLDINGS LLC
1691 MICHIGAN AVE #445
MIAMI BEACH, FL 33139

ALTON POINTE LLC
ATTN DAVID J PHILIPS
500 17 ST
MIAMI BEACH, FL 33139

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

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

AVROHOM BRODY & W YEHUDIS
1761 LENOX AVE
MIAMI BEACH, FL 33139

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

DAVID FELDMAN
1760 LENOX AVE
MIAMI BEACH, FL 33139

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

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

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

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

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

IRRS 1800 MICHIGAN LLC
145 ALMERIA AVE
CORAL GABLES, FL 33134

IRRS 1818 MICHIGAN LLC
145 ALMERIA AVE
CORAL GABLES, FL 33134

IRRS LOT 1039 18TH LLC
145 ALMERIA AVE
CORAL GABLES, FL 33134

JAY R LEVY & W CLAUDIA
1753 LENOX AVE
MIAMI BEACH, FL 33139

JOHN COURTNEY
BAILEY LOWENTHAL
1026 18 ST
MIAMI BEACH, FL 33139

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

KESTREL INVESTMENTS LLC
% KEVIN GUTKIN
18501 COLLINS AVE APT 3401
SUNNY ISLES BEACH, FL 33160

LEONEL P LIMONTE
1750 LENOX AVE
MIAMI BEACH, FL 33139

MARTIN L WILES
1780 LENOX AVE
MIAMI BEACH, FL 33139

MARTIN WILES
1770 LENOX AVE
MIAMI BEACH, FL 33139

PAUL H FREEMAN
1776 MICHIGAN AVE
MIAMI BEACH, FL 33139

PUBLIX SUPER MARKETS INC
% EXPENSE PAYABLES LEASE
PO BOX 32018
LAKELAND, FL 33802

SANTA ELENA HOLDINGS LLC
1415 20 ST #406
MIAMI BEACH, FL 33139

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

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

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

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

TIGA OF SOUTH FLORIDA LLC
C/O KEYSTONE PROPERTY MGMT
765 W 41 ST
MIAMI BEACH, FL 33140

WELLS FARGO BANK
1901 ALTON RD
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
1800 ALTON PROPERTY OWNER LLC C/O MK HAM LLC	333 EARLE OVINGTON BLVD 900	UNIONDALE	NY	11553	USA
1810 IRRS HOLDINGS LLC	145 ALMERIA AVE	CORAL GABLES	FL	33180	USA
1850 ALTON RD HOLDINGS LLC	4220 W 104 ST 11	HIALEAH	FL	33018	USA
ALTON OFFICE HOLDINGS II LLC	1691 MICHIGAN AVE #445	MIAMI BEACH	FL	33139	USA
ALTON OFFICE HOLDINGS LLC	1691 MICHIGAN AVE #445	MIAMI BEACH	FL	33139	USA
ALTON POINTE LLC ATTN DAVID J PHILIPS	500 17 ST	MIAMI BEACH	FL	33139	USA
ALTON ROAD ANIMAL HOSPITAL JON J RAPPAPORT P A	1828 ALTON RD	MIAMI BEACH	FL	33139	USA
ALTON ROAD SUPREME SERVICES INC	1840 ALTON RD	MIAMI BEACH	FL	33139	USA
AVROHOM BRODY & W YEHUDIS	1761 LENOX AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH PARK FLA % CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
DAVID FELDMAN	1760 LENOX AVE	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 II INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER REALTY V INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER RLTY X INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER RLTY XXII CORP	PO BOX 190816	MIAMI BEACH	FL	33119	USA
IRRS 1800 MICHIGAN LLC	145 ALMERIA AVE	CORAL GABLES	FL	33134	USA
IRRS 1818 MICHIGAN LLC	145 ALMERIA AVE	CORAL GABLES	FL	33134	USA
IRRS LOT 1039 18TH LLC	145 ALMERIA AVE	CORAL GABLES	FL	33134	USA
JAY R LEVY & W CLAUDIA	1753 LENOX AVE	MIAMI BEACH	FL	33139	USA
JOHN COURTNEY BAILEY LOWENTHAL	1026 18 ST	MIAMI BEACH	FL	33139	USA
KATZ FAMILY PARTNERSHIP % AMERICAN PLUMBING SUPPLY CO INC	1735 ALTON RD	MIAMI BEACH	FL	33139	USA
KESTREL INVESTMENTS LLC % KEVIN GUTKIN	18501 COLLINS AVE APT 3401	SUNNY ISLES BEACH	FL	33160	USA
LEONEL P LIMONTE	1750 LENOX AVE	MIAMI BEACH	FL	33139	USA
MARTIN L WILES	1780 LENOX AVE	MIAMI BEACH	FL	33139	USA
MARTIN WILES	1770 LENOX AVE	MIAMI BEACH	FL	33139	USA
PAUL H FREEMAN	1776 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
PUBLIX SUPER MARKETS INC % EXPENSE PAYABLES LEASE	PO BOX 32018	LAKELAND	FL	33802	USA
SANTA ELENA HOLDINGS LLC	1415 20 ST #406	MIAMI BEACH	FL	33139	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
THE GEORGE JAY II LTD PRTRNSHP	6507 GRANADA BLVD	CORAL GABLES	FL	33146-3428	USA
THE KATZ FAMILY PARTNERSHIP % MAXWELL GROSS	1736 ALTON RD	MIAMI BEACH	FL	33139	USA
TIGA OF SOUTH FLORIDA LLC C/O KEYSTONE PROPERTY MGMT	765 W 41 ST	MIAMI BEACH	FL	33140	USA
WELLS FARGO BANK	1901 ALTON RD	MIAMI BEACH	FL	33139	USA