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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

July 14, 2025

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

**Re: Property owners within 375 feet of:**

**SUBJECT:** 1664 Lenox Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0850

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

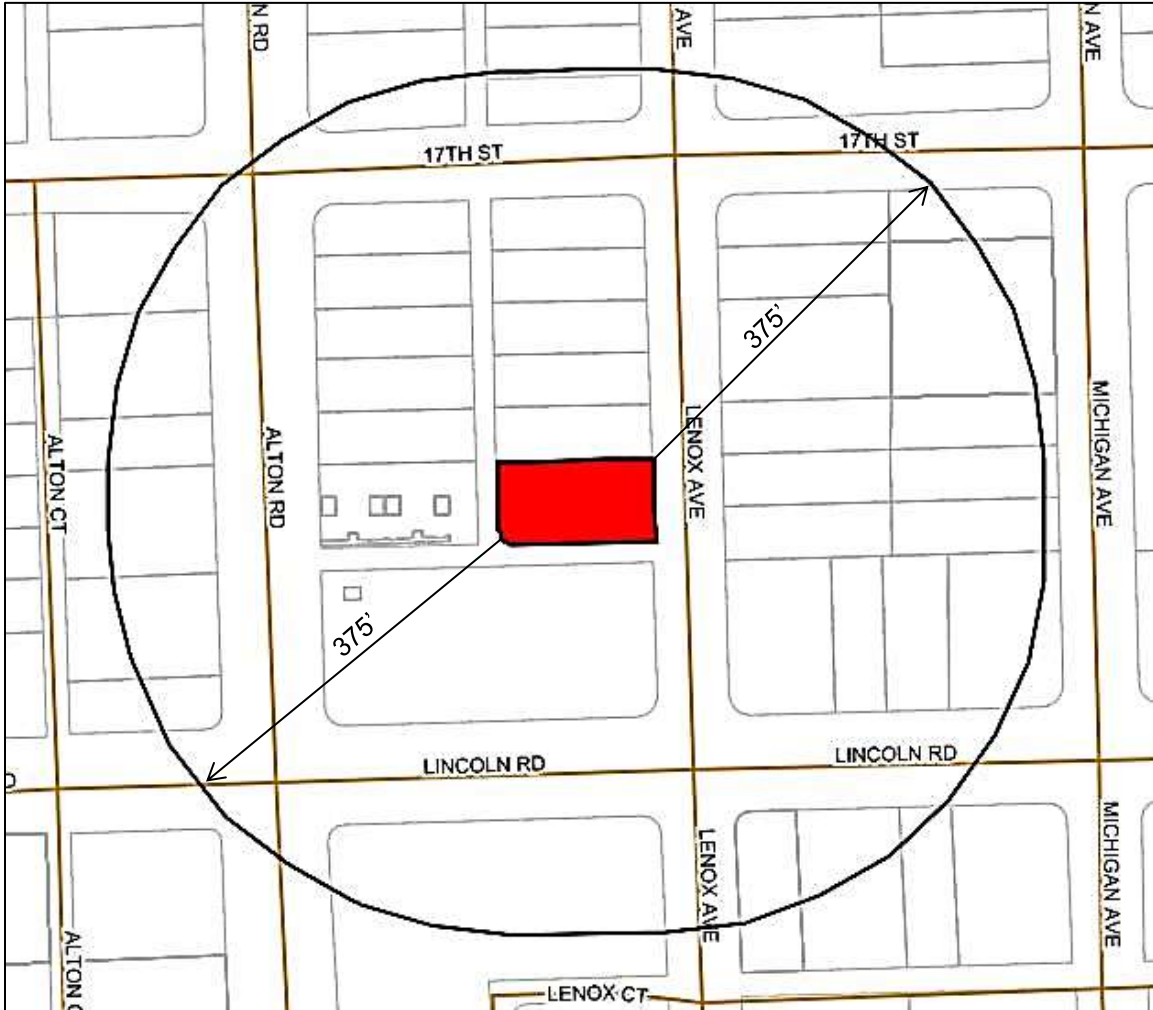
Total number of property owners without repetition: **65, including 0 international**



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



**SUBJECT:** 1664 Lenox Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-004-0850

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

1020 LINCOLN ROAD LLC  
1000 LINCOLN RD STE 210  
MIAMI BEACH, FL 33139

1024 LINCOLN ROAD LLC  
1407 BROADWAY 41ST FLOOR  
NEW YORK, NY 10018

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

1698 ALTON ROAD VENTURES LLC  
19501 BISCAYNE BVD 400  
AVENTURA, FL 33180

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

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

ALTON JAL INC  
523 MICHIGAN AVE  
MIAMI BEACH, FL 33139

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

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

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

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

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

BH 1100 LINCOLN ROAD LLC  
11111 SANTA MONICA BLVD STE 600  
LOS ANGELES, CA 90025

BH THE ALTON LLC  
745 FIFTH AVE  
NEW YORK, NY 10151

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

CARE RESOURCE COMMUNITY  
C/O 1680 MICHIGAN STE 901 PROPERT  
HEALTH CENTERS INC  
3510 BISCAYNE BLVD  
MIAMI, FL 33137

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

CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33119

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

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

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

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 RD  
WESTON, FL 33326

IS EDGE LLC  
20 ISLAND AVE 1204  
MIAMI BEACH, FL 33139

LCKME LLC  
285 N COCONUT LN  
MIAMI BEACH, FL 33139

LE2MAJA LLC  
1680 MICHIGAN AVE 722  
MIAMI BEACH, FL 33139

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

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  
C/O STRANG ADAMS PA  
3339 VIRGINIA ST  
COCONUT GROVE, FL 33133

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

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

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

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

ROSNIK 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

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

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

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
1020 LINCOLN ROAD LLC	1000 LINCOLN RD STE 210	MIAMI BEACH	FL	33139	USA
1024 LINCOLN ROAD LLC	1407 BROADWAY 41ST FLOOR	NEW YORK	NY	10018	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
1698 ALTON ROAD VENTURES LLC	19501 BISCAYNE BVD 400	AVENTURA	FL	33180	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
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	USA
ALTON JAL INC	523 MICHIGAN AVE	MIAMI BEACH	FL	33139	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
ASPEN PARTNERS 1680 LLC	5415 COLLINS AVE #302	MIAMI BEACH	FL	33140	USA
BATCHELOR FOUNDATION INC	1680 MICHIGAN AVE PH1	MIAMI BEACH	FL	33139	USA
BENK USA LLC	3056 M ST 3 FLR	GEORGETOWN	DC	20007	USA
BH 1100 LINCOLN ROAD LLC	11111 SANTA MONICA BLVD STE 600	LOS ANGELES	CA	90025	USA
BH THE ALTON LLC	745 FIFTH AVE	NEW YORK	NY	10151	USA
CARE RESOURCE COMMUNITY HEALTH CENTERS INCORPORATE	3510 BISCAYNE BLVD	MIAMI	FL	33137	USA
CARE RESOURCE COMMUNITY C/O 1680 MICHIGAN STE 901 PROPERT HEALTH CENTERS INC	3510 BISCAYNE BLVD	MIAMI	FL	33137	USA
CARE RESOURCE COMMUNITY HEALTH CENTERS INC	1680 MICHIGAN AVE 912	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CUBAN HEBREW CONGRE OF MIAMI INC	1700 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
DAMI ENTERPRISES LLC	500 FRANK W BURR BLVD SUITE #7	TEANECK	NJ	07666	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 RD	WESTON	FL	33326	USA
IS EDGE LLC	20 ISLAND AVE 1204	MIAMI BEACH	FL	33139	USA
LCKME LLC	285 N COCONUT LN	MIAMI BEACH	FL	33139	USA
LE2MAJA LLC	1680 MICHIGAN AVE 722	MIAMI BEACH	FL	33139	USA
LUXE LIVING REALTY LLC	1680 MICHIGAN AVE STE 100	MIAMI BEACH	FL	33139	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 C/O STRANG ADAMS PA	3339 VIRGINIA ST	COCONUT GROVE	FL	33133	USA
MICHIGAN AVENUE 1013 LLC	1680 MICHIGAN AVE STE 1013	MIAMI BEACH	FL	33139	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
ROBERT BROWN WENDY MERCER CHARLES DAVID MERCER	1665 ALTON RD 1	MIAMI BEACH	FL	33139	USA
ROBERT S WENNETT TRS ROBERT S WENNETT MARIO CADER FRECH TRS	2151 NW 13 AVE UNIT 15	MIAMI	FL	33142	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	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
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