

12345 LLC  
9541 CARLYLE AVE  
SURFSIDE, FL 33154

725 82ND LLC  
725 82 ST  
MIAMI BEACH, FL 33141

732 82ND STREET LLC  
8004 NW 154 ST 429  
MIAMI LAKES, FL 33016

740 82ND ST LLC  
8004 NW 154 ST 429  
MIAMI LAKES, FL 33016

74581ST LLC  
7601 BYRON AVE 4A  
MIAMI BEACH, FL 33141

75 LAND GROUP LLC  
2750 NE 185 ST #303  
AVENTURA, FL 33180

770 PLATINUM LLC  
770 83 ST  
MIAMI BEACH, FL 33141

800 PLATINUM LLC  
800 83 ST  
MIAMI BEACH, FL 33141

8010 CRESPI BLVD LLC  
8004 NW 154 ST 429  
MIAMI LAKES, FL 33016

81 LEIGHLOOSH HOLDINGS LLC  
34 CEDAR DR  
GREAT NECK, NY 11021

811 81ST STREET LLC  
8683 WILSHIRE BLVD UNIT A  
BEVERLY HILLS, CA 90211

835 80TH STREET MIAMI BEACH LLC  
8004 NW 154 ST 429  
MIAMI LAKES, FL 33016

847 81 ST LLC  
847 81 ST  
MIAMI BEACH, FL 33141

865 80TH STREET LLC  
865 80 ST  
MIAMI BEACH, FL 33141

887 80TH STREET LLC  
4448 NAUTILUS DR  
MIAMI BEACH, FL 33140

ALLAN RABY  
IRYNA RABY  
820 81 ST #3  
MIAMI BEACH, FL 33141

AMOYAL INVESTMENTS LLC  
3185 NE 211 TER  
AVENTURA, FL 33180

ARAMAN LLC  
255 ARAGON AVE FLOOR 2  
CORAL GABLES, FL 33134

ARTURO ALEXIS ESTOPINAN  
634 82 ST  
MIAMI BEACH, FL 33141

AZAHARUL ISLAM KHAN LE  
MANZURA AKHTAR LE  
REM ANZUMAN KHAN  
726 82 ST  
MIAMI BEACH, FL 33141

CAPOTE INVESTMENT GROUP INC  
6222 SW 8 ST  
MIAMI, FL 33144

CARLOS APONTE  
PO BOX 415755  
MIAMI BEACH, FL 33141

CARLOS M RIPPES  
24 E 5 ST #2-E  
HIALEAH, FL 33010-4885

CAROL GERSHMAN TR  
2000 BROADWAY #5B  
NEW YORK, NY 10023

CIRCULAR INVESTMENTS LLC  
304 INDIAN TRACE #507  
WESTON, FL 33326

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

CLAUDINE HOUDAILLE  
7990 CRESPI BLVD #1  
MIAMI BEACH, FL 33141

D AND D PROFESSIONAL SERVICE  
GROUP CORP  
3785 NW 82 AVE STE 211  
DORAL, FL 33166

DAISY RIOLLANO & JOSE A PEDRAZ  
760 81 ST UNIT 2  
MIAMI BEACH, FL 33141

DIANA I PEDRAZ  
750 81 ST  
MIAMI BEACH, FL 33141

DIANA I RIVERA  
766-768 81 ST  
MIAMI BEACH, FL 33141

DIANA I RIVERA PEDRAZ  
8040 CRESPI BLVD  
MIAMI BEACH, FL 33141

DIANA I RIVERA PEDRAZ  
8030 CRESPI BLVD  
MIAMI BEACH, FL 33141

DINA VINITSKY LE  
REM KEVIN I VINITSKY  
1893 S OCEAN DR 904  
HALLANDALE BEACH, FL 33009

DIVERSIBLE INVESTMENTS LLC  
3408 W 84 ST STE 216  
HIALEAH, FL 33018-4942

E AND A ENTERPRISES II LLC  
3 HARBOR POINT DR  
KEY BISCAYNE, FL 33149

EHTISHAM SAYYED  
AMELI DZHONSON  
864 80 ST  
MIAMI BEACH, FL 33141

EXAGON INVESTMENTS LLC  
304 INDIAN TRACE #507  
WESTON, FL 33326

FOUR MOUNTAINS CORP INC  
3401 SW 160 AVE #330  
MIRAMAR, FL 33027

FRANCISCO PEREZ  
MARIA E PELAEZ & ISIS PEREZ  
6321 NW 40 ST  
VIRGINIA GARDENS, FL 33166-7061

FRANCISCO PEREZ &W MARIA &  
ISIS PEREZ  
6321 NW 40 ST  
VIRGINIA GARDENS, FL 33166-7061

FRANCISCO PEREZ &W MARIA E &  
ISIS PEREZ  
6321 NW 40 ST  
VIRGINIA GARDENS, FL 33166-7061

FRANCISCO PIJUAN  
LUISA M PIJUAN  
FRANCISCO J PIJUAN JR  
640 83 ST  
MIAMI BEACH, FL 33141

GLORIA CECILIA SCHAEFER TRS  
PO BOX 546433  
SURFSIDE, FL 33154-0433

GLORIA LOAYZA  
IRENE OUZOUNGLOU  
870 80 ST  
MIAMI BEACH, FL 33141

GRAND ISLES 802 LLC  
1825 PONCE DE LEON BLVD 620  
CORAL GABLES, FL 33134

HARVEY STECKLER  
820 82 ST  
MIAMI BEACH, FL 33141

HOUSING AUTHORITY OF  
CITY OF MIAMI BEACH  
200 ALTON RD  
MIAMI BEACH, FL 33139

HUMBERTO JAY GARCIA  
821 82 ST APT 4  
MIAMI BEACH, FL 33141

IGNACIO LAGUNA &W BARBARA  
649 82 ST  
MIAMI BEACH, FL 33141

IRIAN O DIAZ &W LETICIA  
751 81 ST  
MIAMI BEACH, FL 33141

JESSICA A SEGATTO  
642 82 ST  
MIAMI BEACH, FL 33141

JESUS LOPEZ &W LAZARA  
PO BOX 260685  
MIAMI, FL 33126-0013

JOHN M SAINDON  
1 E CASE COVE  
GREENBRIER, AR 72058

JORGE CASAJUANA JTRS  
JOSE VAZQUEZ JTRS  
821 82 ST #2  
MIAMI BEACH, FL 33141

K CAMERON TRS  
CAMERON FAMILY TRUST  
M CAMERON TRS  
3921 ALTON RD 424  
MIAMI BEACH, FL 33127

KEREM NORTH BEACH APARTMENTS LLC  
350 NE 75 ST UNIT 105  
MIAMI, FL 33138-5190

KHALILUR RAHMAN  
AZAHARUL KHAN  
REZAUL KARIM  
850 80 ST  
MIAMI BEACH, FL 33141

LATOTIE LLC  
5201 RAVENSWOOD RD 114  
DANIA BEACH, FL 33312

LENA JANEVSKI  
801 82 ST  
MIAMI BEACH, FL 33141

LEXINGTON ROYAL LLC  
9454 WILSHIRE BLVD STE PH1  
BEVERLY HILLS, CA 90212

LINDA CASTILLO  
735 82 ST  
MIAMI BEACH, FL 33141

LINDA L HAWKINS  
7820 SW 168 ST  
MIAMI, FL 33157-4872

LOREANO LLC  
763 NE 80 ST  
MIAMI, FL 33138

LUCERO RIVERA  
657 82 ST  
MIAMI BEACH, FL 33141

LUZ E LONDONO  
800 - 81 ST APT 4  
MIAMI BEACH, FL 33141

MARINA 81 LLC  
601 S FEDERAL HWY 201  
BOCA RATON, FL 33432

MARIO J MONTENEGRO  
MANUEL MAGANA  
14725 GARFIELD AVE  
PARAMOUNT, CA 90723

MARTIN HANAN  
457 FDR DR A 1807  
NEW YORK, NY 10002

MELISSA J OUAZANA  
9541 CARLYLE AVE  
SURFSIDE, FL 33154

MIAMI BEACH 83 LLC  
1521 ALTON RD 443  
MIAMI BEACH, FL 33139

MIAMI BEACH TEH LLC  
5701 COLLINS AVE 419  
MIAMI BEACH, FL 33140

MICHAEL JAMES ONORATO  
810 81 ST  
MIAMI BEACH, FL 33141

MIGUEL FERNANDEZ  
21250 SW 344 ST  
HOMESTEAD, FL 33034

MIRTA DE JESUS  
7992 CRESPI BLVD #2  
MIAMI BEACH, FL 33141

MOHAMMED ISLAM &W  
AKHTER NAZNEEN  
1004 BIARRITZ DR #3  
MIAMI BEACH, FL 33141

NEW DEVELOPMENT MIAMI LLC  
6301 COLLINS AVE 2503  
MIAMI BEACH, FL 33141

NIA 635 645 LLC  
2301 NW 87 AVE 600  
DORAL, FL 33172

OLGA V PEREZ  
JEANCARLO PEREZ  
JEANMARCOS PEREZ  
626 82 ST  
MIAMI BEACH, FL 33141

OSCAR DIAZ &W GLADYS  
425-88 ST  
SURFSIDE, FL 33154

PALMS POINTE 1033 LLC  
4581 WESTON RD #330  
FORT LAUDERDALE, FL 33331

PATAGONIA SUR INVESTMENTS CORP  
3401 SW 160 AVE #330  
MIRAMAR, FL 33027

PETER FISCHER  
CHARLES FISCHER  
650 82 ST  
MIAMI BEACH, FL 33141

PUNTO NORTE RE LLC  
181 CRANDON BLVD APT 207  
KEY BISCAYNE, FL 33149

RICHARD SHINDLER  
715 82 ST  
MIAMI BEACH, FL 33141

RIO VILLAGES INC  
4780 PINETREE DR 2  
MIAMI BEACH, FL 33140

RIZWAN ZAIDI  
1001 NW N RIVER DR  
MIAMI, FL 33136

ROSAVALLES LLC  
3176 SW 23 ST  
MIAMI, FL 33145

SDI HOMES LLC  
20533 BISCAYNE BLVD 4 222  
AVENTURA, FL 33180

SOFLO VILLAS LLC  
ALPHA MED SKY LLC  
340 NE 194 TER  
MIAMI, FL 33179

SUNSHINE REALTY GROUP LLC  
75 VALENCIA AVE STE 800  
CORAL GABLES, FL 33134-6135

THOMAS J COLA  
12759 NW 15 ST  
SUNRISE, FL 33323

UP AND DOWN INVESTMENTS LLC  
500 BRICKELL AVE 3304  
MIAMI, FL 33131

VILLA MARE LLC  
3305 ALTON RD  
MIAMI BEACH, FL 33140

WEBSTER OGE  
840 81 ST #1  
MIAMI BEACH, FL 33141

Name	Address	City	State	Zip	Country
12345 LLC	9541 CARLYLE AVE	SURFSIDE	FL	33154	USA
725 82ND LLC	725 82 ST	MIAMI BEACH	FL	33141	USA
732 82ND STREET LLC	8004 NW 154 ST 429	MIAMI LAKES	FL	33016	USA
740 82ND ST LLC	8004 NW 154 ST 429	MIAMI LAKES	FL	33016	USA
74581ST LLC	7601 BYRON AVE 4A	MIAMI BEACH	FL	33141	USA
75 LAND GROUP LLC	2750 NE 185 ST #303	AVENTURA	FL	33180	USA
770 PLATINUM LLC	770 83 ST	MIAMI BEACH	FL	33141	USA
800 PLATINUM LLC	800 83 ST	MIAMI BEACH	FL	33141	USA
8010 CRESPI BLVD LLC	8004 NW 154 ST 429	MIAMI LAKES	FL	33016	USA
81 LEIGHLOOSH HOLDINGS LLC	34 CEDAR DR	GREAT NECK	NY	11021	USA
811 81ST STREET LLC	8683 WILSHIRE BLVD UNIT A	BEVERLY HILLS	CA	90211	USA
835 80TH STREET MIAMI BEACH LLC	8004 NW 154 ST 429	MIAMI LAKES	FL	33016	USA
847 81 ST LLC	847 81 ST	MIAMI BEACH	FL	33141	USA
865 80TH STREET LLC	865 80 ST	MIAMI BEACH	FL	33141	USA
887 80TH STREET LLC	4448 NAUTILUS DR	MIAMI BEACH	FL	33140	USA
ALLAN RABY IRYNA RABY	820 81 ST #3	MIAMI BEACH	FL	33141	USA
AMOYAL INVESTMENTS LLC	3185 NE 211 TER	AVENTURA	FL	33180	USA
ARAMAN LLC	255 ARAGON AVE FLOOR 2	CORAL GABLES	FL	33134	USA
ARTURO ALEXIS ESTOPINAN	634 82 ST	MIAMI BEACH	FL	33141	USA
AZAHARUL ISLAM KHAN LE MANZURA AKHTAR LE REM ANZUMAN KHAN	726 82 ST	MIAMI BEACH	FL	33141	USA
CAPOTE INVESTMENT GROUP INC	6222 SW 8 ST	MIAMI	FL	33144	USA
CARLOS APONTE	PO BOX 415755	MIAMI BEACH	FL	33141	USA
CARLOS M RIPPES	24 E 5 ST #2-E	HIALEAH	FL	33010-4885	USA
CAROL GERSHMAN TR	2000 BROADWAY #5B	NEW YORK	NY	10023	USA
CIRCULAR INVESTMENTS LLC	304 INDIAN TRACE #507	WESTON	FL	33326	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDINE HOUDAILLE	7990 CRESPI BLVD #1	MIAMI BEACH	FL	33141	USA
D AND D PROFESSIONAL SERVICE GROUP CORP	3785 NW 82 AVE STE 211	DORAL	FL	33166	USA
DAISY RIOLLANO & JOSE A PEDRAZ	760 81 ST UNIT 2	MIAMI BEACH	FL	33141	USA
DIANA I PEDRAZ	750 81 ST	MIAMI BEACH	FL	33141	USA
DIANA I RIVERA	766-768 81 ST	MIAMI BEACH	FL	33141	USA
DIANA I RIVERA PEDRAZ	8040 CRESPI BLVD	MIAMI BEACH	FL	33141	USA
DIANA I RIVERA PEDRAZ	8030 CRESPI BLVD	MIAMI BEACH	FL	33141	USA
DINA VINITSKY LE REM KEVIN I VINITSKY	1893 S OCEAN DR 904	HALLANDALE BEACH	FL	33009	USA
DIVERSIBLE INVESTMENTS LLC	3408 W 84 ST STE 216	HIALEAH	FL	33018-4942	USA
E AND A ENTERPRISES II LLC	3 HARBOR POINT DR	KEY BISCAYNE	FL	33149	USA
EHTISHAM SAYYED AMELI DZHONSON	864 80 ST	MIAMI BEACH	FL	33141	USA

EXAGON INVESTMENTS LLC	304 INDIAN TRACE #507	WESTON	FL	33326	USA
FOUR MOUNTAINS CORP INC	3401 SW 160 AVE #330	MIRAMAR	FL	33027	USA
FRANCISCO PEREZ MARIA E PELAEZ & ISIS PEREZ	6321 NW 40 ST	VIRGINIA GARDENS	FL	33166-7061	USA
FRANCISCO PEREZ & W MARIA & ISIS PEREZ	6321 NW 40 ST	VIRGINIA GARDENS	FL	33166-7061	USA
FRANCISCO PEREZ & W MARIA E & ISIS PEREZ	6321 NW 40 ST	VIRGINIA GARDENS	FL	33166-7061	USA
FRANCISCO PIJUAN LUISA M PIJUAN FRANCISCO J PIJUAN JR	640 83 ST	MIAMI BEACH	FL	33141	USA
GLORIA CECILIA SCHAEFER TRS	PO BOX 546433	SURFSIDE	FL	33154-0433	USA
GLORIA LOAYZA IRENE OUZOUNOGLOU	870 80 ST	MIAMI BEACH	FL	33141	USA
GRAND ISLES 802 LLC	1825 PONCE DE LEON BLVD 620	CORAL GABLES	FL	33134	USA
HARVEY STECKLER	820 82 ST	MIAMI BEACH	FL	33141	USA
HOUSING AUTHORITY OF CITY OF MIAMI BEACH	200 ALTON RD	MIAMI BEACH	FL	33139	USA
HUMBERTO JAY GARCIA	821 82 ST APT 4	MIAMI BEACH	FL	33141	USA
IGNACIO LAGUNA & W BARBARA	649 82 ST	MIAMI BEACH	FL	33141	USA
IRIAN O DIAZ & W LETICIA	751 81 ST	MIAMI BEACH	FL	33141	USA
JESSICA A SEGATTO	642 82 ST	MIAMI BEACH	FL	33141	USA
JESUS LOPEZ & W LAZARA	PO BOX 260685	MIAMI	FL	33126-0013	USA
JOHN M SAINDON	1 E CASE COVE	GREENBRIER	AR	72058	USA
JORGE CASAJUANA JTRS JOSE VAZQUEZ JTRS	821 82 ST #2	MIAMI BEACH	FL	33141	USA
K CAMERON TRS CAMERON FAMILY TRUST M CAMERON TRS	3921 ALTON RD 424	MIAMI BEACH	FL	33127	USA
KEREM NORTH BEACH APARTMENTS LLC	350 NE 75 ST UNIT 105	MIAMI	FL	33138-5190	USA
KHALILUR RAHMAN AZAHARUL KHAN REZAUL KARIM	850 80 ST	MIAMI BEACH	FL	33141	USA
LATOTIE LLC	5201 RAVENSWOOD RD 114	DANIA BEACH	FL	33312	USA
LENA JANEVSKI	801 82 ST	MIAMI BEACH	FL	33141	USA
LEXINGTON ROYAL LLC	9454 WILSHIRE BLVD STE PH1	BEVERLY HILLS	CA	90212	USA
LINDA CASTILLO	735 82 ST	MIAMI BEACH	FL	33141	USA
LINDA L HAWKINS	7820 SW 168 ST	MIAMI	FL	33157-4872	USA
LOREANO LLC	763 NE 80 ST	MIAMI	FL	33138	USA
LUCERO RIVERA	657 82 ST	MIAMI BEACH	FL	33141	USA
LUZ E LONDONO	800 - 81 ST APT 4	MIAMI BEACH	FL	33141	USA
MARINA 81 LLC	601 S FEDERAL HWY 201	BOCA RATON	FL	33432	USA
MARIO J MONTENEGRO MANUEL MAGANA	14725 GARFIELD AVE	PARAMOUNT	CA	90723	USA
MARTIN HANAN	457 FDR DR A 1807	NEW YORK	NY	10002	USA
MELISSA J OUAZANA	9541 CARLYLE AVE	SURFSIDE	FL	33154	USA
MIAMI BEACH 83 LLC	1521 ALTON RD 443	MIAMI BEACH	FL	33139	USA
MIAMI BEACH TEH LLC	5701 COLLINS AVE 419	MIAMI BEACH	FL	33140	USA
MICHAEL JAMES ONORATO	810 81 ST	MIAMI BEACH	FL	33141	USA
MIGUEL FERNANDEZ	21250 SW 344 ST	HOMESTEAD	FL	33034	USA
MIRTA DE JESUS	7992 CRESPI BLVD #2	MIAMI BEACH	FL	33141	USA

MOHAMMED ISLAM &W AKHTER NAZNEEN	1004 BIARRITZ DR #3	MIAMI BEACH	FL	33141	USA
NEW DEVELOPMENT MIAMI LLC	6301 COLLINS AVE 2503	MIAMI BEACH	FL	33141	USA
NIA 635 645 LLC	2301 NW 87 AVE 600	DORAL	FL	33172	USA
OLGA V PEREZ JEANCARLO PEREZ JEANMARCOS PEREZ	626 82 ST	MIAMI BEACH	FL	33141	USA
OSCAR DIAZ &W GLADYS	425-88 ST	SURFSIDE	FL	33154	USA
PALMS POINTE 1033 LLC	4581 WESTON RD #330	FORT LAUDERDALE	FL	33331	USA
PATAGONIA SUR INVESTMENTS CORP	3401 SW 160 AVE #330	MIRAMAR	FL	33027	USA
PETER FISCHER CHARLES FISCHER	650 82 ST	MIAMI BEACH	FL	33141	USA
PUNTO NORTE RE LLC	181 CRANDON BLVD APT 207	KEY BISCAYNE	FL	33149	USA
RICHARD SHINDLER	715 82 ST	MIAMI BEACH	FL	33141	USA
RIO VILLAGES INC	4780 PINETREE DR 2	MIAMI BEACH	FL	33140	USA
RIZWAN ZAIDI	1001 NW N RIVER DR	MIAMI	FL	33136	USA
ROSAVALLES LLC	3176 SW 23 ST	MIAMI	FL	33145	USA
SDI HOMES LLC	20533 BISCAYNE BLVD 4 222	AVENTURA	FL	33180	USA
SOFLO VILLAS LLC ALPHA MED SKY LLC	340 NE 194 TER	MIAMI	FL	33179	USA
SUNSHINE REALTY GROUP LLC	75 VALENCIA AVE STE 800	CORAL GABLES	FL	33134-6135	USA
THOMAS J COLA	12759 NW 15 ST	SUNRISE	FL	33323	USA
UP AND DOWN INVESTMENTS LLC	500 BRICKELL AVE 3304	MIAMI	FL	33131	USA
VILLA MARE LLC	3305 ALTON RD	MIAMI BEACH	FL	33140	USA
WEBSTER OGE	840 81 ST #1	MIAMI BEACH	FL	33141	USA



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

July 22, 2025

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

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

**SUBJECT:** 775 81 Street, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3202-008-1100

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: **95, 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:** 775 81 Street, Miami Beach, FL 33141

**FOLIO NUMBER:** 02-3202-008-1100