



February 23, 2026

**City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139**

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

The Easterly 40 feet of Lot 6 and Lot 7 except the Easterly 25 feet, Block E-2 of "**AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS THERETO**", according to the Plat thereof, as recorded in Plat Book 32 at Page 37 of the Public Records of Miami-Dade County, Florida.

ADDRESS: 230 Palm Avenue, Miami Beach, FL 33139

FOLIO: 02-4205-002-0800

PREPARED FOR: MICHAEL JACOBSON

ORDER: 260211

Total number of property owners without repetition: 53

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,

THE ZONING SPECIALISTS GROUP, INC.

Omara R. Lopez

For the Firm

OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY

LEGAL DESCRIPTION:

The Easterly 40 feet of Lot 6 and Lot 7 except the Easterly 25 feet, Block E-2 of "**AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS THERETO**", according to the Plat thereof, as recorded in Plat Book 32 at Page 37 of the Public Records of Miami-Dade County, Florida.

ADDRESS: 230 Palm Avenue, Miami Beach, FL 33139

FOLIO: 02-4205-002-0800

PREPARED FOR: MICHAEL JACOBSON

ORDER: 260211

32 53 42 4-5 54 42 Palm Island PB 6-54 Sely50ft Of Nly140ft Of Lot 36

&Easements Of Ingress & Egress Blk 2

Property address: 222 Palm Ave

Folio number: 0242050010430

Ignacio Pedrosa Laura Gonzalez Gomez

222 Palm Ave

Miami Beach, FL 33139-5185

32 53 42 4 5 54 42 Palm Island PB 6-54 Wly50ft Of Nly140ft Lot 36 Blk 2

Property address: 226 Palm Ave

Folio number: 0242050010440

Rommey Husam Bahhur Nabila Mrabet

226 Palm Ave

Miami Beach, FL 33139-5185

Palm Island PB 6-54 E50ft Of S140ft Lot 36 & R/W & Easement Over

S40ft OF N100ft Of Lot 36 Blk 2

Property address: 222 Coconut Ln S

Folio number: 0242050010450

Coconut Twenty Two LLC

405 N Main Street Apt 6E

Tulsa, OK 74103-1608

32 53 42 4-5 54 42 Palm Island PB 6-54 S160ft Of W1/2 Of Lot 36 Subject

To Easement Of Ingress & Egress Over N20ft Blk 2

Property address: 224 Coconut Ln S

Folio number: 0242050010460

Phillip Muskat Rina Muskat

Michael Muskat

10775 SW 133rd Ter

Miami, FL 33176-6047

Palm Island PB 6-54 S180ft Of E50ft Of Lot 37 & 20Ft Strip In Bay Adj

SaMe Blk 2

Property address: 216 Palm Ave

Folio number: 0242050010480

Fred Courtot

216 Palm Ave

Miami Beach, FL 33139-5185

Palm Island PB 6-54 W50ft Of S180ft Of Lot 37 With 20Ft Strip In Bay Adj

Same Blk 2 & N120ft Of Lot 37 Sub To Easem Easement On E Bdry Blk 2

Property address: 218 Palm Ave

Folio number: 0242050010490

Ligia Collins

218 Palm Ave

Miami Beach, FL 33139-5185

32 53 42 4-5 54 42 Palm Island PB 6-54 Lot 38 & 20Ft Strip Blk 2

Property address: 210 Palm Ave
Folio number: 0242050010500

Adria Maria Adrian Almeida Tr Adria
Maria Adrian Almeida
210 Palm Ave
Miami Beach, FL 33139-5185

Palm Island PB 6-54 Lot 39 & 20Ft Strip Cont To Sly Bdry Line Blk 2

Property address: 198 Palm Ave
Folio number: 0242050010510

198 Palm Ave LLC
4779 Collins Ave Apt 4203
Miami Beach, FL 33140-3261

Palm Island PB 6-54 Park Tracts Lying In Center Of Palm Ave

Property address:
Folio number: 0242050010560

City Of Miami Beach Fla City Hall
1700 Convention Center Dr
Miami Beach, FL 33139-1819

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 16 & 20Ft Strip Adj Blk 2 A

Property address: 257 Coconut Ln N
Folio number: 0242050020150

Cherry Tree Garden LLC
257 N Coconut Ln
Miami Beach, FL 33139-5161

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 17 & 20Ft Strip Adj Blk 2 A

Property address: 253 Coconut Ln N
Folio number: 0242050020160

Sobe Property LLC
333 SE 2nd Ave Ste 4500
Miami, FL 33131-2184

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 18 Blk 2 A

Property address: 251 Coconut Ln N
Folio number: 0242050020170

Palm Island Management Group LLC
251 N Coconut Ln
Miami Beach, FL 33139-5161

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 19 & 20Ft Strip Adj Blk 2 A

Property address: 245 Coconut Ln N
Folio number: 0242050020180

Eric Borukhin Trs
Eric Borukhin Miami Rev Trust
245 N Coconut Ln
Miami Beach, FL 33139-5161

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 20 Blk 2 A

Property address: 241 Coconut Ln N
Folio number: 0242050020190

Fabrizio Yannuzzelli Vernaza
Maria De L Vernaza Trujillo
241 N Coconut Ln
Miami Beach, FL 33139-5161

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 21 & 20Ft Strip Adj Blk 2 A

Property address: 237 Coconut Ln N
Folio number: 0242050020200

Cheng Yi LLC
237 N Coconut Ln
Miami Beach, FL 33139-5161

32 53 42-5 54 42 PB 32-37 Riviera 1St & 2Nd Add Amd Lot 22
& 20Ft StripAdj Blk 2A

Property address: 235 Coconut Ln N
Folio number: 0242050020210

Luis Bosch Fadia Bassi
235 N Coconut Ln
Miami Beach, FL 33139-5161

32 53 42-5 54 42 PB 32-37 Riviera 1St & 2Nd Add Amd Lot 23
& 20Ft StripAdj Blk 2A

Property address: 233 Coconut Ln N
Folio number: 0242050020211

Christopher W Beale
233 N Coconut Ln
Miami Beach, FL 33139-5161

Riviera 1St & 2Nd Addn Amd Lots 24 & 25 & 20Ft Strip Adj Blk 2 A PB 32-37
Property address: 225 Coconut Ln N
Folio number: 0242050020220

Susan Silver
225 N Coconut Ln
Miami Beach, FL 33139-5161

Riviera 1St & 2Nd Addn Amd Lots 26 & 27 & 20Ft Strip Adj Blk 2 A PB 32-37
Property address: 215 Coconut Ln N
Folio number: 0242050020230

Helene G Schenker (Tr)
215 N Coconut Ln
Miami Beach, FL 33139-5161

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 28 & 20Ft Strip Adj Blk 2 A
Property address: 211 Coconut Ln N
Folio number: 0242050020240

David Sacher
211 N Coconut Ln
Miami Beach, FL 33139-5161

32 53 42 5 54 42 PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 32 Blk 2 B
Property address: 201 Palm Ave
Folio number: 0242050020280

Enzo Dalmazzo
201 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 33 Blk 2 B

Property address: 205 Palm Ave
Folio number: 0242050020290

Andres E Behrens Trs Behrens Family
Rev Liv Tr Mary Alice Behrens Trs
205 Palm Ave
Miami Beach, FL 33139-5141

32 53 42 5 54 42 PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 34 Blk 2 B
Property address: 210 Coconut Ln N
Folio number: 0242050020300

Brian Scheinblum & W Eve Z
210 N Coconut Ln
Miami Beach, FL 33139-5160

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 35 Blk 2 B

Property address: 215 Palm Ave
Folio number: 0242050020310

Stephanie Balazs Trs
Stephanie Balazs Rev Tr
215 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 36 Blk 2 B
Property address: 217 Palm Ave
Folio number: 0242050020320

David Bates
217 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 37 Blk 2 B
Property address: 221 Palm Ave
Folio number: 0242050020330

Juan J Vidal
221 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 38 Blk 2 B
Property address: 225 Palm Ave
Folio number: 0242050020340

Christopher E Bush Christopher S Lucia
225 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 39 Blk 2B

Property address: 231 Palm Ave
Folio number: 0242050020341

Maritza D De Paz Le Rem Felipe A De
Paz Rem Rafael D De Paz
231 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 40 Blk 2-B
Property address: 233 Palm Ave
Folio number: 0242050020342

John Fadigan Barno Fadigan
233 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 41 Blk 2-B
Property address: 241 Palm Ave
Folio number: 0242050020350

241 Palm Ave LLC
3951 SW 41st St
Hollywood, FL 33023-6263

PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 42 Blk 2-B

Property address: 243 Palm Ave
Folio number: 0242050020351

Michael Lansfield Connell Trs
Jamexican Rev Trust Gwen Patricia Co
243 Palm Ave
Miami Beach, FL 33139-5141

32 53 42 5 54 42 PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 43 Blk 2 B

Property address: 247 Palm Ave
Folio number: 0242050020360

Maria Buccellati Le Rem Lucrezia
Buccellati Rem Gianmaria Buccellati
247 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 44 Blk 2 B
Property address: 251 Palm Ave
Folio number: 0242050020370

Donovan W Gougon & Darcey Gougon
251 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 45 Blk 2 B
Property address: 255 Palm Ave
Folio number: 0242050020380

Engelhart Property Inc
255 Palm Ave
Miami Beach, FL 33139-5141

32 53 42 5 54 42 PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 46 Blk 2 B
Property address: 257 Palm Ave
Folio number: 0242050020390

Simon Czamanski Fabiana Gill
257 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 47 Blk 2 B
Property address: 261 Palm Ave
Folio number: 0242050020400

Todd B Tragash & W C Isabel
261 Palm Ave
Miami Beach, FL 33139-5141

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 48 Blk 2 B
Property address: 265 Palm Ave
Folio number: 0242050020410

Andres Asion
1000 S Pointe Dr Apt 2204
Miami Beach, FL 33139-7348

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 8 Blk 2 C
Property address: 265 Coconut Ln S
Folio number: 0242050020540

Arash Naderi Babak Kiani
1123 Duchess Dr
Mc Lean, VA 22102-2009

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 9 Blk 2 C
Property address: 259 Coconut Ln S
Folio number: 0242050020550

Rrsiii LLC
259 S Coconut Ln
Miami Beach, FL 33139-5165

Riviera 1St & 2Nd Addn Amd PB 32-37 Lots 13 & 14 &
20Ft Strip Adj Thereof Blk 2D

Property address: 266 Coconut Ln S
Folio number: 0242050020671

Ofer Sustiel Trs
Ofer Sustiel Revocable Tr
266 S Coconut Ln
Miami Beach, FL 33139-5164

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 15 Blk 2 D
Property address: 262 Coconut Ln S
Folio number: 0242050020680

Stuart B Cooper Rebecca L Besson
262 S Coconut Ln
Miami Beach, FL 33139-5164

Riviera 1St & 2Nd Addn Amd Lot 16 & 20Ft Strip
Adj Same On Bay Blk 2 D PB 32-37
Property address: 260 Coconut Ln S
Folio number: 0242050020690

Lucas Trujillo Jr Trs Alberto Trujillo Trs
3325 NW 62nd St
Miami, FL 33147-7533

32 53 42-5 54 42 PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 17
& 20Ft Strip Adj Same On Bay Blk 2 D

Property address: 256 Coconut Ln S
Folio number: 0242050020700

Alicia Olga Wucher Le
Rem Kathleen Probst
256 S Coconut Ln
Miami Beach, FL 33139-5164

32 53 42 - 5 54 42 PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 18 &
20Ft Strlp Blk D 2

Property address: 250 Coconut Ln S
Folio number: 0242050020710

Acun LLC
603 NE 26th Ave
Hallandale Beach, FL 33009-2940

Riviera 1St & 2Nd Addn Amd Lot 19 & 20Ft Strip Adj Same
On Bay Blk 2 D PB 32-37

Property address: 244 Coconut Ln S
Folio number: 0242050020720

224 South Coconut Lane LLC
34 Pheasant Run
Old Westbury, NY 11568-1703

Riviera 1St & 2Nd Addn Amd Lot 20 & 20Ft Strip Adj
Same On Bay Blk 2 D PB 32-37

Property address: 240 Coconut Ln S
Folio number: 0242050020730

Villa Miramar LLC
1860 W Flagler St
Miami, FL 33135-1915

32 53 42 5 54 42 PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 21
& 20Ft Strip Adj Same On Bay Blk 2 D

Property address: 234 Coconut Ln S
Folio number: 0242050020740

Donald Lee Lawson Trs Donald Lee
Lawson Trust Donald Lee Lawson
234 S Coconut Ln
Miami Beach, FL 33139-5164

PB 32-37 Riviera 1St & 2Nd Addn Amd Lot 22 Blk 2-D & 20Ft
Strip Adj Same On Bay

Property address: 228 Coconut Ln S
Folio number: 0242050020750

Maria P Martinez
228 S Coconut Ln
Miami Beach, FL 33139-5164

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 1 & W1/2 Lot 2 Blk E 2

Property address: 254 Palm Ave
Folio number: 0242050020760

David Gebbia
4141 NE 2nd Ave Ste 201
Miami, FL 33137-3592

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 3 & E1/2 Lot 2 Blk E 2

Property address: 250 Palm Ave
Folio number: 0242050020770

Kevin P Fitzgerald Trs
Kevin P Fitzgerald Revocable Tr
250 Palm Ave
Miami Beach, FL 33139-5185

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 4 Blk E 2
Property address: 242 Palm Ave
Folio number: 0242050020780

Caraj LLC
4770 Biscayne Blvd Ste 1430
Miami, FL 33137-3247

Riviera 1St & 2Nd Addn Amd PB 32-37 Lot 5 & Nwly10ft Lot 6 Blk E 2
Property address: 240 Palm Ave
Folio number: 0242050020790

Christian Marco Iacovelli
240 Palm Ave
Miami Beach, FL 33139-5185

Riviera 1St & 2Nd Addn Amd Lot 6 Less Nwly10ft &
W1/2 Lot 7 Blk E 2 PB 32-37

Property address: 230 Palm Ave
Folio number: 0242050020800

Judith Wecker Trs
Samuel Jacobson Irrev Tr
230 Palm Ave
Miami Beach, FL 33139-5185

Riviera 1St & 2Nd Addn Amd PB 32-37 E1/2 Lot 7 Blk E 2
Property address:
Folio number: 0242050020810

City Of Miami Beach Fla City Hall
1700 Convention Center Dr
Miami Beach, FL 33139-1819