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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

January 13, 2026

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

Re: Property owners within 375 feet of:

SUBJECT: 1680 Collins Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0630

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

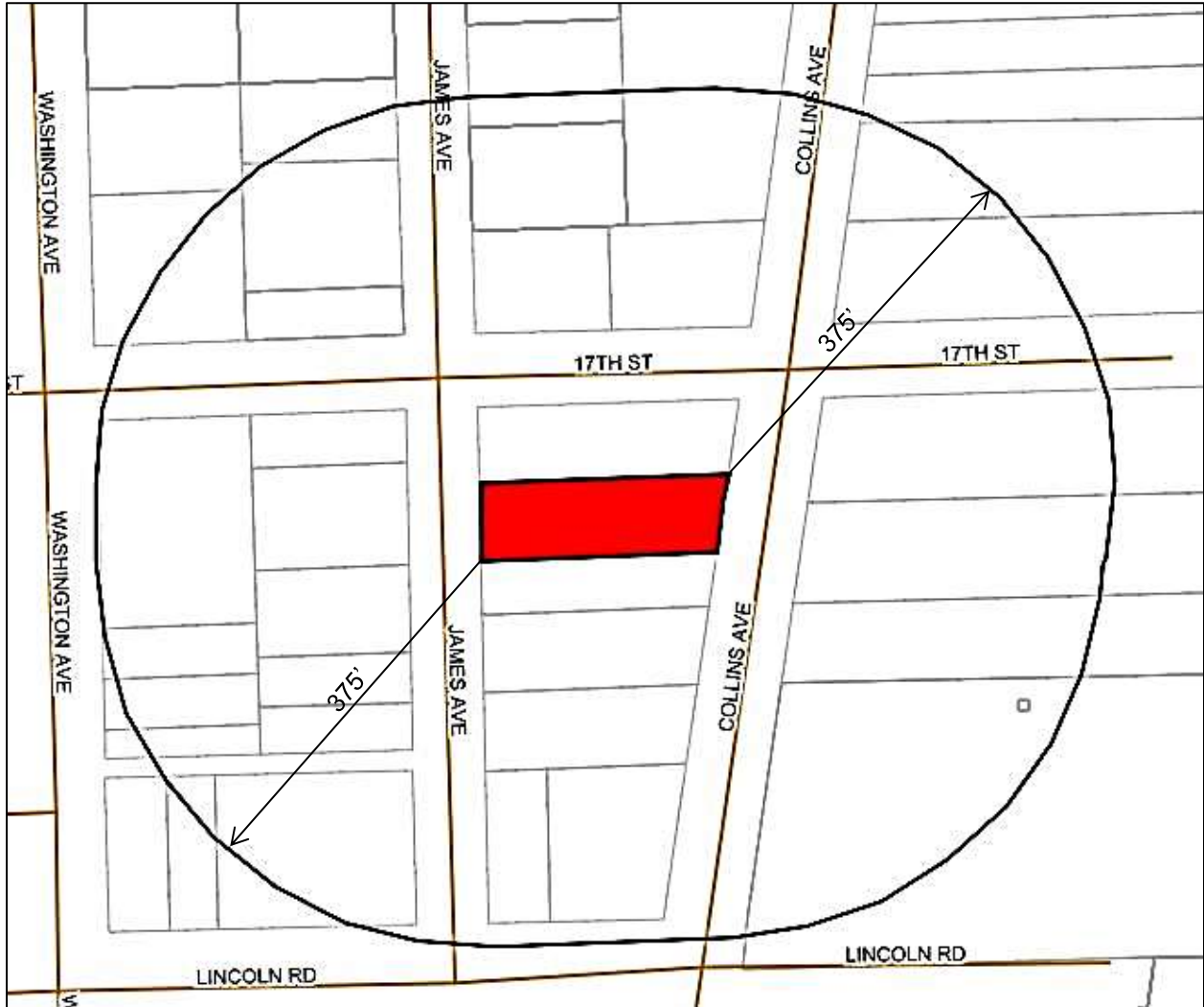
Total number of property owners without repetition: **64, including 0 international**



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



SUBJECT: 1680 Collins Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-019-0630

1671 GREEN LINCOLN LLC
GREENVIEW ARO LLC
SKYE LUDLOW LLC
138 E 31 ST STE C1
NEW YORK, NY 10016

1676 JAMES LLC
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

1701 MIAMI OWNER LLC
1701 COLLINS AVE
MIAMI BEACH, FL 33139

1725 JAMES AVE NO 26 LLC
1760 NE 144 ST
MIAMI, FL 33181

1745 JAMES LLC
TERMINATION TRS
111 KANE CONCOURSE STE 27
BAL HARBOR ISLANDS, FL 33154

300 17TH STREET INVESTMENT LLC
4770 BISCAYNE BLVD #640
MIAMI, FL 33137

337 LINCOLN ROAD HOLDINGS LLC
1407 BROADWAY 41 FL
NEW YORK, NY 10018

ADHY ADVISORS LLC
LESSEE: NEW REX CORP
515 E LAS OLAS BLVD #400
FT LAUDERDALE, FL 33301

ADHY INVEST PROP LLC
LESSEE: NEW REX CORP
500 W CYPRESS CREEK RD STE 350
FT LAUDERDALE, FL 33309-6155

ALBERTO RIVERO &
MIRIAM SUAREZ
1725 JAMES AVE UNIT 4
MIAMI BEACH, FL 33139

ALBION ASSOCIATES LTD
311 LINCOLN RD STE 200
MIAMI BEACH, FL 33139

ALCIDES GONZALEZ
CHRISTINA GONZALEZ
39-19 220 ST
BAYSIDE, NY 11361

ALVARO MORENO &W CARMELITA &
CHARITO J DAVIS
312 LAMELLA LN
PEACHTREE CITY, GA 30269

ANDREW MIRMELLI
1210 MICHIGAN AVE
MIAMI BEACH, FL 33139

ANO LLC
844 ALTON RD #3
MIAMI BEACH, FL 33139

ANO LLC
2350 WO SMITH DR
LAWRENCEBURG, TN 38464

BEACH HOTEL ASSOCIATES LLC
1685 COLLINS AVE
MIAMI BEACH, FL 33139

BIRI 2 US LLC
8323 NW 12 ST #102
MIAMI, FL 33126

CANAL DEL ESTE LLC
7929 WEST DR 703
NORTH BAY VILLAGE, FL 33141

CARMEN CASTELLANOS
152 FERNWOOD DR
OLD TAPPAN, NJ 07675

CATALINA HANAT LLC
CATALINA DORSET LLC
CATALINA HOTEL LLC
1680 MERIDIAN AVE #102
MIAMI BEACH, FL 33139

CHISHOLM PROPERTIES SO BEACH INC
1717 COLLINS AVE
MIAMI BEACH, FL 33139

COLLINS HOTEL ASSN LLC
C/O MORGANS HOTEL GROUP LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CREST HOTEL GROUP LLC
2701 PONCE DE LEON STE 202
CORAL GABLES, FL 33134

D M G INTERNATIONAL LLC
800 BRICKELL AVE 800
MIAMI, FL 33131

DI LIDO BEACH HOTEL CORP
605 LINCOLN RD 5TH FLOOR
MIAMI BEACH, FL 33139

DI LIDO BEACH HOTEL CORPORATION
C/O LIONSTONE DEVELOPMENT
605 LINCOLN RD 5FL
MIAMI BEACH, FL 33139

EBJ INSITE SAGAMORE LLC
910 SE 17 ST 400
FT LAUDERDALE, FL 33316

ELIE BARDAWIL
6800 SW 40 ST 274
MIAMI, FL 33155

HILDA GOITIA (EST OF)
% IVETTE VELAZQUEZ
6239 BROADWAY APT A19
BRONX, NY 10471

INRES CORPORATION
210 71 STREET #309
MIAMI BEACH, FL 33141

JANET L EYMAN
1725 JAMES AVE UNIT 12
MIAMI BEACH, FL 33139

JOSEPH R D'ACOSTA JR
1725 JAMES AVE UNIT 20
MIAMI BEACH, FL 33139

JULIA DAVILA JTRS
MAYRA A MIRABENT JTRS
1725 JAMES AVE APT 2
MIAMI BEACH, FL 33139

KATERINE B DOYLE
1665 WASHINGTON AVE 4 FL
MIAMI BEACH, FL 33139

KK 1665 WASHINGTON LLC
C/O SHVO
745 FIFTH AVE
NEW YORK, NY 10151

LIONSTONE DI LIDO RETAIL LESSOR
% BRUCE E LAZAR
605 LINCOLN RD 5TH FLOOR
MIAMI BEACH, FL 33139

M B JEWISH COMM CTR & L ROMANOFF
% PERLMUTTER
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

MAGDALENA M E CORREA URIBURU
1725 JAMES AVE 28
MIAMI BEACH, FL 33139

MANHATTAN HOUSE INC
5660 COLLINS AVE APT 5E
MIAMI BEACH, FL 33140

MARIA P GOMEZ TRS
GOMEZ LIVING TRUST
ENRIQUE J GOMEZ TRS
8 PACE DR
EDISON, NJ 08820

MARILYN UDELL (LESSOR)
PRIME HOTELS USA LLC (LEASEE)
VICKI ANDRON FELDMAN
1238 COLLINS AVE
MIAMI BEACH, FL 33139

MARIO W VASQUEZ &W CISSIE J LE
REM RICHARD E VASQUEZ
9701 SW 105 AVE
MIAMI, FL 33176-2745

MIAMI BCH JEWISH COMM CENTER
% PERLMUTTER
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

NEW NATIONAL LLC
1677 COLLINS AVE
MIAMI BEACH, FL 33139

NEW REX CORP
1387 SAINT NICHOLAS AVE
NEW YORK, NY 10033-4001

PHILIPPE MULLER &W
ANNE MULLER
1725 JAMES AVE #18
MIAMI BEACH, FL 33139

RANDOLPH A MIMS
1725 JAMES AVE #24
MIAMI BEACH, FL 33139

ROBERT MATTHEWS
RITA MATTHEWS
18 E 94 ST
NEW YORK, NY 10128

SAN JUAN HOTEL LLC
1680 COLLINS AVE
MIAMI BEACH, FL 33139

SARA G LIMA
1725 JAMES AVE #7
MIAMI BEACH, FL 33139

SDF 1667 WASHINGTON PARKING LLC
745 FIFTH AVE
NEW YORK, NY 10155

SEAN MIRMELLI TRS (50% FEE)
CHISHOLM PROP S BCH INC (50% FEE)
DEIRDRE MIRMELLI IRREVOCABLE TR
1717 COLLINS AVE
MIAMI BEACH, FL 33139

SIOCAM USA LLC
1000 5 STREET #206
MIAMI BEACH, FL 33139

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

SONIA KINBLAD
1725 JAMES AVE UNIT 15
MIAMI BEACH, FL 33139

SOUTHERN PROPERTY INVT GROUP INC
1701 JAMES AVE
MIAMI BEACH, FL 33139

SUNNY WUYE INVESTMENT LLC
504 GRAND ST APT H13
NEW YORK, NY 10002-4138

TEMPLE EMANUE-EL
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

TERRUNIO 21 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 30 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 6 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 8 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TORR INC
1680 JAMES AVE
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
1671 GREEN LINCOLN LLC GREENVIEW ARO LLC SKYE LUDLOW LLC	138 E 31 ST STE C1	NEW YORK	NY	10016	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1701 MIAMI OWNER LLC	1701 COLLINS AVE	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1760 NE 144 ST	MIAMI	FL	33181	USA
1745 JAMES LLC TERMINATION TRS	111 KANE CONCOURSE STE 27	BAL HARBOR ISLANDS	FL	33154	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD #640	MIAMI	FL	33137	USA
337 LINCOLN ROAD HOLDINGS LLC	1407 BROADWAY 41 FL	NEW YORK	NY	10018	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	33309-6155	USA
ALBERTO RIVERO & MIRIAM SUAREZ	1725 JAMES AVE UNIT 4	MIAMI BEACH	FL	33139	USA
ALBION ASSOCIATES LTD	311 LINCOLN RD STE 200	MIAMI BEACH	FL	33139	USA
ALCIDES GONZALEZ CHRISTINA GONZALEZ	39-19 220 ST	BAYSIDE	NY	11361	USA
ALVARO MORENO &W CARMELITA & CHARITO J DAVIS	312 LAMELLA LN	PEACHTREE CITY	GA	30269	USA
ANDREW MIRMELLI	1210 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
ANO LLC	844 ALTON RD #3	MIAMI BEACH	FL	33139	USA
ANO LLC	2350 WO SMITH DR	LAWRENCEBURG	TN	38464	USA
BEACH HOTEL ASSOCIATES LLC	1685 COLLINS AVE	MIAMI BEACH	FL	33139	USA
BIRI 2 US LLC	8323 NW 12 ST #102	MIAMI	FL	33126	USA
CANAL DEL ESTE LLC	7929 WEST DR 703	NORTH BAY VILLAGE	FL	33141	USA
CARMEN CASTELLANOS	152 FERNWOOD DR	OLD TAPPAN	NJ	07675	USA
CATALINA HANAT LLC CATALINA DORSET LLC CATALINA HOTEL LLC	1680 MERIDIAN AVE #102	MIAMI BEACH	FL	33139	USA
CHISHOLM PROPERTIES SO BEACH INC	1717 COLLINS AVE	MIAMI BEACH	FL	33139	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
CREST HOTEL GROUP LLC	2701 PONCE DE LEON STE 202	CORAL GABLES	FL	33134	USA
D M G INTERNATIONAL LLC	800 BRICKELL AVE 800	MIAMI	FL	33131	USA
DI LIDO BEACH HOTEL CORP	605 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
DI LIDO BEACH HOTEL CORPORATION C/O LIONSTONE DEVELOPMENT	605 LINCOLN RD 5FL	MIAMI BEACH	FL	33139	USA
EBJ INSITE SAGAMORE LLC	910 SE 17 ST 400	FT LAUDERDALE	FL	33316	USA
ELIE BARDAWIL	6800 SW 40 ST 274	MIAMI	FL	33155	USA
HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ	6239 BROADWAY APT A19	BRONX	NY	10471	USA
INRES CORPORATION	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
JANET L EYMAN	1725 JAMES AVE UNIT 12	MIAMI BEACH	FL	33139	USA
JOSEPH R D'ACOSTA JR	1725 JAMES AVE UNIT 20	MIAMI BEACH	FL	33139	USA
JULIA DAVILA JTRS MAYRA A MIRABENT JTRS	1725 JAMES AVE APT 2	MIAMI BEACH	FL	33139	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
LIONSTONE DI LIDO RETAIL LESSOR % BRUCE E LAZAR	605 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MAGDALENA M E CORREA URIBURU	1725 JAMES AVE 28	MIAMI BEACH	FL	33139	USA
MANHATTAN HOUSE INC	5660 COLLINS AVE APT 5E	MIAMI BEACH	FL	33140	USA
MARIA P GOMEZ TRS GOMEZ LIVING TRUST ENRIQUE J GOMEZ TRS	8 PACE DR	EDISON	NJ	08820	USA
MARILYN UDELL (LESSOR) PRIME HOTELS USA LLC (LEASEE) VICKI ANDRON FELDMAN	1238 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MARIO W VASQUEZ &W CISSIE J LE REM RICHARD E VASQUEZ	9701 SW 105 AVE	MIAMI	FL	33176-2745	USA

MIAMI BCH JEWISH COMM CENTER % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
NEW NATIONAL LLC	1677 COLLINS AVE	MIAMI BEACH	FL	33139	USA
NEW REX CORP	1387 SAINT NICHOLAS AVE	NEW YORK	NY	10033-4001	USA
PHILIPPE MULLER & W ANNE MULLER	1725 JAMES AVE #18	MIAMI BEACH	FL	33139	USA
RANDOLPH A MIMS	1725 JAMES AVE #24	MIAMI BEACH	FL	33139	USA
ROBERT MATTHEWS RITA MATTHEWS	18 E 94 ST	NEW YORK	NY	10128	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SARA G LIMA	1725 JAMES AVE #7	MIAMI BEACH	FL	33139	USA
SDF 1667 WASHINGTON PARKING LLC	745 FIFTH AVE	NEW YORK	NY	10155	USA
SEAN MIRMELLI TRS (50% FEE) CHISHOLM PROP S BCH INC (50% FEE) DEIRDRE MIRMELLI IRREVOCABLE TR	1717 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 STREET #206	MIAMI BEACH	FL	33139	USA
SOBE CENTER LLC	1065 KANE CONCOURSE 200	BAY HARBOR ISLANDS	FL	33154	USA
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139	USA
SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
SUNNY WUYE INVESTMENT LLC	504 GRAND ST APT H13	NEW YORK	NY	10002-4138	USA
TEMPLE EMANUE-EL	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 21 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 30 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 6 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 8 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139	USA