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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 12, 2026

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

Re: Property owners within 375 feet of:

ADDRESS: 721 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-007-0490

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

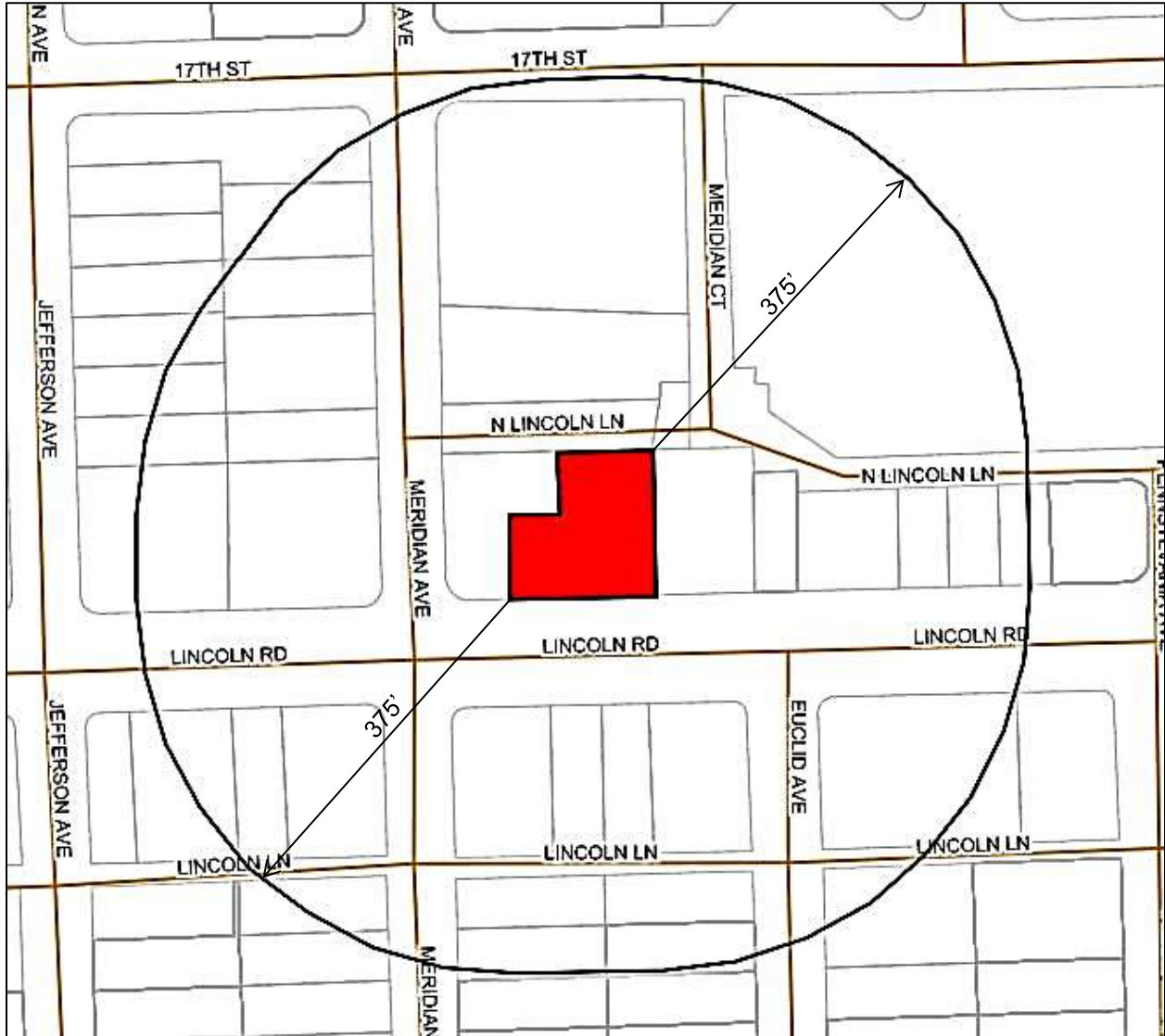
Total number of property owners without repetition: **43, including 3 international**



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



ADDRESS: 721 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-007-0490

Name	Address	City	State	Zip	Country
818 LINCOLN INVESTMENTS LLC	3500 DE MAISONNEUVE BLVD W STE 1650	WESTMOUNT QC H3Z 3C1			CANADA
COLLINS EIGHTH LLC 730 LEXINGTON LLC	905 HODGE STREET	MONTREAL QC H4N 2B3			CANADA
LUCA GUARDA NARDINI	VIA BELZONI 70	PADOVA 35121			ITALY
1619 MERIDIAN LLC	PO BOX 2951	PALM BEACH	FL	33480	USA
1688 PROPERTY OWNER LLC	59 GREENACRES AVE	SCARSDALE	NY	10583	USA
718 LINCOLN OWNER LLC C/O JSRE ACQUISITIONS LLC	660 MADISON AVE	NEW YORK	NY	10065	USA
730 CORPORATION	690 LINCOLN RD 300	MIAMI BEACH	FL	33139	USA
738 LINCOLN ROAD LLC C/O COMRAS COMPANY	1261 20 ST	MIAMI BEACH	FL	33139	USA
ARCPE 11 LLC	1900 SUNSET HARBOUR DR ANNEX 2	MIAMI BEACH	FL	33139	USA
ASM MIAMI HOLIDAYS INC	2301 COLLINS AVE APT 414	MIAMI BEACH	FL	33139	USA
CAMILLA INVESTMENT MIAMI LLC	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
CHABAD HOUSE ON WHEELS INC	3134 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
CHRISTOPHER A MCCAY STACEY PALMER MCCAY	1616 EUCLID AVE 10	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR 4TH FL	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
COMCO LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
COMOLAKES LLC	14721 SW 87 PL	MIAMI	FL	33176	USA
DJANGO MIAMI LLC	64 COLLINGWOOD ST	SAN FRANCISCO	CA	94114	USA
EMKER USA LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
FEDERATED DEPT STORES LESSEE TAX DEPT 1675 AVE MERIDIAN AVE LLC LESSOR	1065 KANE CONCOURSE STE 200	BAY HARBOR ISLANDS	FL	33154	USA
FRANCESCO FERRETTI	1700 MERIDIAN AVE 410	MIAMI BEACH	FL	33139	USA
GEORGE CHRISTOPHER GARY ZAGER	419 FERNLEAF AVE	CORONA DEL MAR	CA	92625	USA
JUMAR PROPERTIES LLC	259 NE 46 ST	MIAMI GARDENS	FL	33137	USA
LINCOLN 845 LLC % JENEL MGMT CORP	275 MADISON AVE # 702	NEW YORK	NY	10016	USA
LINCOLN CENTER ASSOCIATES	1300 COLLINS AVE STE 100	MIAMI BEACH	FL	33139	USA
LINCOLN CENTURION RETAIL LLC	500 5 AVE 39 FLOOR	NEW YORK	NY	10110	USA
MAC 719 LR LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
MAC 723 LL LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
MAC 741 LR LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
MAC 801 LR LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
MARK B CARBON	1737 MILAN ST	NEW ORLEANS	LA	70115	USA
MERIDIAN 1674 LLC	1111 BRICKELL AVE 2175	MIAMI	FL	33131	USA
MORECO CORP	12970 BIG BEAR BLUFF	BOYNTON BEACH	FL	33473-3302	USA
OMAR PONS	451 SE 3 ST	HIALEAH	FL	33010	USA
PPF MBL PORTFOLIO LLC (LESSEE) C/O LINCOLN ROAD MM LLC THE SALVATION ARMY (FEE HOLDER)	55 MIRACLE MILE STE 330	CORAL GABLES	FL	33134	USA
SEVEN HUNDRED REALTY CORP LESSEE % NATHAN NEWMAN AGENT	15499 WEST DIXIE HWY	N MIAMI BEACH	FL	33162-6031	USA
SOUTH BEACH TRISTAR 800 LLC TRICAP	590 MADISON AVE 21 FLOOR	NEW YORK	NY	10022	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD #205	MIAMI BEACH	FL	33139	USA
THELMAR CORP	9225 COLLINS AVE APT-402	SURFSIDE	FL	33154-3038	USA
VALORO MERIDIAN OWNER LLC	1428 BRICKELL AVE STE 705	MIAMI	FL	33131	USA
VIOLET EUCLID 5 LLC	2520 CORAL WAY 2 355	MIAMI	FL	33145	USA
XAVIEN HOOD BRANDI HOOD	1616 EUCLID AVE #4	MIAMI BEACH	FL	33139	USA

818 LINCOLN INVESTMENTS LLC
3500 DE MAISONNEUVE BLVD W STE 1650
WESTMOUNT QC H3Z 3C1
CANADA

COLLINS EIGHTH LLC
730 LEXINGTON LLC
905 HODGE STREET
MONTREAL QC H4N 2B3
CANADA

LUCA GUARDA NARDINI
VIA BELZONI 70
PADOVA 35121
ITALY

1619 MERIDIAN LLC
PO BOX 2951
PALM BEACH, FL 33480

1688 PROPERTY OWNER LLC
59 GREENACRES AVE
SCARSDALE, NY 10583

718 LINCOLN OWNER LLC
C/O JSRE ACQUISITIONS LLC
660 MADISON AVE
NEW YORK, NY 10065

730 CORPORATION
690 LINCOLN RD 300
MIAMI BEACH, FL 33139

738 LINCOLN ROAD LLC
C/O COMRAS COMPANY
1261 20 ST
MIAMI BEACH, FL 33139

ARCPE 11 LLC
1900 SUNSET HARBOUR DR ANNEX 2
MIAMI BEACH, FL 33139

ASM MIAMI HOLIDAYS INC
2301 COLLINS AVE APT 414
MIAMI BEACH, FL 33139

CAMILLA INVESTMENT MIAMI LLC
8004 NW 154 ST 342
MIAMI LAKES, FL 33016

CHABAD HOUSE ON WHEELS INC
3134 ROYAL PALM AVE
MIAMI BEACH, FL 33140

CHRISTOPHER A MCCAY
STACEY PALMER MCCAY
1616 EUCLID AVE 10
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR 4TH FL
MIAMI BEACH, FL 33139

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

CITY OF MIAMI BEACH
FLA BAY SHORE CLUB COURSE
MIAMI, FL 33125

COMCO LLC
1261 20 ST
MIAMI BEACH, FL 33139

COMOLAKES LLC
14721 SW 87 PL
MIAMI, FL 33176

DJANGO MIAMI LLC
64 COLLINGWOOD ST
SAN FRANCISCO, CA 94114

EMKER USA LLC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

FEDERATED DEPT STORES LESSEE
TAX DEPT
1675 AVE MERIDIAN AVE LLC LESSOR
1065 KANE CONCOURSE STE 200
BAY HARBOR ISLANDS, FL 33154

FRANCESCO FERRETTI
1700 MERIDIAN AVE 410
MIAMI BEACH, FL 33139

GEORGE CHRISTOPHER GARY ZAGER
419 FERNLEAF AVE
CORONA DEL MAR, CA 92625

JUMAR PROPERTIES LLC
259 NE 46 ST
MIAMI GARDENS, FL 33137

LINCOLN 845 LLC
% JENEL MGMT CORP
275 MADISON AVE # 702
NEW YORK, NY 10016

LINCOLN CENTER ASSOCIATES
1300 COLLINS AVE STE 100
MIAMI BEACH, FL 33139

LINCOLN CENTURION RETAIL LLC
500 5 AVE 39 FLOOR
NEW YORK, NY 10110

MAC 719 LR LLC
1261 20 ST
MIAMI BEACH, FL 33139

MAC 723 LL LLC
1261 20 ST
MIAMI BEACH, FL 33139

MAC 741 LR LLC
1261 20 ST
MIAMI BEACH, FL 33139

MAC 801 LR LLC
1261 20 ST
MIAMI BEACH, FL 33139

MARK B CARBON
1737 MILAN ST
NEW ORLEANS, LA 70115

MERIDIAN 1674 LLC
1111 BRICKELL AVE 2175
MIAMI, FL 33131

MORECO CORP
12970 BIG BEAR BLUFF
BOYNTON BEACH, FL 33473-3302

OMAR PONS
451 SE 3 ST
HIALEAH, FL 33010

PPF MBL PORTFOLIO LLC (LESSEE)
C/O LINCOLN ROAD MM LLC
THE SALVATION ARMY (FEE HOLDER)
55 MIRACLE MILE STE 330
CORAL GABLES, FL 33134

SEVEN HUNDRED REALTY CORP LESSEE
% NATHAN NEWMAN AGENT
15499 WEST DIXIE HWY
N MIAMI BEACH, FL 33162-6031

SOUTH BEACH TRISTAR 800 LLC
TRICAP
590 MADISON AVE 21 FLOOR
NEW YORK, NY 10022

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD #205
MIAMI BEACH, FL 33139

THELMAR CORP
9225 COLLINS AVE APT-402
SURFSIDE, FL 33154-3038

VALORO MERIDIAN OWNER LLC
1428 BRICKELL AVE STE 705
MIAMI, FL 33131

VIOLET EUCLID 5 LLC
2520 CORAL WAY 2 355
MIAMI, FL 33145

XAVIEN HOOD
BRANDI HOOD
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