

Carlos J. Maradiaga
Georgina Cabrera
Property Owners Data Researches Services
3802 SW 79th Ave, #117
Miami, FL 33155
Pho: (305) 262-8965 • Pho: (305) 207-1412
E-mail: DataResearchAssociates@gmail.com
Date: August 21, 2025

Number of Owners: 68 (including Subject)

COVER LETTER & CERTIFICATION

TO: City of Miami Beach
Department of Building, Planning & Zoning
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Property Owners within a 375 FOOT RADIUS of:
1835 MICHIGAN AVE
MIAMI BEACH, FL 33139-2418
PID # 02-3234-004-0070

Legal Description: As Describe in Exhibit "A"

PALM VIEW SUB PB 6-29 LOT 7 BLK 9 LOT SIZE 14960 SQUARE FEET OR 16192-0180 1293 3

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all the real estate property and property owners who live (or own) real estate property within a 375 foot radius of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Miami-Dade County Tax Assessor's Office.

Sincerely,





375 FOOT RADIUS MAP

APPROXIMATE SCALE = 1" = 375'

PROPERTY ADDRESS:
1835 MICHIGAN AVE
MIAMI BEACH, FL 33139-2418
PID # 02-3234-004-0070

LEGAL DESCRIPTION:
PALM VIEW SUB PB 6-29 LOT 7 BLK 9 LOT SIZE 14960 SQUARE FEET OR
16192-0180 1293 3

**Hania Mincer Jtrs &
Stanley Mincer Jtrs
18 Arlstan Dr
Downsview Ontario, M3H4V8
CANADA**

**Alana Realty LLC
500 Frank W Burr Blvd Ste 7
Teaneck, NJ 07666-6802**

**Sobe Holdings LLC
1000 N West St Ste 1501
Wilmington, DE 19801-1001**

**Ori Invest LLC
700 E Dania Beach Blvd Ste 202
Dania, FL 33004-3039**

**Jefferson Property Mia LLC
888 Biscayne Blvd Ste 209
Miami, FL 33132-1588**

**La Valencia Townhomes
Homeowners Assn Inc
1853 Jefferson Ave Twm # 4
Miami Beach, FL 33139**

**Revive Clinic Capital LLC
1470 16th St Apt 101
Miami Beach, FL 33139-2295**

**Berke Steve
1766 Michigan Ave
Miami Beach, FL 33139-2417**

**Brigitte Penso De Allie
Raymond De Allie
1801 Michigan Ave
Miami Beach, FL 33139-2418**

**ZCLL IX LLC
1835 Michigan Ave
Miami Beach, FL 33139-2418**

**JJ Investors LLC
285 Jelliff Ave
Newark, NJ 07108-2209**

**American Interstate Corp
Attn: American Strip Steel
500 Frank W Burr Blvd Ste 7
Teaneck, NJ 07666-6802**

**Jefferson MB 101 LLC
210 Commerce Way Ste 300
Portsmouth, NH 03801-8200**

**Eighteen Forty LLC
12800 NW 73rd St
Parkland, FL 33076-1984**

**IRRS 1800 Michigan LLC
145 Almeria Ave
Coral Gables, FL 33134-6008**

**Love And Peace F. And M. Inc.
1410 20th St # 214
Miami Beach, FL 33139-1412**

**YPS Properties LLC
110 S Shore Dr Apt 5a
Miami Beach, FL 33141-3980**

**Paul H. Freeman
1776 Michigan Ave
Miami Beach, FL 33139-2417**

**James Prendergast
1827 Michigan Ave
Miami Beach, FL 33139-2418**

**1810 IRRS Holdings LLC
1810 Michigan Ave
Miami Beach, FL 33139-2419**

**Gladys Sillero-Vervoordt
63 Houston Pl
Haworth, NJ 07641-1826**

**Alejo Parellada & Peter Courtien
425 E 51st St Apt 4c
New York, NY 10022-6465**

**Bridges & Shields LLC
3645 Marketplace Blvd
Ste 130-318
East Point, GA 30344-5940**

**Biri US LLC
8323 NW 12th St Ste 102
Doral, FL 33126-1839**

**Bluais Investments LLC
511 NE 52nd St
Miami, FL 33137-3032**

**Alton Pointe LLC
500 17th St
Miami Beach, FL 33139-1862**

**Garden Apartments Inc
1750 Michigan Ave
Miami Beach, FL 33139-2417**

**Matthias Spanke
1821 Michigan Ave
Miami Beach, FL 33139-2418**

**Quinn Morgan &
Upacala Mapatuna
1815 Michigan Ave
Miami Beach, FL 33139-2418**

**Christopher William Gloede
1760 Jefferson Ave
Miami Beach, FL 33139-2444**

John Morytko & Alvaro Concha
1776 Jefferson Ave
Miami Beach, FL 33139-2444

**Quinn Morgan &
Upacala Mapatuna**
1810 Jefferson Ave
Miami Beach, FL 33139-2446

**Wayne L. Grabein &
Richard B. Silverman**
1800 Jefferson Ave
Miami Beach, FL 33139-2446

Karim Amin
1830 Jefferson Ave
Miami Beach, FL 33139-2446

Brian Feit
1836 Jefferson Ave
Miami Beach, FL 33139-2446

**Israel & Isreal A Gonzalez &
Caridad Yamile Gonzalez**
1829 Jefferson Ave
Miami Beach, FL 33139-2447

Monique A. Ibarrola Le
1840 Jefferson Ave Apt 102
Miami Beach, FL 33139-2458

Pedro Sotolongo
1840 Jefferson Ave Apt 201
Miami Beach, FL 33139-2459

**Christos Miltiadis Kritikos &
Clarissa De Holleben Pinheiro**
1840 Jefferson Ave Apt 203
Miami Beach, FL 33139-2459

Ana Maria Pozo
Raul E De Velasco Est Of
1840 Jefferson Ave Apt 204
Miami Beach, FL 33139-2459

**Nivea Mara Alves &
Martin Morales**
1840 Jefferson Ave Apt 202
Miami Beach, FL 33139-2459

Petrona C. Moreyra
1840 Jefferson Ave Apt 206
Miami Beach, FL 33139-2460

Dolores & Cristina Fernandez
1840 Jefferson Ave Apt 305
Miami Beach, FL 33139-2461

Dalia M. Perez Le
1840 Jefferson Ave Apt 304
Miami Beach, FL 33139-2461

**Dobromir L. Nikolov &
Elena T. Nikolova**
1840 Jefferson Ave Apt 306
Miami Beach, FL 33139-2461

Sonia Carrarini
1840 Jefferson Ave Apt 303
Miami Beach, FL 33139-2461

Richard Michael Munden
1821 Jefferson Ave Apt 102
Miami Beach, FL 33139-2462

Carol Leslie Flatto
1821 Jefferson Ave Apt 104
Miami Beach, FL 33139-2462

Edith Varona Le
Rem Miriam Duran
1821 Jefferson Ave Apt 105
Miami Beach, FL 33139-2462

Craig Mellow & Elena Mellow
1821 Jefferson Ave Apt 101
Miami Beach, FL 33139-2462

Jaime Parellada
1821 Jefferson Ave Apt 106
Miami Beach, FL 33139-2463

**Reinery Chavez Romero Jtrs &
Claudio Jose Cosentini Jtrs**
1821 Jefferson Ave Apt 202
Miami Beach, FL 33139-2464

**Olivier Corre &
Juan Rivadeneira**
1821 Jefferson Ave Apt 207
Miami Beach, FL 33139-2464

Jeremy Sapienza
1821 Jefferson Ave Apt 203
Miami Beach, FL 33139-2464

Clare Merlo
1821 Jefferson Ave Apt 205
Miami Beach, FL 33139-2464

Ofelia Ruder Le
Rem Alberto Ruder
1821 Jefferson Ave Apt 204
Miami Beach, FL 33139-2464

Jake Maya
1821 Jefferson Ave Apt 306
Miami Beach, FL 33139-2465

Juan D. Sierra
1821 Jefferson Ave Apt 304
Miami Beach, FL 33139-2465

Lorelei Virginia Medici
1821 Jefferson Ave Apt 307
Miami Beach, FL 33139-2465

Judith Pap
1821 Jefferson Ave Apt 302
Miami Beach, FL 33139-2465

**Jonathan Wilson &
Kathy Wilson
1821 Jefferson Ave Apt 301
Miami Beach, FL 33139-2465**

**Jeffrey Paul Gordon
1853 Jefferson Ave Apt 4
Miami Beach, FL 33139-2480**

**Sean Ryan &
Maria Alexandra Cohn
1853 Jefferson Ave Apt 6
Miami Beach, FL 33139-2480**

**Jessica Malcolmson
1853 Jefferson Ave Apt 3
Miami Beach, FL 33139-2480**

**Riley Didion
1853 Jefferson Ave Apt 8
Miami Beach, FL 33139-2480**

**Aaron Almendares Berman
Almendares Berman
127 Santa Marina St
San Francisco, CA 94110-5523**

**Publix Super Markets Inc
Po Box 32018
Lakeland, FL 33802-2018**

**CJB Buena Vista LLC
2505 Stratford Dr
Austin, TX 78746-5755**

