



June 11, 2025

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

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

Lot 10 and the West 6 feet of Lot 9, Block 3 of **AMENDED MAP OF OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT CO.**, according to the Plat thereof, as recorded in Plat Book 5 at Page 7 of the Public Records of Miami-Dade County, Florida.

ADDRESS: 323 23 Street, Miami Beach, FL 33139

FOLIO: 02-3226-001-0540

PREPARED FOR: WHAA

ORDER: 250605

Total number of property owners without repetition: 16

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

7729 NW 146th Street • Miami Lakes, FL 33016

Phone: 305 828-1210

www.thezoningspecialistsgroup.com

OWNERS LIST

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

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FOLIO: 02-3226-001-0540

PREPARED FOR: WHAA

ORDER: 250605

27 53 42 Flamingo Terr Addn PB 34-68 Lot 8 Blk 4
Property address: 2383 Flamingo Dr
Folio number: 0232270110220
Australia

2383 Flamingo Drive LLC
PO Box 479
Subiaco Western Australia 6904 Wa,

Miami Beach Imp Co Sub PB 5-7 N85ft Of S165ft Of Blk I
Property address: 2216 Park Ave
Folio number: 0232260010310

2216 Park Ave LLC
2216 Park Ave
Miami Beach, FL 33139-1722

Miami Beach Imp Co Sub PB 5-7 E 100ft Of S 80ft Blk 1
Property address: 2206 Park Ave
Folio number: 0232260010320

22 Landlord LLC
999 Brickell Ave Ste 600
Miami, FL 33131-3097

Miami Beach Imp Co Sub PB 5-7 W150 Of S80ft Blk 1
Property address: 427 22 St
Folio number: 0232260010330

22 Landlord LLC
999 Brickell Ave Ste 600
Miami, FL 33131-3097

23-26-27 34 53 42 Miami Beach Imp Co Sub PB 5-7 Lots 1 Thru 4 Less N10ft
Of Lots 1 & 3 & Lots 6-8 & 10 Blk 1
Property address: 2200 Liberty Ave
Folio number: 0232260010391

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

Miami Beach Imp Co Sub PB 5 7 Lot 7 & 9 Blk 1
Property address: 340 23 St
Folio number: 0232260010400

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

Miami Beach Imp Co Sub PB 5 7 Lot 5 Blk 1
Property address: 340 23 St
Folio number: 0232260010405

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

23 26 27 34 53 42 Miami Beach Imp Co Sub PB 5-7 Lot 5 Blk 2
Property address: 220 23 St
Folio number: 0232260010452

Shep Equities LLC C/O Blackstone
2912 Bee Ridge Rd Ste 204
Sarasota, FL 34239-7117

23 26 27 34 53 42 Miami Beach Imp Co Sub PB 5-7 Lots 7-9-11 Less N10ft
FOr R/W & N25ft Of Lots 10 & 12 Blk 2
Property address: 224 23 St
Folio number: 0232260010460

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

Miami Beach Imp Co Sub PB 5-7 Lot 8 & E20ft Of S100ft Lot 10 & E15ft Of
N35ft Of W80ft Of S100ft Lots 10 & 12 Blk 2
Property address: 227 22 St
Folio number: 0232260010480

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

Miami Beach Imp Co Sub PB 5-7 W80ft Of S100ft Of Lots 10 & 12 Less E15ft
Of N35ft Of W80ft Of S 100Ft Of Lots 10 & 12 Blk 2
Property address: 245 22 St
Folio number: 0232260010490

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

23-26-27-34 53 42 PB 5-7 Miami Beach Improvement Co Lots 1 & 2 Less
W10ft Blk 3

Property address: 2300 Collins Ave
Folio number: 0232260010500

Sdi 2300 Collins LLC
C/O Walgreens Co
PO Box 1159
Deerfield, IL 60015-6002

Miami Beach Improvement Co PB 5-7 Lot 3 & W10ft Lot 2 Blk 3
Property address: 219 23 St
Folio number: 0232260010510

Alar Ver Properties Inc
PO Box 402694
Miami Beach, FL 33140-0694

Miami Beach Improvement Co PB 5-7 Lots 4-5-6 Blk 3
Property address: 233 23 St
Folio number: 0232260010520

Alar Ver Properties Inc
PO Box 402694
Miami Beach, FL 33140-0694

Miami Beach Imp Co Sub PB 5-7 Lots 7 & 8 & Lot 9 Less W6ft & S 10Ft
UnnuMbered Lot W Of Liberty Ave Blk 3

Property address: 309 23 St
Folio number: 0232260010530

Fh: Ocean Resorts Inc
C/O Palm Court At 23Rd St Ltd
309 23rd St Ste 300
Miami Beach, FL 33139-1700

Miami Beach Improvement Co PB 5-7 W6ft Lot 9 & Lot 10 Blk 3
Property address: 323 23 St
Folio number: 0232260010540

323 Sobe LLC
7757 Wood Duck Dr
Boca Raton, FL 33434-5143

Miami Beach Improvement Co PB 5-7 Lot 11 Blk 3
Property address: 331 23 St
Folio number: 0232260010550

Sierra Auto Center Inc
331 23rd St
Miami Beach, FL 33139-1715

Miami Beach Imp Co Sub PB 5-7 All Unnumbered Lot Blk 3 W Of Liberty Ave
Less S10ft

Property address: 2330 Liberty Ave
Folio number: 0232260010570

Florida Power & Light Co
Attn Property Tax Dept
700 Universe Blvd
Juno Beach, FL 33408-2657

Miami Beach Imp Co Sub PB 5-7 Beg At NE Cor Lot 12 W285ft N100 Ft E285ft
S100ft To POB Pt Of Unnumber Lot Blk 3 & Beg NE Cor Lot 1 Blk 3 N40ft W285ft
S40ft E285ft To POB & Beg NE Cor Cor Lot 12 Blk 3 Sly45ft Wly 285FT N45ft
Ely285ft Ely285ft To POB Per Unity Of Title Or 31646-3240

Property address: 2340 Collins Ave
Folio number: 0232260010580

North Bay Owner LLC
C/O W Christopher Rabil Et Al
1 Independent Dr Ste 1300
Jacksonville, FL 32202-5017

Miami Beach Imp Co Sub PB 5-7 Unnumb Lot Blk 3 Bet Liberty St & Collins
Ave Being 100Ftne Of Line Parr To N/L Lot 12

Property address: 2360 Collins Ave
Folio number: 0232260010610

Dean Mb Propco LLC
C/O Elliot Investment Mgmt Lp
360 S Rosemary Ave Fl 18
West Palm Beach, FL 33401-5840

27 53 42 Beg At X Of E/L Of Pine Tree Dr & S/L W24 St Th SWly 190Ft SlyAd 15Ft
Sly-SWly Ad 201.51Ft SEly Ad 68.10Ft NEly 501.71Ft M/L Nly 100.60Ft M/L
NWly Ad 78.54 W275ft To POB Per Unity Of Title 27593 - 4471

Property address: 2365 Pine Tree Dr
Folio number: 0232270000010

Museum Walk Apartments LLC
2315 Pine Tree Dr
Miami Beach, FL 33140-4613

27 53 42 5.802 Comm At E/L Of Pine Tree Dr & Nly/L Of W25th St Th S 00 DEg
W 374.96Ft S 90 Deg W 150Ft For POB Th N Oo Deg W 250Ft N 90 Deg
W 175Ft S 00 Deg W 207.42Ft S 71 Deg W 131.14Ft S 26 Deg W71.46Ft S 22
Deg E322.5Ft S 90 Deg W 206.02Ft N 02 Deg E 361.60Ft To POB

Property address: 2400 Pine Tree Dr
Folio number: 0232270000092

Greater Miami Hebrew Academy
2400 Pine Tree Dr
Miami Beach, FL 33140-4673

27 34 53 42 114.64 Ac Area Known As Bayshore Golf Course Less Greater
MiAmi Hebrew Academy

Property address: 2300 Pine Tree Dr
Folio number: 0232270000100

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

2228 Park Avenue Condo Unit 1 Undiv 0.53909% Int In Common Elements
Property address: 2228 Park Ave, #1
Folio number: 0232270350010

Simpark LLC
8701 Wilshire Blvd
Beverly Hills, CA 90211-2701

2228 Park Avenue Condo Unit 2 Undiv 0.46091% Int In Common Elements
Property address: 2228 Park Ave, #2
Folio number: 0232270350020

Simpark LLC
8701 Wilshire Blvd
Beverly Hills, CA 90211-2701