



rdr miami | public hearing notification services

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 8, 2026

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

Re: Property owners within 375 feet of:

ADDRESS: 1685 Collins Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0550

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: **50, including 0 international**

Name	Address	City	State	Zip	Country
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	BAY HARBOR ISLANDS	FL	33154	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
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
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
BSD RALEIGH TRUSTEE LLC TRS RALEIGH LAND TR	745 FIFTH AVE 18 FLOOR	NEW YORK	NY	10151	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
CITY OF MIAMI BEACH-PUBLIC PARK % CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33154	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	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
LIONSTONE DI LIDO RETAIL LESSOR % BRUCE E LAZAR	605 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
M C M CORP LESSEE SYNERGETIC REAL EST LLC (FEE)	1741 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MAGDALENA M E CORREA URIBURU	1725 JAMES AVE 28	MIAMI BEACH	FL	33139	USA
MARIA P GOMEZ TRS GOMEZ LIVING TRUST ENRIQUE J GOMEZ TRS	8 PACE DRIVE	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
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
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

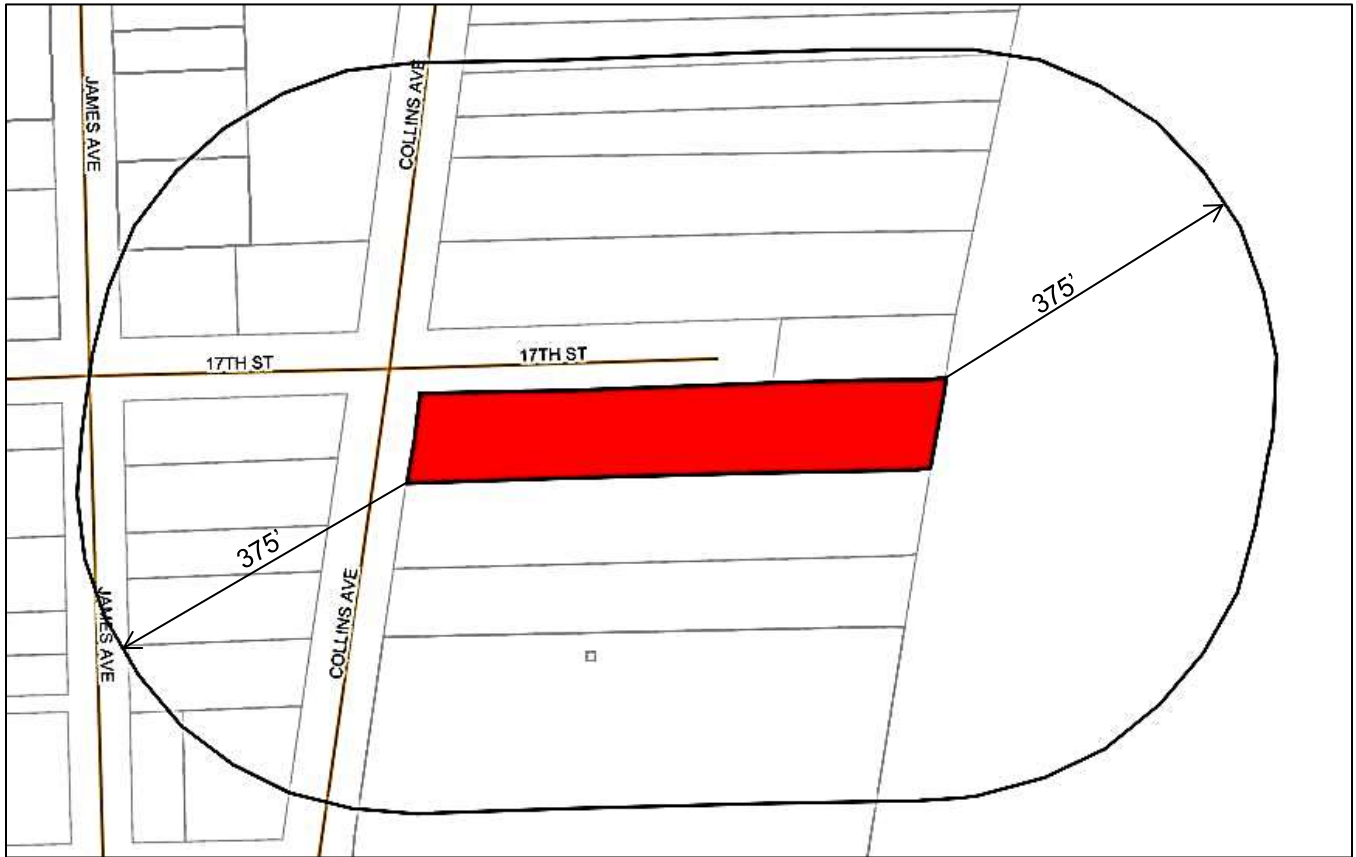
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139	USA
SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
SUNNY WUYE INVESTMENT LLC	504 GRAND ST APT H13	NEW YORK	NY	10002-4138	USA
TERRUNIO 21 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 30 LLC	1701 JAMES AVE	MIAMI 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



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



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