



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

June 17, 2025

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

**Re: Property owners within 375 feet of:**  
**SUBJECT:** 1120 Bay Drive, Miami Beach, FL 33141  
**FOLIO NUMBER:** 02-3210-013-2170

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: **37, including 0 international**

1006 BAY DRIVE LLC  
2203 SOLE MIA SQUARE LN  
NORTH MIAMI, FL 33181

1190 BIARRITZ LC  
4500 BISCAYNE BLVD STE200  
MIAMI, FL 33137

ANTHONY MERUELO  
PO BOX 403622  
MIAMI BEACH, FL 33140

BAY DRIVE REALTY LLC  
40 W 57 ST  
NEW YORK, NY 10019

BAY SHORE TIERRA LLC  
1205 LINCOLN RD 216  
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER  
1172 BIARRITZ DR  
MIAMI BEACH, FL 33141

CVDUSA LLC  
1071 NE 79 ST UNIT 105  
MIAMI, FL 33138

CVDUSA LLC  
34650 US HWY 19 NORTH 108  
PALM HARBOR, FL 34684

EDU INVESTMENT LLC  
1150 KANE CONCOURSE 2 FLOOR  
BAY HARBOR ISLANDS, FL 33154

ERNESTO ADRIAN FERNANDEZ LE  
LISSEL PLATA FERNANDEZ LE  
REM ERNESTO A FERNANDEZ TRS  
548 STONEMONT LN  
WESTON, FL 33326

FABIANA ALLEGRO  
1100 BIARRITZ DR  
MIAMI BEACH, FL 33141

FLORAT PROPERTIES LLC  
FLORAT PROPERTIES I LLC  
440 S SHORE DR  
MIAMI BEACH, FL 33141

GEORGES LEVY  
VALERIE LEVY  
1190 BAY DR  
MIAMI BEACH, FL 33141

HUDSON BAY 13 LLC  
1465 WOODBURY AVE 215  
PORTSMOUTH, NH 03801

IRENE MANUECO  
1195 BAY DR  
MIAMI BEACH, FL 33141

IRUK CAPITAL MANAGEMENT LLC  
1396 NORTHHAMPTON TER  
WELLINGTON, FL 33414

JOAN DENGLER  
1155 BAY DR  
MIAMI BEACH, FL 33141

JOHANNES A VAN BEEK TRS  
JOHANNES A VAN BEEK AND PATRICIA  
HENAO VAN BEEK DECLARATION OF TR  
1145 BAY DR  
MIAMI BEACH, FL 33141

JONATHON GEORGE  
1200 BAY DR  
MIAMI BEACH, FL 33141

JORG NOWAK  
1123 BAY DR  
MIAMI BEACH, FL 33141

JOSE A SIERRA  
1134 BIARRITZ DR  
MIAMI BEACH, FL 33141

LAWRENCE I LEWIS TRS  
BARBARA LEWIS FAMILY PROPERTY TR  
MARK S LEWIS TRS  
251 NW 36 ST  
FORT LAUDERDALE, FL 33309

LFC MIAMI PROPERTIES LLC  
1000 5 ST 219  
MIAMI BEACH, FL 33139

LISA M PORTER  
116 24 218 ST  
CAMBRIA, NY 11411

LISSEL PLATA FERNANDEZ TRS  
PLATA FAMILY IRREVOCABLE TRUST  
1164 BIARRITZ DR  
MIAMI BEACH, FL 33141

MAKERY CORPORATION  
1095 N SHORE DR  
MIAMI BEACH, FL 33141

MARTA MOLINARI TRS  
MARTA MOLINARI REVOCABLE TRUST  
1179 BAY DR  
MIAMI BEACH, FL 33141

MIGUEL A FRA &W  
LISA KATZ  
1161 BAY DR  
MIAMI BEACH, FL 33141

MKRS LLC  
1095 N SHORE DR  
MIAMI BEACH, FL 33141

MOHAMED A ESHIBA  
6820 RUE VERSAILLES  
MIAMI BEACH, FL 33141

MOHAMMAD R ISLAM &W  
NAZNEEN AKHTER  
1004 BIARRITZ DR  
MIAMI BEACH, FL 33141

MOISES GOLOBOVICH &W MARY  
1126 BIARRITZ DR  
MIAMI BEACH, FL 33141

MY NORMANDY LLC  
100 NORTH BISCAYNE BLVD #2904  
MIAMI, FL 33132

R V QUINTA LLC  
1150 BAY DR  
MIAMI BEACH, FL 33141

RICARDO FERNANDEZ DE CORDOBA  
1180 BIARRITZ DR  
MIAMI BEACH, FL 33141

ROSA KATZ LE  
REM GRETA K HENSON  
1133 BAY DR  
MIAMI BEACH, FL 33141

TANGUY LARGEAU  
CECILE LEGRAS  
1135 BAY DR  
MIAMI BEACH, FL 33141

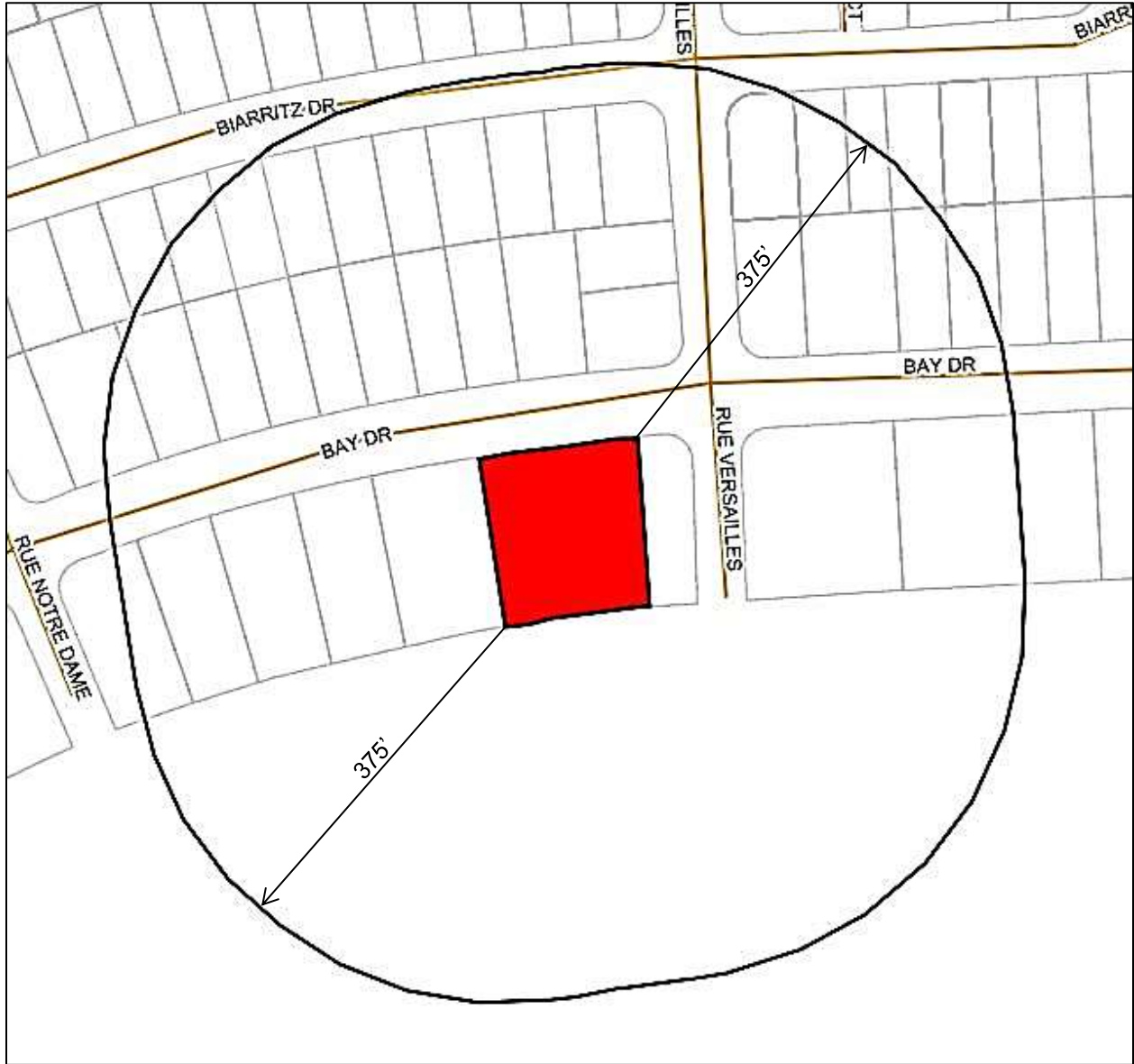
Name	Address	City	State	Zip	Country
1006 BAY DRIVE LLC	2203 SOLE MIA SQUARE LN	NORTH MIAMI	FL	33181	USA
1190 BIARRITZ LC	4500 BISCAYNE BLVD STE200	MIAMI	FL	33137	USA
ANTHONY MERUELO	PO BOX 403622	MIAMI BEACH	FL	33140	USA
BAY DRIVE REALTY LLC	40 W 57 ST	NEW YORK	NY	10019	USA
BAY SHORE TIERRA LLC	1205 LINCOLN RD 216	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1172 BIARRITZ DR	MIAMI BEACH	FL	33141	USA
CVDUSA LLC	1071 NE 79 ST UNIT 105	MIAMI	FL	33138	USA
CVDUSA LLC	34650 US HWY 19 NORTH 108	PALM HARBOR	FL	34684	USA
EDU INVESTMENT LLC	1150 KANE CONCOURSE 2 FLOOR	BAY HARBOR ISLANDS	FL	33154	USA
ERNESTO ADRIAN FERNANDEZ LE LISSEL PLATA FERNANDEZ LE REM ERNESTO A FERNANDEZ TRS	548 STONEMONT LN	WESTON	FL	33326	USA
FABIANA ALLEGRO	1100 BIARRITZ DR	MIAMI BEACH	FL	33141	USA
FLORAT PROPERTIES LLC FLORAT PROPERTIES I LLC	440 S SHORE DR	MIAMI BEACH	FL	33141	USA
GEORGES LEVY VALERIE LEVY	1190 BAY DR	MIAMI BEACH	FL	33141	USA
HUDSON BAY 13 LLC	1465 WOODBURY AVE 215	PORTSMOUTH	NH	03801	USA
IRENE MANUECO	1195 BAY DR	MIAMI BEACH	FL	33141	USA
IRUK CAPITAL MANAGEMENT LLC	1396 NORTHHAMPTON TER	WELLINGTON	FL	33414	USA
JOAN DENGLER	1155 BAY DR	MIAMI BEACH	FL	33141	USA
JOHANNES A VAN BEEK TRS JOHANNES A VAN BEEK AND PATRICIA HENAO VAN BEEK DECLARATION OF TR	1145 BAY DR	MIAMI BEACH	FL	33141	USA
JONATHON GEORGE	1200 BAY DR	MIAMI BEACH	FL	33141	USA
JORG NOWAK	1123 BAY DR	MIAMI BEACH	FL	33141	USA
JOSE A SIERRA	1134 BIARRITZ DR	MIAMI BEACH	FL	33141	USA
LAWRENCE I LEWIS TRS BARBARA LEWIS FAMILY PROPERTY TR MARK S LEWIS TRS	251 NW 36 ST	FORT LAUDERDALE	FL	33309	USA
LFC MIAMI PROPERTIES LLC	1000 5 ST 219	MIAMI BEACH	FL	33139	USA
LISA M PORTER	116 24 218 ST	CAMBRIA	NY	11411	USA
LISSEL PLATA FERNANDEZ TRS PLATA FAMILY IRREVOCABLE TRUST	1164 BIARRITZ DR	MIAMI BEACH	FL	33141	USA
MAKERY CORPORATION	1095 N SHORE DR	MIAMI BEACH	FL	33141	USA
MARTA MOLINARI TRS MARTA MOLINARI REVOCABLE TRUST	1179 BAY DR	MIAMI BEACH	FL	33141	USA
MIGUEL A FRA & W LISA KATZ	1161 BAY DR	MIAMI BEACH	FL	33141	USA
MKRS LLC	1095 N SHORE DR	MIAMI BEACH	FL	33141	USA
MOHAMED A ESHIBA	6820 RUE VERSAILLES	MIAMI BEACH	FL	33141	USA
MOHAMMAD R ISLAM & W NAZNEEN AKHTER	1004 BIARRITZ DR	MIAMI BEACH	FL	33141	USA
MOISES GOLOBOVICH & W MARY	1126 BIARRITZ DR	MIAMI BEACH	FL	33141	USA
MY NORMANDY LLC	100 NORTH BISCAYNE BLVD #2904	MIAMI	FL	33132	USA
R V QUINTA LLC	1150 BAY DR	MIAMI BEACH	FL	33141	USA
RICARDO FERNANDEZ DE CORDOBA	1180 BIARRITZ DR	MIAMI BEACH	FL	33141	USA
ROSA KATZ LE REM GRETA K HENSON	1133 BAY DR	MIAMI BEACH	FL	33141	USA
TANGUY LARGEAU CECILE LEGRAS	1135 BAY DR	MIAMI BEACH	FL	33141	USA



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



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