



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

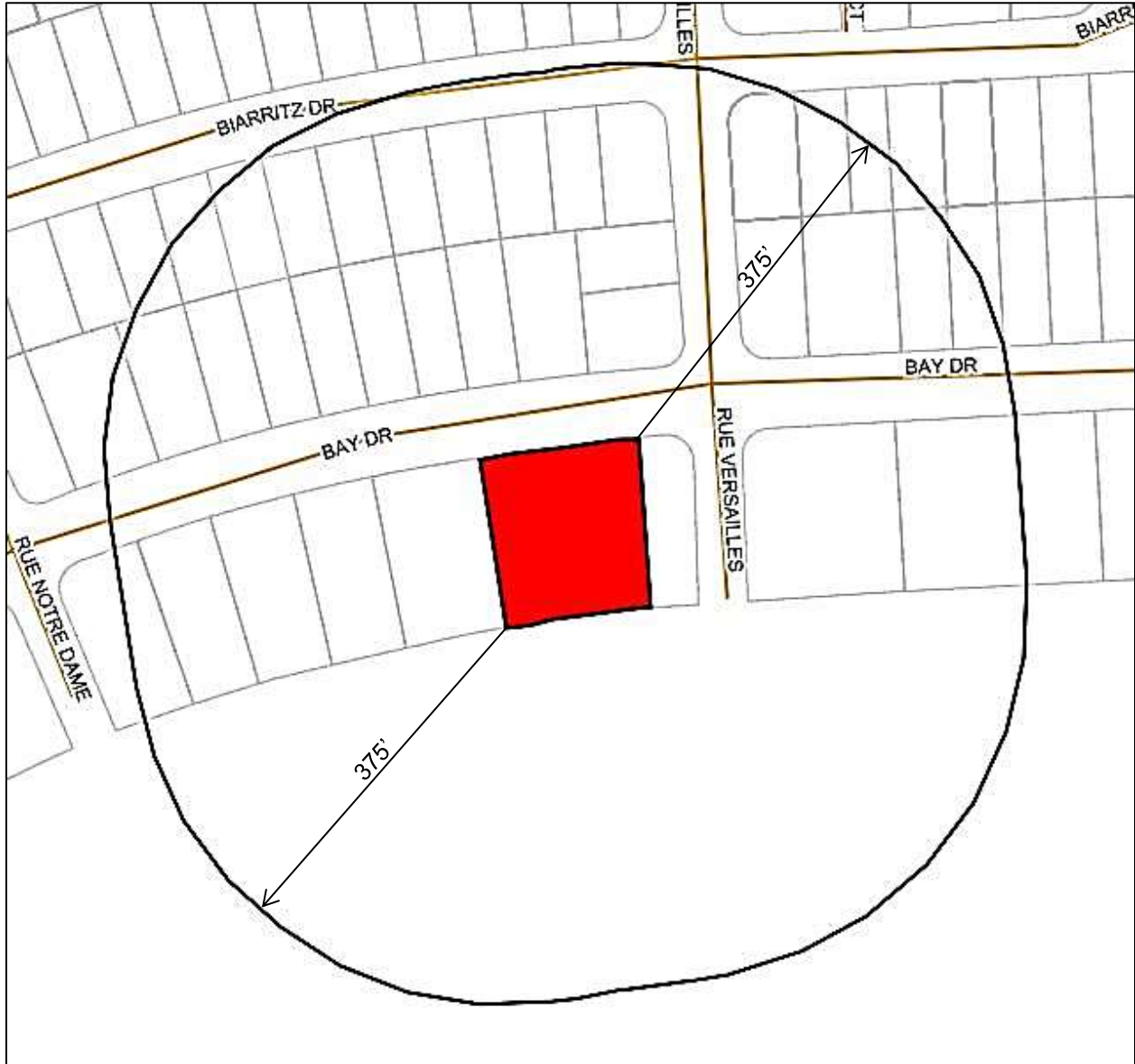
Name	Address	City	State	Zip	Country
1006 BAY DRIVE LLC	2203 SOLE MIA SQUARE LN	NORTH MIAMI	FL	33181	USA
1190 BIARRITZ LC	4500 BISCAYNE BLVD STE200	MIAMI	FL	33137	USA
ANTHONY MERUELO	PO BOX 403622	MIAMI BEACH	FL	33140	USA
BAY DRIVE REALTY LLC	40 W 57 ST	NEW YORK	NY	10019	USA
BAY SHORE TIERRA LLC	1205 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
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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
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MOISES GOLOBOVICH &W MARY	1126 BIARRITZ DR	MIAMI BEACH	FL	33141	USA
MY NORMANDY LLC	100 NORTH BISCAYNE BLVD #2904	MIAMI	FL	33132	USA
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TANGUY LARGEAU CECILE LEGRAS	1135 BAY DR	MIAMI BEACH	FL	33141	USA



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



SUBJECT: 1120 Bay Drive, Miami Beach, FL 33141

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