MEMORANDUM

Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
Miami-Dade County, Florida
(305) 375-5126
(305) 375-2484 FAX
www.miami-dadeclerk.com

Agenda Item No. 15(B)3

TO: Honorable Chairman Dennis C. Moss, and Members, Board of County Commissioners

DATE: October 6, 2009

FROM: Harvey Ruvin, Clerk
Circuit and County Courts

SUBJECT: Proposed Boundary Change to the City of Doral

Diane Collins, Acting Division Chief
Clerk of the Board

Diane Collins

Pursuant to the provisions of Chapter 20-5 of the Code of Miami-Dade County, the Clerk of the Board has received a petition from the City of Doral requesting a boundary change to the City of Doral. (See legal description in the attached application.)

Following consideration by the County Commission, the Code provides that this request be forwarded to the Planning Advisory Board for review, study and recommendation.

Attachments
DC/kk

CLERK OF THE BOARD
2009 SEP 18 PM 3:09
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
#1

CITY OF DORAL, FLORIDA

ANNEXATION REPORT

Section 31, Township 53, Range 40

September 16, 2009

CITY OF
DORAL

For all the right reasons!

Pursuant to Resolution No. 2009-109, which was approved on September 9, 2009, the City of Doral duly authorizes the submittal of this Annexation Report to Miami-Dade County.

Submitted by:

Mayor Juan Carlos Bermudez
Vice Mayor Peter Cabrera
Councilmember Michael DiPietro
Councilmember Sandra Ruiz
Councilmember Robert Van Name

Staff
Yvonne Soler-McKinley, City Manager
Jimmy Morales, City Attorney
Nathan Kogon, Planning Director

Prepared by:

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements
80 SW 8th Street, Suite 2000
Miami, FL 33130

(786) 514-0121

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Executive Summary

With this submittal, the City of Doral (City), wishes to initiate the annexation process for the reference Section. The City wishes to annex approximately a **one square mile area** which is contiguous to the City's current southwestern municipal boundary (See Location Aerial).

The Annexation Area is described as: Section 31, Township 53, Range 40 in Miami-Dade County, Florida and is bounded by NW 12th Street on the south, NW 87th Avenue on the east, NW 25th Street on the north, and NW 117th Avenue. This Section contains the Dolphin Mall and the area was originally known as Truman City.

As stated in the preceding paragraph, the Dolphin Mall is located in the southwest section of the annexation area and is the major retail component. There is other scattered retail/commercial and office. Another dominant use is industrial. A rather large proportion of vacant land remains within this area but continues to be developed.

The City is a relatively new municipality being approximately six years old. Miami-Dade County (County) still provides certain services as stipulated in various interlocal agreements and will continue to do so for the proposed Annexation Area. The City has had no need to adjust its millage rate since the time of incorporation.

The City is dissimilar from others municipalities that have incorporated in Miami-Dade County over the last 10 or so years due to the unprecedented mix of residential, commercial and industrial uses within the existing boundaries – a benefit to property owners within the annexation area. The City also includes a world class hotel and golf course, excellent schools and is considered an international hub for commerce. Because of the mix of uses and large tax base the City of Doral is considered a donor area.

According the University of Florida Bureau of Economic and Business Research (BEBR), the latest population figures available (April 2007) showed that 34,472 persons reside in the City of Doral. Since that time the City has welcomed hundreds of new residents. The addition of the Annexation Area, which has zero electors, would not impact the population of the City.

With its current successes the City wishes to expand so that the following goals of the City may be met:

- Improving services and infrastructure, including streets;
- Providing for buffering; and
- Providing for future green space.

In summary and additionally, annexing this area will "square off" the City's boundary and relieve the County of an enclave already bounded by the City of Doral on the north and east, and by the major transportation arteries of the HEFT on the west and SR 836 on the south. Through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center, which is the City of Doral, will be fully realized.

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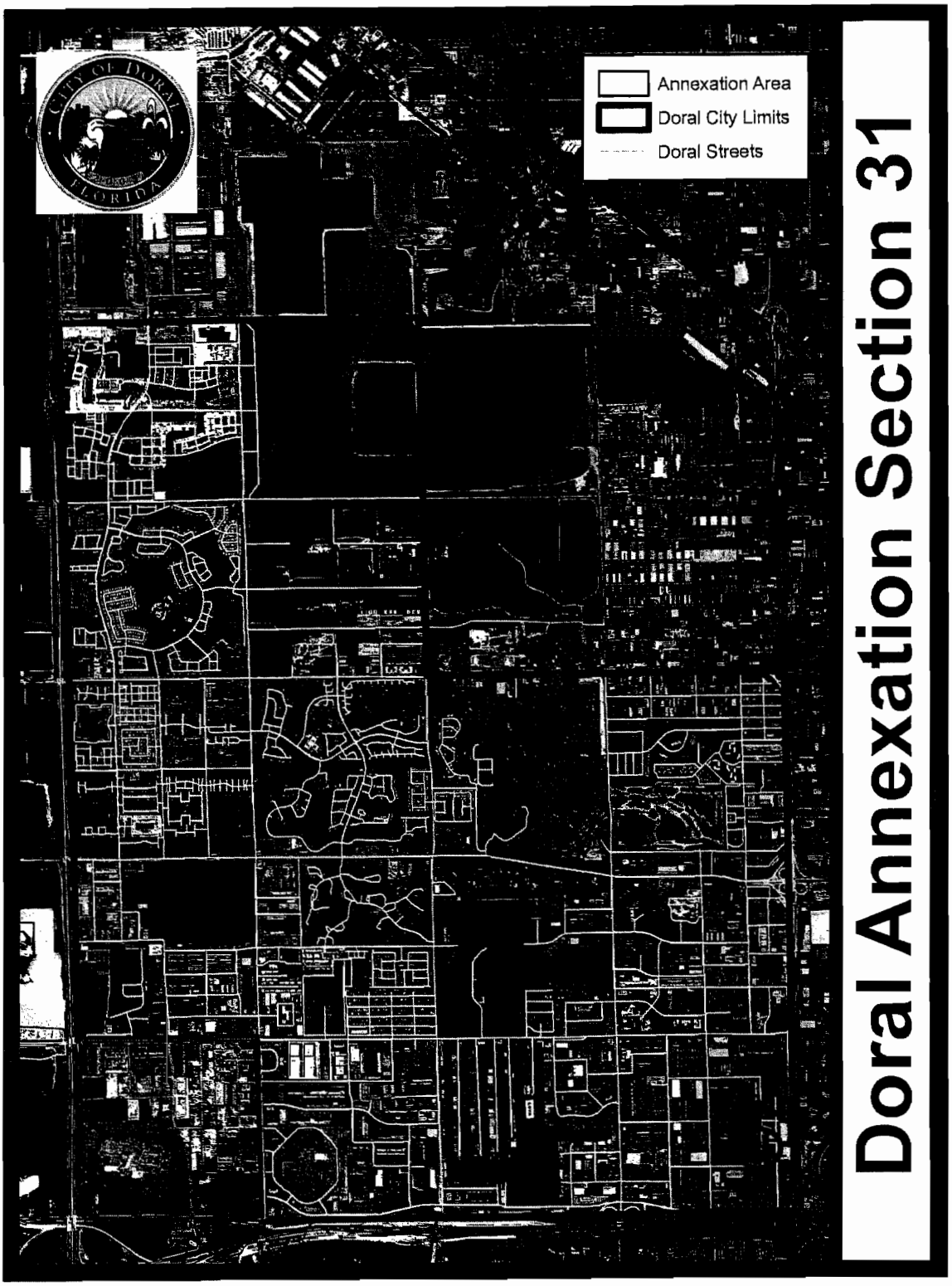
Location Aerial



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Resolution

RESOLUTION NO. 09-109

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 31 TOWNSHIP 53 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") wishes to initiate a proposed boundary change by Resolution after public hearing, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication; and

WHEREAS, the City Council has conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 31, Township 53 South, Range 40 East in Miami-Dade County, Florida is necessary, appropriate, and in the best interests of the City and its citizens;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
I Barbara Herrera
Of the City of Doral, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City
this 17th day of Sept. AD2009
Barbara Herrera

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Section 1. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council hereby approves of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 31, Township 53 South, Range 40 East (Exhibit "A") in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. The City Council hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as all of Section 31, Township 53 South, Range 40 East in Miami-Dade County, Florida.

Section 4. The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 5. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

Section 6. This resolution shall take effect immediately upon its adoption.

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The foregoing Resolution was offered by Vice Mayor Michael DiPietro who moved its adoption.

The motion was seconded by Councilman Van Name and upon being put to a vote, the

vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilmember Peter Cabrera	Absent
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

PASSED AND ADOPTED this 9th day of September, 2009.

JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE CITY OF DORAL:

JIMMY MORALES, CITY ATTORNEY

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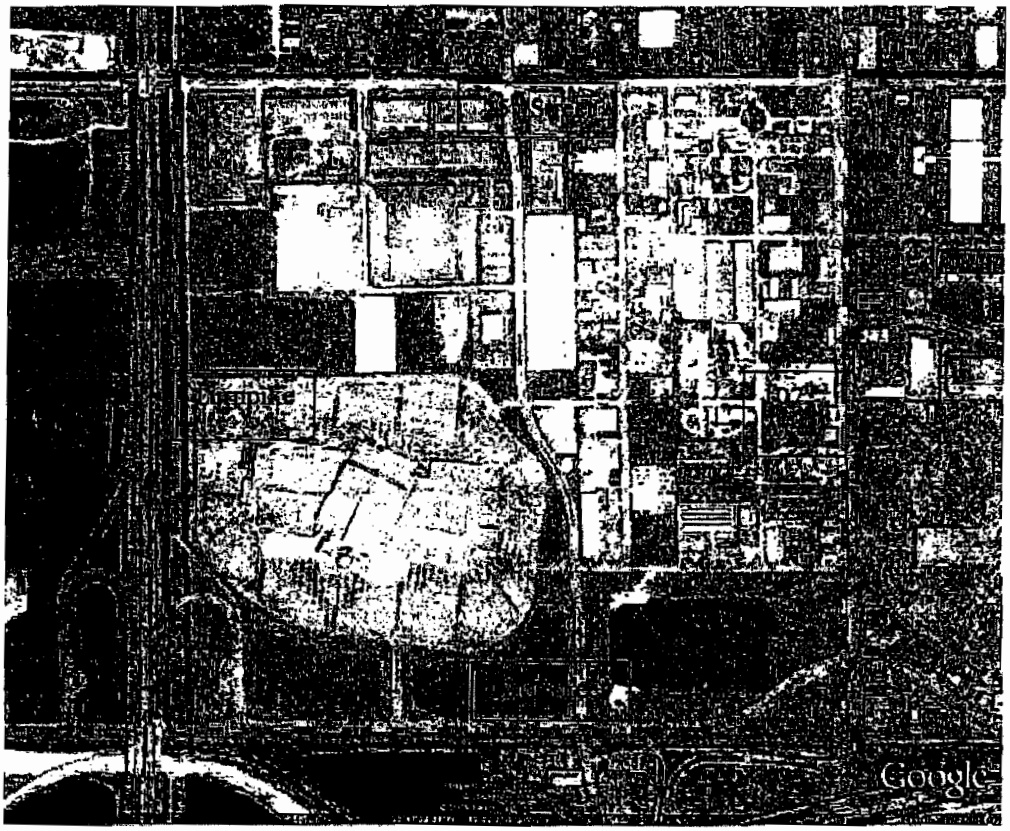
EXHIBIT A



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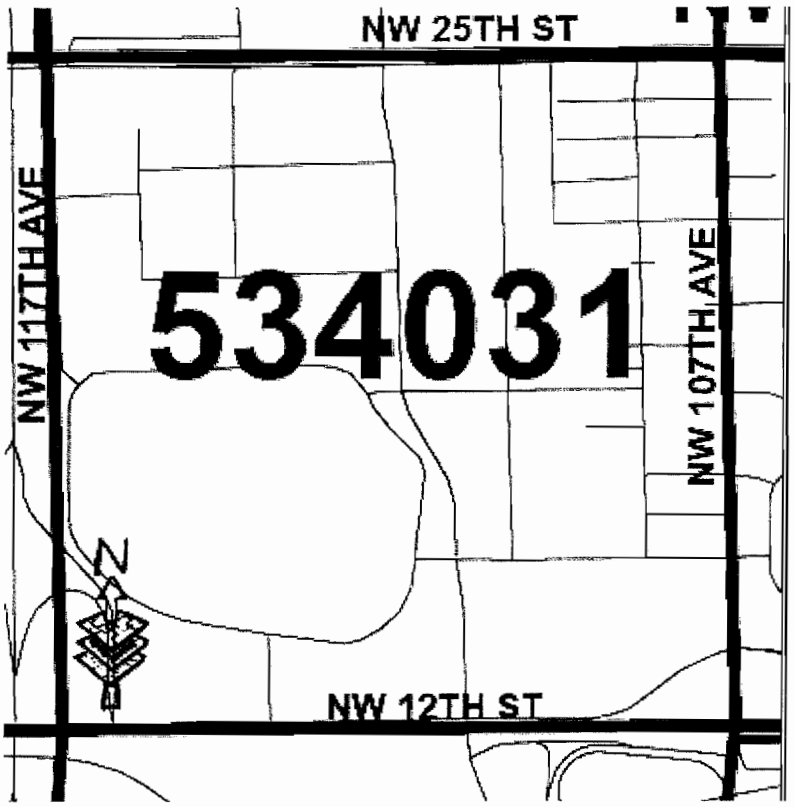
Public Hearing Notice

CITY OF DORAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, September 9, 2009,** the City Council of Doral will hold a Public Hearing at **1:00 P.M.** at the **City of Doral, City Hall, Council Chambers located at 8300 N.W. 53rd Street, Suite 100, Doral, FL.**, pursuant to the Miami-Dade County Charter Section 5.04 and the Miami-Dade County Ordinances, Section 20-3, to consider annexation and enactment of a Resolution concerning the annexation of certain land depicted in the following map. All interested parties are urged to attend the meeting and be heard.



Legal Description: All of Section 31, Township 53 South, Range 40 in Miami-Dade County, Florida.

Information relating the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department Located at 8300 NW 53rd Street, Suite 200, Doral, Florida. All persons are invited to appear

at this meeting or be represented by an agent, or to express their views in writing addressed to the City Clerk, 8300 N.W. 53 Street, Suite 100, Doral, Florida 33166. The courts have ruled that it is improper to contact a City Council member individually, either orally or in writing about any zoning application. Maps and other data pertaining to these applications are available for public inspection during normal business hours in City Hall. Any persons wishing to speak at a public hearing should register with the City Clerk prior to that item being heard. Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.
Pursuant to Section 286.0105, Florida Statutes If a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than 48 hours prior to the proceeding.

Barbara Herrera
City Clerk
City of Doral

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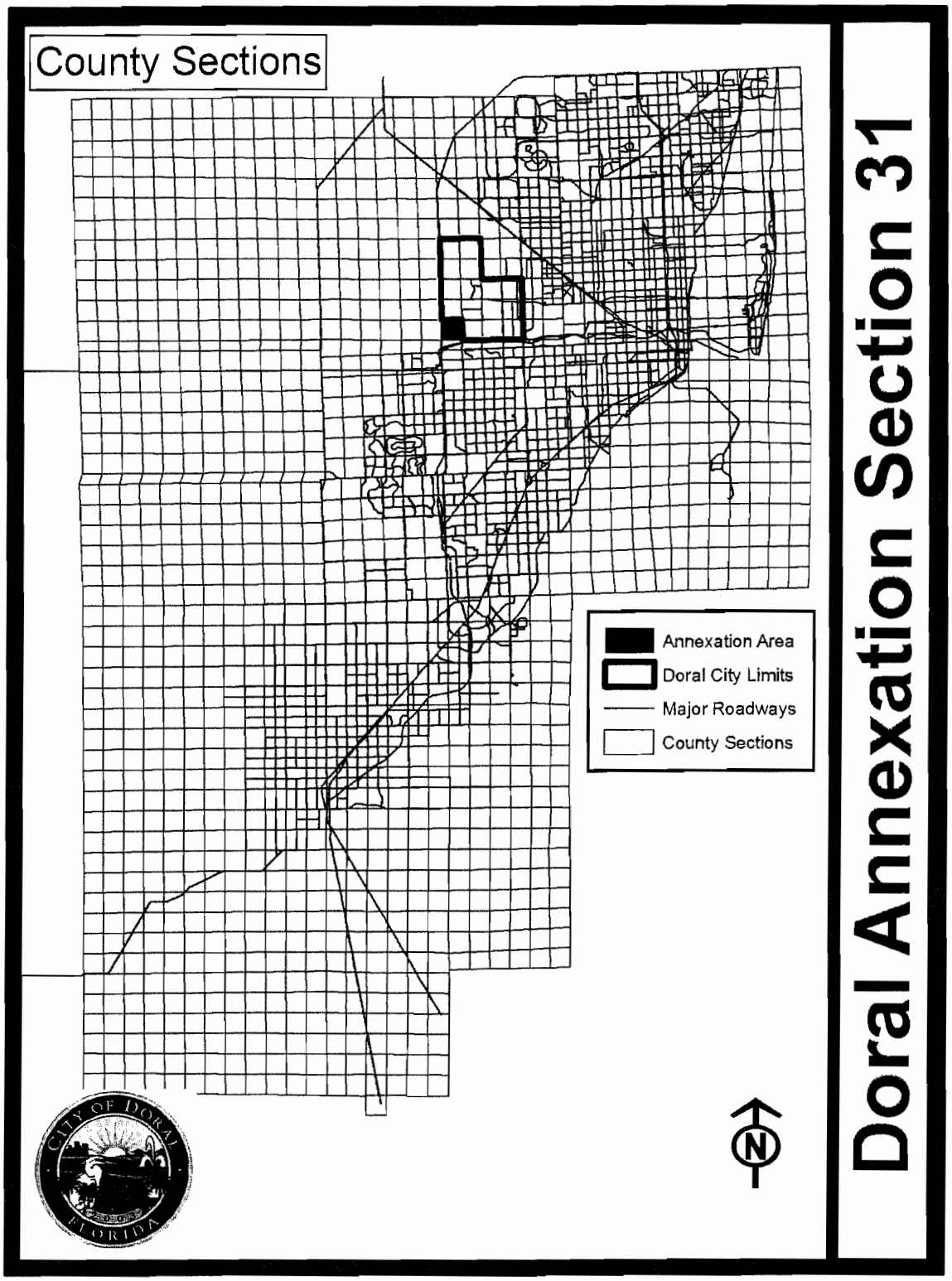
Map and Legal Description



All of Section 31, Township 53, Range 40

Totaling **639.2 Acres**

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Certificate of County Supervisor of Registration and Planning and Zoning Department

Elections Department and Planning and Zoning Department Request Letters and Responses

BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

August 26, 2009

Mr. Lester Sola, Supervisor of Elections
Miami-Dade County Elections Department
2700 NW 87th Avenue
Doral, FL 33172

RE: Certificate of the Supervisor Certifying the Number of Qualified Electors
City of Doral Annexation Request–Section 31, Township 53, Range 40

Dear Mr. Sola:

My client, the City of Doral, is initiating the process to have the above referenced Section of land annexed into the City and which is located southwest of and adjacent to the existing municipal boundaries or, northeast of the intersection of SR 836 and the HEFT. More particularly, the Section is bounded by NW 12th Street on the south, NW 107th Avenue on the east, NW 25th Street on the north, and NW 117th Avenue to the west. This square mile contains the Dolphin Mall.

As referenced in Chapter 20 "Municipalities", Section 3(C), a "Certificate of the County Supervisor of Registration certifying that the area involved in the proposed boundary change contains either more than two hundred fifty (250) residents who are qualified electors, or less than two hundred fifty (250) residents who are qualified electors." is required for the application submittal.

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at (786) 514-0121.

Very truly yours,

Alex A. David

Alex A. David, AICP

Attachment

cc: Nathan Kogon, AICP, Planning Director, City of Doral

80 SW 8th Street, Suite 2000 . Miami, FL 33130 . Office: 786.514.0121 . Fax: 305.423.7137
www.belldavid.com alex@belldavid.com

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MIAMI-DADE COUNTY

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-VOTE F 305-499-8547
TTY: 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Tara C. Smith, Chief Deputy Supervisor of Elections of Miami-Dade County, Florida, do hereby certify the area described as the **City of Doral Annexation** has **0** voters.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 6th DAY OF
AUGUST 2009

Tara C. Smith
Chief Deputy Supervisor of Elections
Miami-Dade County

Please submit a check for $110.00 to our office payable to the "Board of County Commissioners" for the cost of verifying these signatures.

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BELL DAVID PLANNING GROUP, INC.
Navigating Florida's Planning Requirements

August 26, 2009

Mr. Marc C. LaFerrier, Director
Miami-Dade County
Department of Planning & Zoning
111 NW 1st Street, 11th Floor
Miami, FL 33128

RE: Certificate of the Director Determining Percent of Residential Development
City of Doral Annexation Request – Section 31, Township 53, Range 40

Dear Mr. LaFerrier:

My client, the City of Doral, is initiating the process to have the above referenced Section of land annexed into the City and which is located southwest of and adjacent to the existing municipal boundaries or, northeast of the intersection of SR 836 and the HEFT. More particularly, the Section is bounded by NW 12th Street on the south, NW 107th Avenue on the east, NW 25th Street on the north, and NW 117th Avenue to the west. This square mile contains the Dolphin Mall.

As referenced in Section 20-3 (G) and pursuant to the Miami-Dade County Code, Chapter 20 "Municipalities", Section 20-9 "Election on proposed boundary changes; required", a determination by the Director of the Department of Planning and Zoning concerning the percentage of development within the annexed area is required.

Section 20-9 states: "... If a boundary change involves the annexation or separation of an area having two hundred fifty (250) or fewer resident electors, and the area is less than fifty (50) percent developed residential, the Commission may by ordinance effect the boundary change in accordance with Section 5.04.B of the Home Rule Charter. The determination of whether an area is more or less than fifty (50) percent developed residential shall be made in the sole discretion of the Director of the Department of Planning and Zoning."

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at (786) 514-0121.

Very truly yours,

Alex A. David

Alex A. David, AICP

Attachment
cc: Nathan Kogon, AICP, Planning Director, City of Doral
Gianni Lodi, Miami-Dade County Planning and Zoning Department

80 SW 8th Street, Suite 2000 . Miami, FL 33130 . Office: 786.514.0121 . Fax: 305.423.7137
www.belldavid.com alex@belldavid.com

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Memorandum

Date: September 11, 2009

To: Diane Collins, Acting Division Chief
Clerk of the Board

From: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

Subject: Certification of the City of Doral's Proposed Annexation – Section 31-53-40

This memo will serve to certify that, in accordance with Sec. 20-9 (a) of the Code of Miami-Dade County, I have determined that:

- The proposed annexation area, described below, is less than 50 percent developed residential. According with the 2007 land use records, as shown in the attached table and figure, there are only 1.6 acres of land in residential use (0.3 percent) within the proposed annexation area. The land area of the proposed annexation is approximately 639.2 acres.

- The proposed annexation area, which is shown in the attached figure and consists the entire Section 31-53-40, is generally located south of the NW 25th Street, north of NW 12th Street, east of the Homestead Extension of the Florida Turnpike and west of NW 107th Avenue.

Attachments

ML:SB:ES:GL

cc: Jorge Fernandez, Office of Strategic Business Management
Craig Coller, County Attorney's Office
Alex David, Consultant

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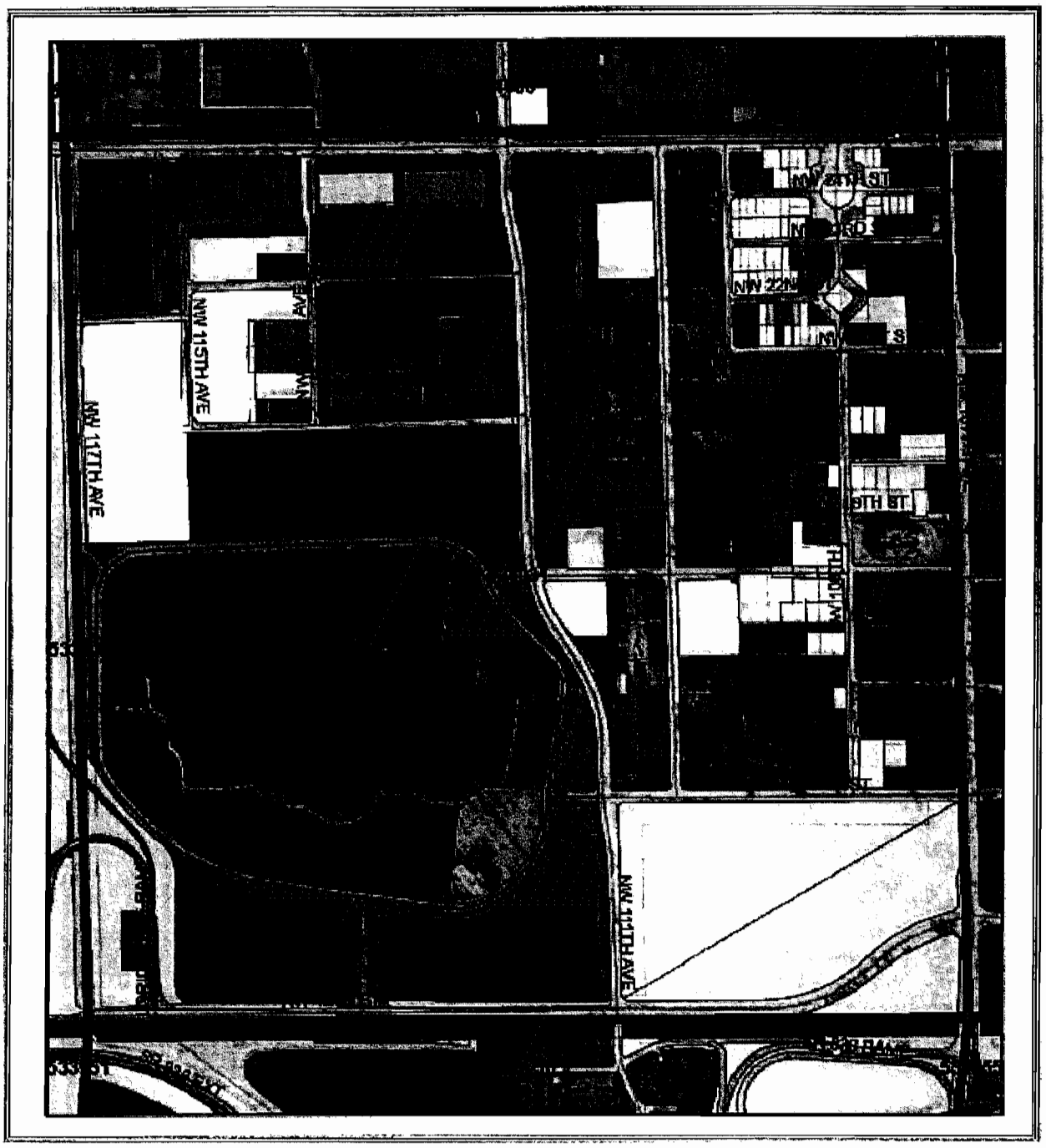
Doral Annexation Area – Section 31-53-40

Existing Land Use

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	City of Doral Area (Acres)	City of Doral (Percent of Total)	Miami-Dade County Area (Acres)	Miami-Dade County (Percent of Total)
RESIDENTIAL	1.6	0.3	1,229.87	12.9	109,245.01	7.1
COMMERCIAL & SERVICE	150.6	23.6	832.455	8.7	13,949.19	0.9
TRANSIENT-RESIDENTIAL	10.1	1.6	119.332	1.2	723.329	0.0
INDUSTRIAL	167.5	26.2	1,601.36	16.7	17,491.27	1.1
INSTITUTIONAL	11.7	1.8	220.511	2.3	14,261.35	0.9
PARKS AND RECREATIONAL OPEN SPACE	0.0	0.0	1,156.59	12.1	790,600.94	51.0
TRANSPORTATION, COMMUNICATION, AND UTILITIES	141.1	22.1	1,786.32	18.7	87,463.28	5.6
AGRICULTURE	0.0	0.0	208.981	2.2	61,463.45	4.0
UNDEVELOPED	121.6	19.0	1,433.52	15.0	134,573.99	8.7
INLAND WATER	35.2	5.5	974.206	10.2	40,937.33	2.6
COASTAL WATER BAYS AND OCEAN	0.0	0.0	0	0.0	278,003.29	18.0
Total	639.2	100.0	9,563.14	100.0	1,548,712.45	100.0

Source: Miami-Dade County Department of Planning and Zoning, Research Section September, 2009

CITY OF DORAL ANNEXATION AREA



Legend

- SINGLE FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
- COMMERCIAL, SHOPPING CENTERS, STADIUMS
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL, RESEARCH, PARK
- INDUSTRIAL
- AIRPORTS, PORTS
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAYS, RAMPS
- AGRICULTURE
- PARKS, FOREST RESERVES, CONSERVATION AREAS
- WATER CONSERVATION AREAS
- VACANT, GOVERNMENT OWNED
- VACANT, PROTECTED, PRIVATELY OWNED
- VACANT, UNPROTECTED
- INLAND WATERS
- OCEAN, BAYS AND ESTUARIES

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City of Doral Proposed Annexation Area
Existing Land Uses
Legal Description: Section 31, Township 53 South, Range 40 East

Existing Land Use	Acreage
Residential	1.6
Commercial & Office	150.6
Hotels and Motels	10.1
Industrial	167.5
Institutional	11.7
Parks & Recreation Open Space	0.0
Transportation, Communications, Utilities	141.1
Agriculture	0.0
Undeveloped	121.6
Inland Water	35.2
Coastal Water	0.0
TOTAL	**639.2**

Source: Department of Planning and Zoning, 2009

Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of Doral along both NW 25th Street and NW 107th Avenue. Annexing the approximately 1.0 square mile area will insure that a high quality of life be maintained for businesses and visitors and will remain as such through continued proper planning and development practices. It is a fact that the excellent quality of existing and proposed development within the annexation area is compatible with and complementary to development already existing in Doral's surrounding office and industrial zones. Additionally, annexing this area will "square off" the City's boundary and relieve the County of an enclave already bounded by the City of Doral on the north and east, and by the major transportation arteries of the HEFT on the west and SR 836 on the south.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the City.

Again, through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

Finally, since the City of Doral is fiscally very sound there has been no need to adjust the millage rate since the date of incorporation.

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Notification of Property Owners of City Intent

For the formal hearing by the City to proceed with the annexation mailed notice was sent to property owners within the area and within 600 feet thereof. Proof of compliance with this section shall be required. (See Attachment "A" - CERTIFIED LIST OF PROPERTY OWNERS)

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Land Use Plan and Zoning

The designated future land uses are: Industrial and Office, Business and Office, Transportation and Water. The square mile is a mix of zoning districts but predominantly business and industrially zoned. These designations are shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Map.

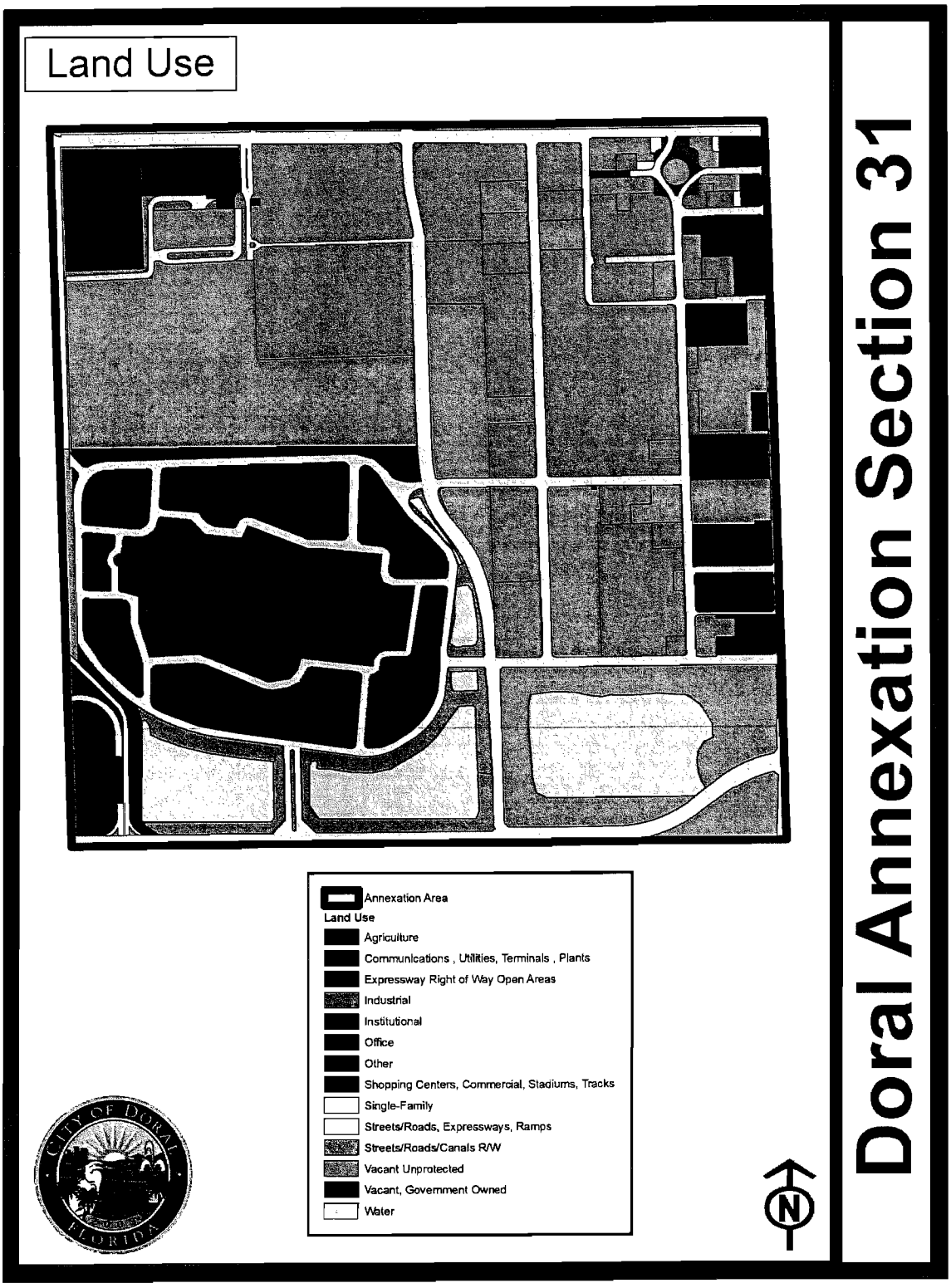
According to the Inventory of Existing Land Uses provided by the Miami-Dade County Department of Planning & Zoning the Annexation Area is approximately 1.0 square mile (639.2 acres) in size. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses is on the following page.

Table 1.
Inventory of Land Uses

Land Use	Number of Acres	Percent of Total
Residential	1.6	0.3
Commercial & Office	150.6	23.6
Hotels and Motels	10.1	1.6
Industrial	167.5	26.2
Institutional	11.7	1.8
Parks & Recreation Open Space	0.0	0.0
Transportation, Communications, Utilities	141.1	22.1
Agriculture	0.0	0.0
Undeveloped	121.6	19.0
Inland Water	35.2	5.5
Coastal Water	0.0	0.0
TOTAL	**639.2**	100.0

The City has adopted its Comprehensive Development Master Plan; however, it is not currently effective. Additionally, the City adopted its first Land Development Code.

Existing Land Use Map - 2009



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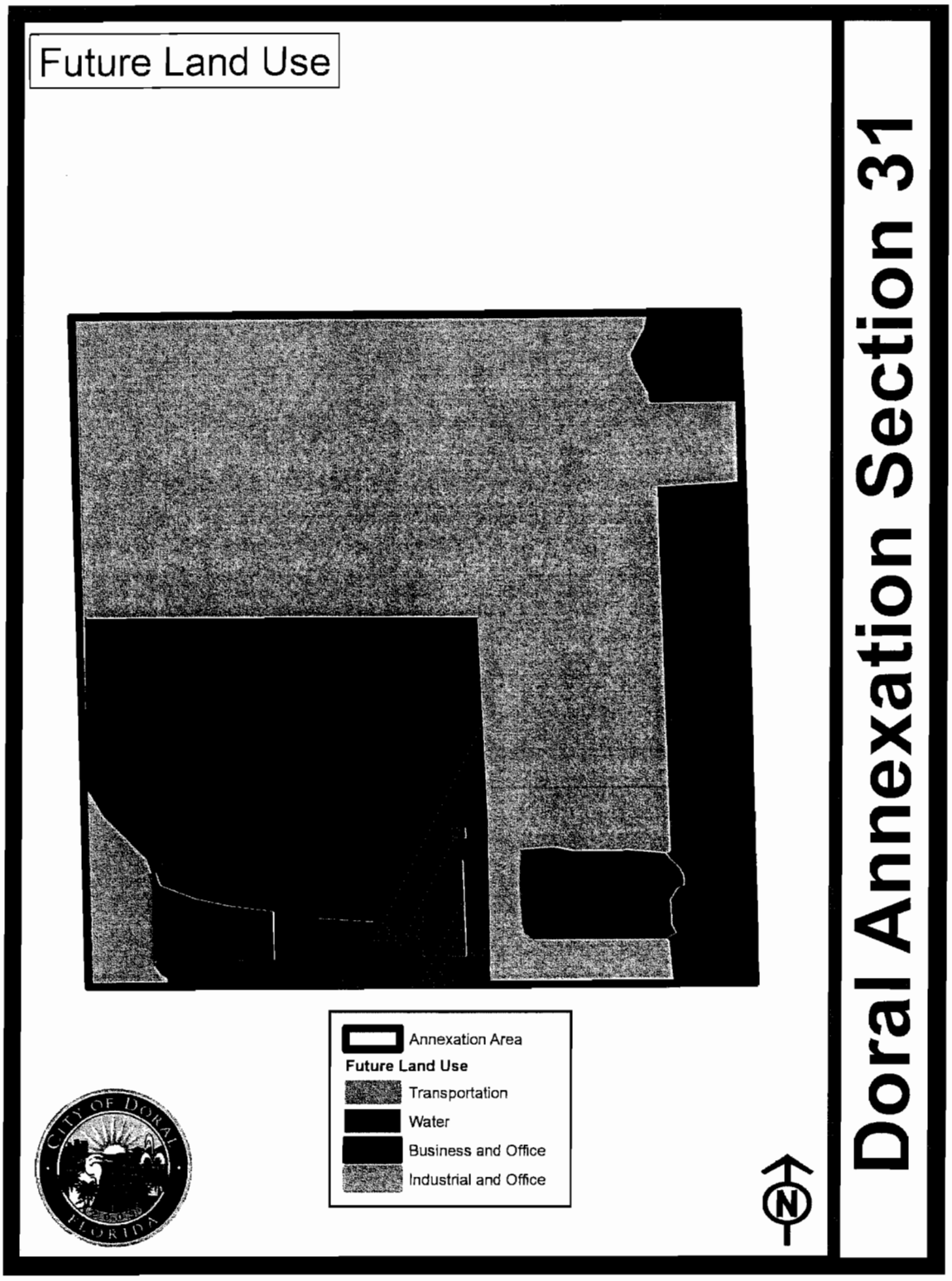
Future Land Use Designation for Section

Section 31 53 40 is designated Industrial and Office, Business and Office, Transportation and Water on the Miami-Dade County Future Land Use Plan Map. Upon annexation, the City will re-designate those properties to the City's closest Land Use equivalent.

Please see Future Land Use Plan Map for more detailed Land Use designation locations.

Also, for reference purposes, the relevant Land Use Designation descriptions are included and were obtained from the Miami-Dade County Comprehensive Development Master Plan 2015-2025 and the City of Doral Comprehensive Development Master Plan.


Future Land Use
Doral Annexation Section 31
Annexation Area
Future Land Use
Transportation
Water
Business and Office
Industrial and Office
CITY OF DORAL
FLORIDA
N

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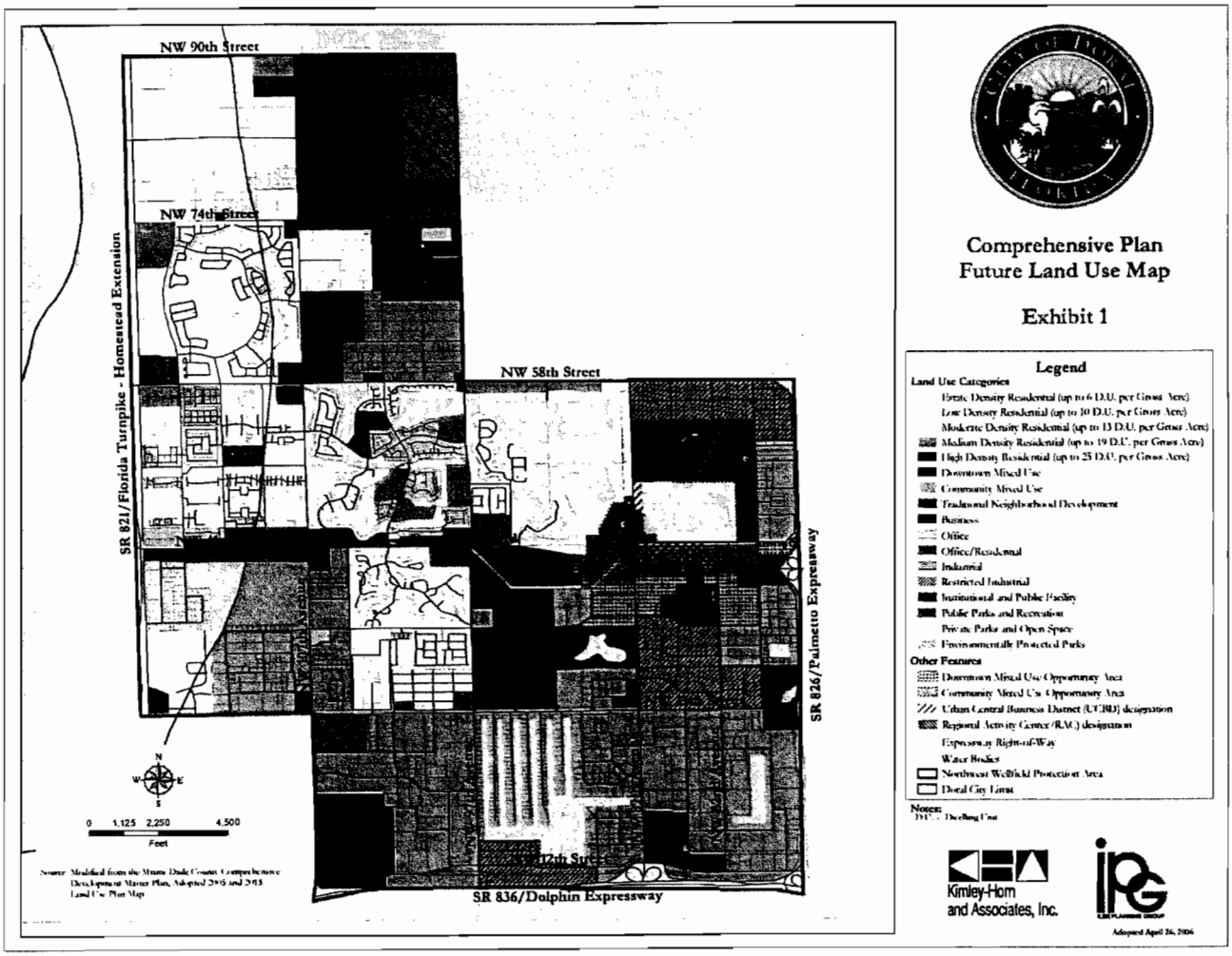
NW 90th Street
NW 74th Street
NW 58th Street
SR 821/Florida Turnpike - Homestead Extension
SR 826/Palmetto Expressway
SR 836/Dolphin Expressway
N
W
E
S
0 1,125 2,250 4,500
Feet
Source: Modified from the Miami-Dade County Comprehensive Development Master Plan, Adopted 2005 and 2015 Land Use Plan Map
Comprehensive Plan
Future Land Use Map
Exhibit 1
Legend
Land Use Categories
Estate Density Residential (up to 6 D.U. per Gross Acre)
Low Density Residential (up to 10 D.U. per Gross Acre)
Moderate Density Residential (up to 13 D.U. per Gross Acre)
Medium Density Residential (up to 19 D.U. per Gross Acre)
High Density Residential (up to 25 D.U. per Gross Acre)
Downtown Mixed Use
Community Mixed Use
Traditional Neighborhood Development
Business
Office
Office/Residential
Industrial
Restricted Industrial
Institutional and Public Facility
Public Parks and Recreation
Private Parks and Open Space
Environmentally Protected Parks
Other Features
Downtown Mixed Use Opportunity Area
Community Mixed Use Opportunity Area
Urban Central Business District (UCBD) designation
Regional Activity Center (RAC) designation
Expressway Right-of-Way
Water Bodies
Northwest Wellfield Protection Area
Doral City Limit
Notes:
D.U. = Dwelling Unit
Kimley-Horn and Associates, Inc.
Adopted April 26, 2006

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Future Land Use Plan Map Designations (Miami-Dade County)

Industrial and Office

Industries, manufacturing operations, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, merchandise marts and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shopping centers that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development.

In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety, and residential service planning, reasons.

Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts: (2) the development of a TND as provided herein: and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area.

Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section.

TNDs may be permitted in Industrial and Office areas where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of two or more sides. (Multiple sides created by an out parcel shall count as one side only.) TNDs located within Industrial and Office areas shall allocate to Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built-up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshop Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built-p area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.

Business and Office

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with

that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.

Transportation (including Terminals)

The LUP map includes a summarized portrayal of the major components of Miami-Dade County's existing and future transportation network. Included are roadways, rapid transit corridors, railways and major switching yards, and such major terminals as the County airports and the Miami-Dade Seaport. This information is included on the LUP map to provide orientation and locational references, and to relate future development patterns to the future transportation network. The Transportation and Capital Improvements Elements of the CDMP provide additional details about these facilities, including their intended sizes, functions, uses, and designs and, with the exception of local streets, schedules of improvements.

As provided in the policies of the Transportation Element, transportation facilities such as terminals and transit stations shall contain the transportation uses and may contain other uses as provided in the applicable Transportation Subelement. Railroad terminals may include uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental business, and lodging establishments. Rail yards may also be developed with industrial, office and similar uses that are customary and incidental to the primary railroad use.

All proposed uses on lands owned by Miami-Dade County at the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport that are designated as Terminal on the LUP map, may be developed for the uses described in this subsection. All proposed uses on such lands shall comply with the requirements of the Future Aviation Facilities Section of the Aviation Subelement, shall be compatible with, and not disruptive of, airport operations occurring on such lands, and shall comply with all applicable regulations of the Federal Aviation Administration and other applicable law.

The airside portion of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport, which shall be deemed to consist of all portions of the airports where general public access is restricted (but not including terminal concourses), shall be limited to aviation uses, including but not limited to airfield uses such as runways, taxiways, aprons, runway protection zones, landing areas, and

support and maintenance facilities such as control towers, flight service stations, access roads, fire stations, and fuel farms. Where not otherwise prohibited by law, open space and interim or existing agricultural uses and zoning may also be permitted in the airside portion, subject to such conditions and requirements as may be imposed to ensure public health and safety.

The landside portion of these airports, which shall be deemed to consist of all portions of the airports where general public access is not restricted and terminal concourses only at Miami International Airport, may include both aviation uses and non-aviation uses that are compatible with airport operations and consistent with applicable law. At least one third of the land area in the landside portion must be developed with aviation-related uses or uses that directly support airport operations.

Aviation uses where general public access is allowed may include existing uses and the following or substantially similar uses:

- passenger terminal area, which may include non-aviation related uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments,
- parking garages and lots serving the airport,
- access roadways serving the airport,
- offices of aviation industry companies and the Miami-Dade County Aviation Department,
- facilities of fixed base operators,
- hangar rentals and tie downs,
- ground transportation services,
- aircraft and automobile rental establishments,
- aviation-related educational uses such as flight schools, simulator training facilities,
- helicopter and aerobatics training and other educational facilities providing aviation courses,
- aviation-related governmental agency facilities,
- flying club facilities,
- aviation-related entertainment uses such as skydiving establishments, museums and sightseeing services, and
- aviation-related retail uses such as aircraft sales, electronic an instrument sales and pilot stores.

Subject to the restrictions contained herein, the following privately owned non-aviation-related uses may be approved in the landside area of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport accessible to the general public:

- lodgings such as hotels and motels (except for Homestead General),
- office buildings (except for Homestead General),
- lodgings and office buildings at Miami International Airport (except in terminal concourse),
- industrial uses such as distribution, storage, manufacturing research and development and machine shops(except for Homestead General),
- agricultural uses, and
- retail, restaurants, and personal service establishments (except for Homestead General).

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Such privately owned non-aviation related uses at the Opa-locka Executive, Miami International, Kendall-Tamiami Executive and Homestead General Aviation airports shall be limited as follows:
(1) Those portions of the landside area at Opa-locka Executive, Miami International, and Kendall-Tamiami Executive airports that are not developed for uses that are aviation related or directly supportive of airport operations shall range from 50 to 85 percent for industrial uses, 5 to 25 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. The distribution, range, intensity and types of such non-aviation related uses shall vary by location as a function of the availability of public services, height restrictions, CDMP intensity ceiling for the Urban Infill Area (FAR of 2.0 not counting parking structures) at Opa-locka Executive and Miami International Airports or for the Urbanizing Area (FAR of 1.25 not counting parking structures) at Kendall-Tamiami Executive Airport, impact on roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front on major access roads preferably near major intersections, where practical, and have limited access to major roadways.
(2) Those portions of the landside area at Homestead General Aviation Airport that are not developed for uses that are aviation-related or directly supportive of airport operations shall be developed with agricultural uses.
(3) Each non-aviation related use shall comply with applicable law, including but not limited to FAA regulations and any airport layout plan governing permissible uses on the entire airport property.

The Port of Miami and downtown Miami maritime park areas are also included in this category. Because the CDMP does not generally preempt municipal plans and because the City of Miami comprehensive plan allows a broad range of land uses and facilities in addition to transportation facilities, it is the intent of the CDMP that all actions of the County with regard to development in the downtown Miami maritime park area are deemed to be consistent with the CDMP if consistent with the adopted comprehensive plan of the City of Miami. Further, notwithstanding the City's comprehensive plan, it is the intention of the CDMP that Port developments on Dodge and Lummus Islands and on the mainland may include other uses including, but not limited to, commercial, recreational and cultural uses accessible to Port users, County visitors and residents.

The summarized roadway classification used on the LUP map distinguishes between Limited Access facilities, Major Roadways (3 or more lane arterials and collectors) and Minor Roadways (2 lane arterials and collectors). Also shown are existing and proposed Rapid Transit corridors. The term rapid transit, as used herein, includes any public heavy rail or light rail, or busses operating on exclusive bus lanes. The transportation network depicted is a year 2025 network that will develop incrementally as funding becomes available. In addition, rapid transit corridors may be provided with an interim type of service such as express bus service during much of the planning period while more permanent facilities are being planned, designed and constructed. The roadway and transit alignments shown in the CDMP are general indications of the facility location. Specific alignments may be modified through detailed transportation planning, DRI review and approval processes, subdivision platting, highway design and engineering or other detailed planning or engineering processes. Moreover, most station locations along future rapid transit lines are not identified in the Plan; they will be selected as part of the detailed planning of transit facilities in the corridor.

Because of the critical relationships between transportation facilities and the land uses served and impacted by those facilities, land use and transportation planning decisions must be made

in direct concert with one another. Accordingly provisions for nonlocal roadways, public mass transportation facilities, rail lines, airports and the Miami-Dade Seaport facilities contained in the Transportation Element should not be amended without concurrent evaluation and, as applicable, amendment of the Land Use Plan map. In particular, extension or widening Major or Minor Roadways beyond 2 lanes outside the Urban Development Boundary (UDB) of the LUP map may occur only if indicated on the LUP map.

Water

This category includes all natural waters such as coastal waters and navigable rivers or waters. Water-dependent uses and water-related uses along coastal shorelines as discussed under Objective CM-5 as well as ancillary structures or uses may be permitted for flood control or recreational purposes. Man-made water bodies are permitted in any land use category subject to applicable environmental regulations.

Equivalent City of Doral Future Land Use Designations

* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Office* - This category accommodates corporate, commercial and professional offices, hotels, medical buildings, and entertainment and cultural facilities. Five (5) percent of the floor area of Office parcels may contain retail and services uses. The maximum height allowed in this category is 14 stories and landscaped open space must comprise a minimum of 15% of a project site. Office parcels may be approved city-wide, including the mixed use opportunity areas, and must exhibit the same level of community design excellence and connectivity to surrounding areas as required in the DMU and CMU areas. The new City Land Development Code should establish office zoning categories that reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Business* - This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Building height is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking. In the Business land use strip immediately west of the Miami-Dade County Resource Recovery Facility along (theoretical) NW 102nd Avenue, uses that exhibit 24-hour site usage such as hotels, motels, hospitals, and nursing homes are not allowed.

* *Water Bodies* - Water bodies depicted on the FLUM are not intended for any land use and are not counted toward gross density determinations for adjacent land areas unless they are inland waters wholly owned by the applicant.

The City does not currently have an equivalent Land Use category for Transportation.

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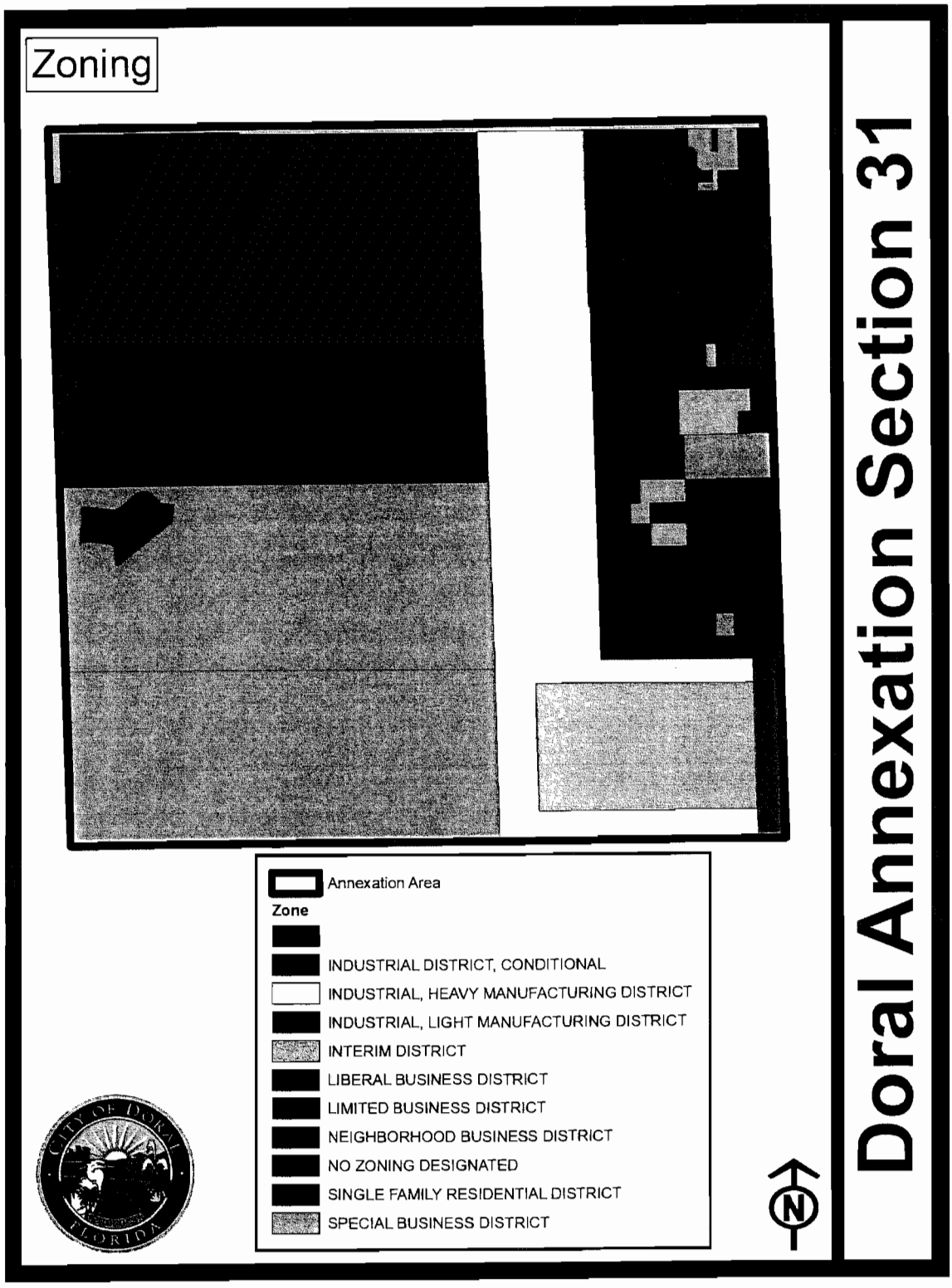
Zoning

The Annexation Area consists of lands zoned: Interim District (GU); Single-Family Residential (RU-1); Neighborhood Business District (BU-1); Limited Business District (BU-1A); Special Business District (BU-2); Liberal Business District (BU-3); Industrial, Light Manufacturing District (IU-1); Industrial, Heavy Manufacturing District (IU-2) and, Industrial District, Conditional, as shown on the Miami-Dade County Zoning Map. Upon annexation, the City will rezone those properties to the City's closest equivalent.


Zoning
Doral Annexation Section 31
Annexation Area
Zone
INDUSTRIAL DISTRICT, CONDITIONAL
INDUSTRIAL, HEAVY MANUFACTURING DISTRICT
INDUSTRIAL, LIGHT MANUFACTURING DISTRICT
INTERIM DISTRICT
LIBERAL BUSINESS DISTRICT
LIMITED BUSINESS DISTRICT
NEIGHBORHOOD BUSINESS DISTRICT
NO ZONING DESIGNATED
SINGLE FAMILY RESIDENTIAL DISTRICT
SPECIAL BUSINESS DISTRICT
N

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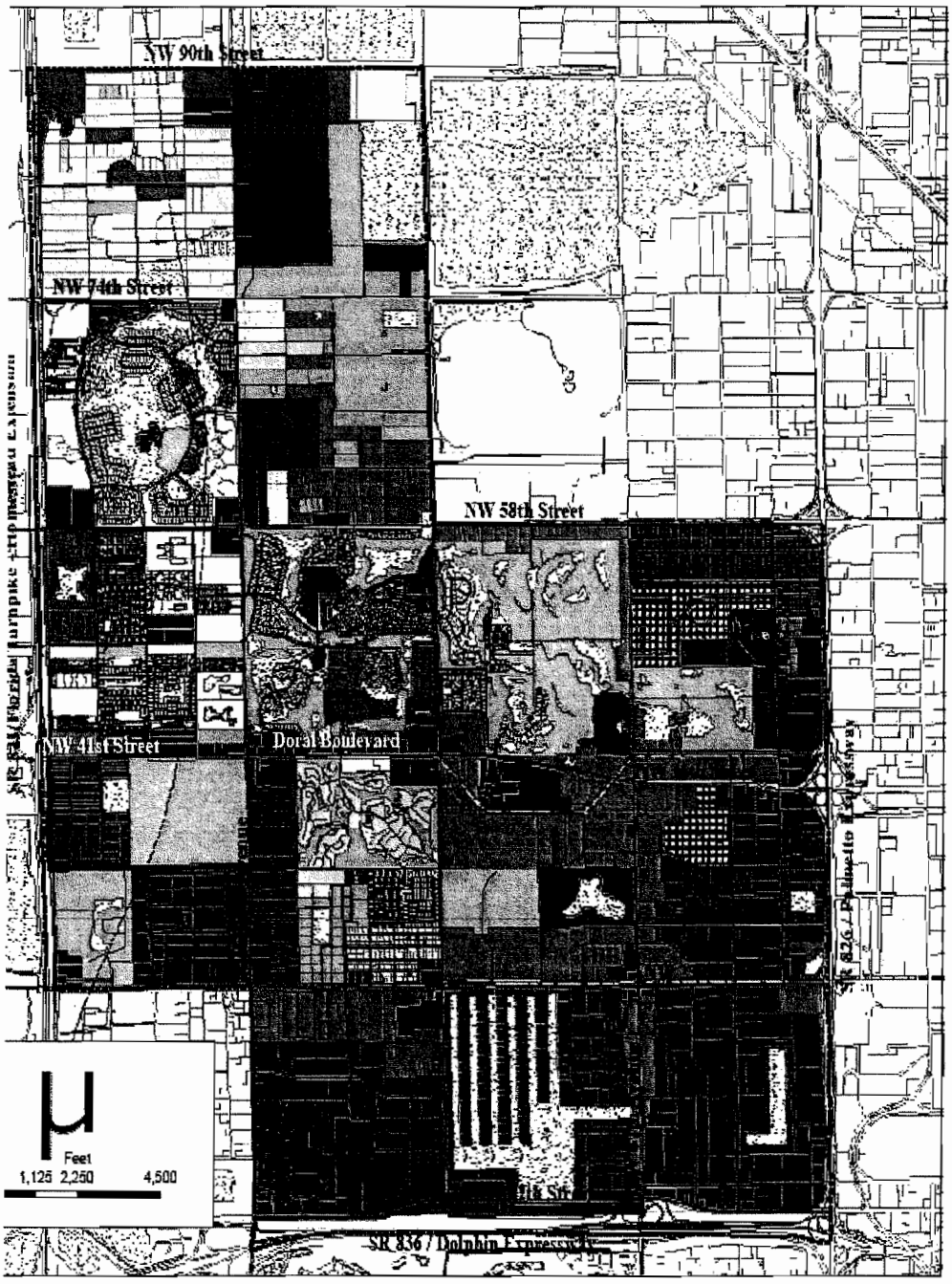

Land Development Code Zoning Map

Final Hearing - August 22, 2007

Legend

Zoning Districts

- SF-1 - Single Family - 1
- SF-2 - Single Family - 2
- SF-3 - Single Family - 3
- SF-4 - Single Family - 4
- SF-5 - Single Family -5
- MF-1 - Multi Family -1
- MF-2 - Multi Family -2
- MF-3 - Multi Family -3
- MF-4 - Multi Family -4
- O-1 - Office -1
- O-2 - Office -2
- O-3 - Office -3
- TND - Traditional Neighborhood Development
- CMU - Community Mixed Use
- DMU - Downtown Mixed Use
- PUD - Planned Unit Development
- NC - Neighborhood Commercial
- CC - Corridor Commercial
- IC - Industrial Commercial
- I - Industrial
- I-R - Industrial - Restrictive
- IPF - Institutional, Public Facilities & Parks
- GU - General Use
- PP - Private Parks
- CONSERV - Conservation Lands

Other Features

- Water Bodies
- Northwest Wellfield Protection Area
- Doral City Limit

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Zoning Districts (Miami-Dade County)

Article XIII. GU, Interim District

Sec. 33-194. Boundary.
The boundary of GU Interim District shall be the entire unincorporated area of the County, excepting the area specifically covered by another district.

Sec. 33-196. Standards for determining zoning regulations to be applied to GU property.
(A) All properties in the GU District, which are inside the Urban Development Boundary, as shown on the Land Use Plan Map of the Comprehensive Development Master Plan, and which have not been previously trended or otherwise approved through the public hearing process for a specific use, shall be subject to the following trend determination process:
If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting the evaluation to separate geographic areas, which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full-and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33-311 of the Code. If no trend of development has been established in the GU neighborhood, minimum standards of the EU-2 District shall be applied. All lots subject to compliance with the standards of the EU-2 District shall contain a minimum land area of five (5) acres gross, unless a larger minimum lot size is required by the Comprehensive Development Master Plan.
Notwithstanding the foregoing, certain platting activity occurring prior to April 12, 1974, which created lots meeting the minimum requirements of the EU-1 District on April 12, 1974, shall qualify such lots for those uses permitted in the EU-1 District. Those lots shall include only those lots indicated on:
(1) Plats recorded prior to April 12, 1974; and
(2) Tentative plats approved as of April 12, 1974, and finally approved and recorded within ninety (90) days after such approval; and
(3) A tentative plat for single-family residential lots approved prior to April 12, 1974, if each lot in the approved tentative plat met the minimum standards of the EU-1 District, provided that no final plat or other tentative plat for the subject property was approved after April 12, 1974, and that as of December 31, 2003, a majority of the lots indicated on the tentative plat had been improved with residences pursuant to building permit in accordance with the tentative plat's provisions; and
(4) Waivers of plat approved prior to April 12, 1974; and
Parcels, other than the aforementioned platted lots or tentatively approved plat lots, that prior to April 12, 1974 were purchased under a contract for deed or deeded and met the minimum requirements of the EU-1 District shall be qualified for those uses permitted in the EU-1 District. However, if such deeded parcels were contiguous to and under the same ownership on April 12, 1974, and such deeded contiguous parcels are less than the five-acre minimum site size of the EU-2 District, but exceed the minimum standards of the EU-1 District, such property shall be considered as one parcel of land and cannot be divided or used except as one lot.

(B) All properties in the GU District, which are outside of the Urban Development Boundary as shown on the Land Use Plan Map of the Comprehensive Development Master Plan and which have not been previously trended by the Department or otherwise approved through the public hearing process for a specific use, shall be governed by the following regulations:
(1) All properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan shall comply with the regulations of the AU (Agricultural) District. Exceptions to this requirement are those properties designated Agriculture on the Land Use Plan Map of the Comprehensive Development Master Plan lying within the Areas of Critical Environmental Concern pursuant to Chapter 33B of this Code. Such properties shall comply with the regulations applicable under Chapter 33B.
(2) All properties designated Open Land or Environmental Protection on the Land Use Plan Map of the Comprehensive Development Master Plan shall be subject to the trend determination process outlined in Section 33-196(A). Exceptions to this requirement are those areas lying within the East Everglades Area Boundaries pursuant to Section 33B-13, which shall comply with the regulations applicable under the East Everglades Zoning Ordinance pursuant to Chapter 33B, and those areas within the Rockmining Overlay Zoning Area, which shall comply with the regulations contained in Article XLI of this code.

Article XIV. RU-1, Single-Family Residential District

Sec. 33-199. Uses--Permitted.
No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed, structurally altered or maintained for any purpose in a RU-1 District which is designed, arranged or intended to be used or occupied for any purpose other than the following, unless otherwise specifically provided herein:
(1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.
(1.1) Workforce housing units in compliance with the provisions of Article XIIA of this code.
(2) Municipal recreation building, playgrounds, parks or reservations owned and operated by a municipality, County, State or the United States Government.
(2.1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association, provided same is approved in conjunction with approval of the subdivision at time of site plan approval or plat.
(3) Golf courses.
(4) Business telephone will be permitted in a residence provided no truck, heavy equipment, or similar vehicle is kept on the property and no storage or any other business activity is carried on.
(5) Noncommercial boat piers or slips for docking of private watercraft incidental to an existing residential use, except houseboats without power.
(6) Reserved.
(7) Servants' quarters, only upon approval after public hearing.
(8) Noncommercial pigeon lofts, provided the pigeons shall be housed in a structure meeting the requirements of the building code and the requirements of these regulations for accessory buildings; the activity shall be conducted in a manner meeting the requirements of the Health Department, provided birds shall not be exercised later than two (2) hours after sunrise and more than two (2) hours before sunset.
(9) Notwithstanding anything to the contrary in this Code, family day care and after-school care for children is permitted upon compliance with the following conditions:

(a) That the total number of children on the premises does not exceed five (5) in number, including in the count only preschool children of the resident family. Preschool children shall consist of children five (5) years of age or younger.
(b) That the age of the children, excluding those of the resident family, shall not exceed eleven (11) years of age.
(c) That the applicant secure a license from the Florida Department of Health and Rehabilitative Service to operate a family day care home at the subject property.
(d) Where applicable, compliance with the requirements of this Code pertaining to educational and child care facilities.
(e) Upon compliance with all conditions enumerated, a certificate of use and occupancy is secured from the Department.
(f) That the facility shall comply with the safety barrier requirements and restrictions enumerated in Section 33-151.18(j).
(10) A group home shall be permitted in a dwelling unit provided:
(a) That the total number of resident clients on the premises not exceed six (6) in number.
(b) That the operation of the facility be licensed by the State of Florida Department of Health and Rehabilitative Services and that said Department or sponsoring agency promptly notify the Director of the Building and Zoning Department of said licensure no later than the time of home occupancy.
(c) That the structure used for a group home shall be located at least one thousand (1,000) feet from another existing, unabandoned legally established group home. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the structure of the proposed use to the nearest portion of the structure of the existing use.
(11) Reserved.

Sec. 33-200. Same--Prohibited.
The following uses shall be prohibited in any RU-1 District, Single-family Residential District:
(1) Bee hives or the breeding or raising of any insects, reptiles or animals other than customary pets.
(2) The keeping, breeding, or maintaining of horses, cattle or goats.
(3) The raising of poultry or fowl.

Article XXIV. BU-1, Neighborhood Business District

Sec. 33-237. Purpose.
The purpose of the BU-1, Neighborhood District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood.

Sec. 33-238. Uses permitted.
No land, body of water or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed or structurally altered or maintained in any BU-1 District, which is designed, arranged or intended to be used or occupied for any purpose, except for one (1) or more of the following uses:
(1) Residential uses may be permitted as a combination of permitted business uses and residential uses housed in the same building; the floor area of the residential use shall not exceed fifty (50) percent of the floor area of the building.
(1.1) Workforce housing units in compliance with the provisions of this section and Article XIIA of this code.
(2) Antique shops.

(3) Apparel stores selling new and/or used merchandise, provided such establishments offering used merchandise contain not more than four thousand (4,000) square feet of gross floor area. The incidental sales of used jewelry, used toys, and used furniture shall be permitted in conjunction with the sales of used apparel, provided that the floor area devoted to the display of those incidental sales items does not exceed thirty (30) percent of the total gross floor area of the apparel store.
(4) Art good stores, artist studios and photograph shops and galleries.
(5) Attended, non-motorized donation collection vehicles as described in Section 33-19; provided, however, that such attended non-motorized donation collection vehicles are placed only on improved property on sites of not less than one-half acre in size, in compliance with required setbacks, and not in required landscape areas or required parking areas and not in an area which would impede traffic circulation. It is further provided, that no attended non-motorized donation collection vehicle shall be placed within twenty-six hundred (2600) feet of another non-motorized donation collection vehicle; the distance shall be measured by following a straight line from the nearest property line where the proposed attended, non-motorized donation collection vehicle is to be located to the nearest property line of an existing attended, non-motorized donation collection vehicle. Notwithstanding any ordinance, resolution or administrative order to the contrary no fee shall be charged for the issuance of a certificate of use and occupancy.
(6) Banks, excluding drive-in teller service.
(7) Beauty parlors.
(8) Bakeries, retail only (baking permitted on premises).
(9) Barber shops.
(10) Bicycle sales, rentals and repairs (non-motorized).
(10.1) Computer, video, videogame and DVD stores, including the retail sale or rental of new hardware, software, players, videotapes and videogames, consoles, and related computer, video, videogame and DVD products, and the ancillary resale or exchange of pre-played computer, video, videogame and DVD products, provided such establishments contain not more than four thousand (4,000) square feet of floor area.
(11) Confectionery, ice cream stores and dairy stores.
(12) Conservatories and music and dance schools, provided no such establishment is located within five hundred (500) feet of any RU, or EU District except after approval after public hearing.
(13) Dairy stores.
(13.5) Drugstores.
(14) Donated goods centers for the acceptance only of new or used merchandise, upon compliance with the following conditions:
(a) The portion of the donated goods center which is open to the public shall not exceed 2000 square feet;
(b) A solid wall shall separate the public area of the donated goods center from the balance of the said center and shall prevent public access to the balance of said center;
(c) The donated goods center must be operated by an organization which has been incorporated as a not-for-profit organization under the laws of the State of Florida for a charitable purpose and which has been declared exempt from the payment of federal income taxes by the United States Internal Revenue Service;
(d) The donated goods must be accepted by personnel directly employed by or volunteers for the not-for-profit organization;
(e) The monetary proceeds resulting from the sale of donations collected at a donated goods center must be used in accordance with the organization's charitable purpose pursuant to Section 33-238(14)(c) to benefit persons within the boundaries of Miami-Dade County or

outside of Miami-Dade County to provide emergency relief for victims of natural, man-made or economic disasters;
(f) The operation of the donated goods center, the collection and use of donations and proceeds thereof must be conducted by said not-for-profit organization and not by a licensee, subcontractor or agent of the not-for-profit organization;
(g) A declaration of use in a form meeting with the approval of the Director shall be submitted to the Department prior to the issuance of a certificate of use and occupancy specifying compliance with the foregoing conditions. Said declaration of use shall include a floor plan for the intended use as required by the Department.
(15) Florist shops.
(16) Grocery stores, fruit stores, health food stores, delicatessen, meat and fish markets and other similar food stores, provided such establishments contain not more than four thousand (4,000) square feet of floor area.
(17) Hardware stores.
(18) Information booth, gate house and security station. The structure housing these uses shall comply with principal building setback requirements but need not comply with any minimum square foot requirements for the districts.
(19) Interior design shops, office and display only.
(20) Jewelry stores, including incidental sales and purchases of used jewelry.
(21) Leather goods and luggage shops.
(22) Mail order offices, without storage of products sold.
(22.1) Museum.
(23) Newsstand.
(24) Office buildings.
(25) Optical stores.
(26) Paint and wallpaper stores.
(27) Photograph galleries.
(28) Pottery shops.
(29) Restaurants and coffee houses or dining room where kitchen is screened or located altogether within an enclosed building or room and with ample provisions for carrying away or dissipating fumes, odors, smoke or noise and where premises are so arranged and the business is so conducted as not to be offensive or obnoxious to occupants of adjoining premises or to passersby. Restaurants and outdoor (where approved by public hearing) cafes may serve alcoholic beverages where such service is strictly incidental to the service of food and from a service bar only provided no entertainment of any kind is furnished. No sign of any type or character shall be exhibited or displayed to the outside denoting that alcoholic beverages are obtainable within.
(29.1) Religious facilities located inside the Urban Development Boundary. Religious facilities outside the Urban Development Boundary will be permitted only upon approval after public hearing.
(30) Schools, subject to compliance with the requirements of sections 33-151.11 through 33-151.22 of this code.
(31) Self-service post office which contains mechanical or computer equipment designed to provide limited postal service for walk-up trade.
(32) Shoe stores and shoe repair shops.
(33) Sporting goods stores.
(34) Tailor shops, provided such establishments contain not more than four thousand (4,000) square feet of floor area.
(35) Tobacco shops.
(36) Variety stores, provided such establishments contain not more than four thousand (4,000) square feet of floor area.

(37) Any property in a BU District may be used as access for egress and ingress only to property zoned in any BU classification or in any IU classification provided that both properties are under the same ownership.
(38) Outside walk-up window service (no outside stools, chairs or tables), in connection with establishments where the principal use is selling food and drink products, and where a sidewalk of at least seven (7) feet in width abuts the store unit concerned.

Article XXV. BU-1A, Limited Business District

Sec. 33-246. Purpose.
The purpose of the BU-1A, General Business District, is to provide for retail and service convenience facilities which satisfy the essential and frequent needs of the adjacent residential neighborhood as well as the more specialized commercial facilities which may serve several neighborhoods.

Sec. 33-247. Uses permitted.
No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, maintained or occupied for any purpose in any BU-1A District, except for one (1) or more of the following uses:
(1) All uses permitted in the BU-1 District except that residential uses are subject to approval at a public hearing.
(1.1) Amusement center as defined in Section 33-1(5.1).
(2) Auditoriums.
(3) Automobile new parts and equipment, sales only.
(4) Automobile and light truck, new sales agency or rental shall be permitted only upon approval after public hearing and subject to the following conditions:
(a) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Director and the Director of the Public Works Department for ingress or egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.
(b) That a decorative masonry wall at least five (5) feet in height shall enclose the vehicle storage area and repair area approved through public hearing. The placement of said wall and openings through same shall comply with the requirements contained elsewhere in this article.
(c) That all outdoor paging or speaker systems are expressly prohibited.
(d) That no repair work of any type is permitted on premises unless approved after public hearing.
(e) That accessory used vehicle sales shall be permitted providing said vehicles are late model and in operable condition.
(f) That the applicant obtain a certificate of use and occupancy which shall be automatically renewable yearly upon compliance with all terms and conditions applicable.
(5) Automobile service stations (which may include facilities available for sale of other retail products and services related to the servicing of automobiles) including rental of single axle hauling trailers. Plans for paved areas, driveways or curb cuts of service stations shall be submitted to and approved by the Department of Public Works and, where required, the Florida State Department of Transportation before a permit can be issued. As an accessory use, the service stations may perform minor automobile repairs as herein listed:
(a) Sale and servicing of spark plugs and batteries.
(b) Tire repair and servicing, but no recapping.

(c) Replacement of mufflers and tailpipes, water hose, fan belts, brake fluids, light bulbs, floor mats, seat covers, wiper blades, arms for windshields and replacement of grease retainers and wheel bearings.
(d) Radiator cleaning and flushing.
(e) Washing and polishing.
(f) Greasing and lubrication.
(g) Exchanging fuel pumps and installing fuel lines.
(h) Minor servicing or replacement of carburetors.
(i) Emergency wiring repairs.
(j) Adjusting brakes and installing or exchanging brake shoes.
(k) Tuning engines, with the exception of grinding valves, cleaning carbon or removing the head of engines and/or crankcases.
(l) Wheel balancing and aligning.
(m) Shock absorbers.
(6) Automobile self-service gas stations (as defined in Section 14-9 of the Code), subject to the following restrictions:
(a) Compliance with Chapter 14, Section 9 (fire prevention code).
(b) Attendant-control area to have clear visibility to all pumps, and this shall prohibit the use of attraction signs on the windows of said attendant-control area.
(c) Parking will be provided on the basis of one (1) space for each three hundred (300) square feet of retail product sales area, with a minimum of three (3) spaces which will be designed so as not to interfere with the gasoline dispensing operation.
(d) Where the gasoline/retail product sales uses are designed as one (1) structure, the building will receive full credit and the canopy one-half (1/2) credit toward the minimum square foot building requirement.
(7) Automobile storage within a building.
(8) Automobile tires, batteries and accessories (new) retail only installation permitted.
(9) Automobile washing.
(10) Bait and tackle shops.
(11) Banks, including drive-in teller service.
(12) Billiard rooms and pool rooms.
(13) Boats carrying passengers on excursion, sightseeing, pleasure or fishing trips.
(14) Bowling alleys, provided that such establishments are not located closer than five hundred (500) feet to an RU, or EU District, unless such building is so constructed as to prevent the emission of sound and vibration.
(15) Convention halls.
(16) Dancing halls or dancing academies in air conditioned buildings providing no intoxicating beverages of any kind are served, providing that such establishments are not located closer than five hundred (500) feet to an RU, or EU District, unless such building is so constructed as to prevent the emission of sound and vibration.
(17) Dog and pet hospitals in air-conditioned buildings.
(17.1) Donated goods centers, including drive-through drop-off facilities, for the acceptance and sale of new or used merchandise, excluding furniture and major appliances, upon compliance with the following conditions:
(a) The donated goods center must be operated by an organization which has been incorporated as a not-for-profit organization under the laws of Florida for a charitable purpose and which has been declared exempt from the payment of federal income taxes by the United States Internal Revenue Service;
(b) The donated goods must be accepted by personnel directly employed by or volunteers for the not-for-profit organization;

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(c) The monetary proceeds resulting from the sale of said merchandise must be used in accordance with the organization's charitable purpose to benefit persons within the boundaries of Miami-Dade County or outside of Miami-Dade County to provide emergency relief for victims of natural, man-made or economic disasters;
(d) The operation of the donated goods center, the collection and use of donations and proceeds thereof must be conducted by said not-for-profit organization and not by a licensee, subtenant, subcontractor or agent of the not-for-profit organization;
(e) The merchandise sold in the donated goods center must be neatly sorted and displayed.
(18) Dry cleaning establishments, using noninflammable solvents in self-contained dry cleaning units of the Prosperity type or Dedrick type or an equal approved by the Director, provided such establishments contain not more than four thousand (4,000) square feet of floor area.
(19) Electrical appliance and fixtures stores including related repair shops.
(20) Employment agencies.
(21) Furniture stores, retail of new merchandise only.
(22) Grocery stores.
(23) Handcrafted-products shop.
(24) Health and exercise clubs, including bath and massage parlors.
(24.1) Home improvement centers, subject to the conditions enumerated below. As used herein, a home improvement center is a facility engaged in the retail sale of a variety of home improvement products, including hardware, appliances, cleaning supplies, construction supplies, electrical and plumbing fixtures and supplies, paint and wall coverings, lumber, pool supplies, and tools as well as lawn and graden supplies. As an accessory use, a home improvement center may offer the short-term rental of tools, compressors, chain saws, ladders, post-hole diggers, hand trucks and similar light equipment as well as trucks (subject to the limitations set forth below). Additionally, a home improvement center may perform customer-requested cutting of pre-cut wood products and other products offered for sale, provided such cutting is done within the roofed area of the principal building.
(a) Lawn, garden and pool supplies may also be stored, displayed and sold from attached areas with or without a solid roof, subject to the following limitations:
(1) such storage, display and sales areas does not exceed thirty-five percent (35%) of the home improvement center's gross building floor area; and
(2) all such storage, display and sales areas must be enclosed by a solid masonry wall or ornamental metal picket fence or combination thereof, a minimum of eight (8) feet in height. The items stored within these areas shall not exceed the height of the wall or metal picket fence. Openings for ingress and egress purposes, restricted to the narrowest width necessary, are permitted, subject to site plan review; and
(3) setbacks as required for the principal building shall apply to all storage, display and sales areas; and
(4) parking for the home improvement center, including such storage, display and sales areas, shall be provided in accordance with Section 33-124(h)(3.1) herein.
(b) The rental of trucks for the convenience of customers purchasing items only shall be permitted at home improvement centers with greater than one hundred thousand (100,000) square feet of gross floor area, subject to the following limitations:
(1) The total number of trucks available for rental shall not exceed five (5);
(2) The location of storage areas for rental trucks shall be subject to site plan review;
(3) Storage areas for rental trucks shall not utilize any of the facility's minimum required parking spaces; and
(4) No repairs or maintenance of rental trucks shall take place on the premises.

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Loading dock facilities for the purpose of supplying the home improvement center shall be oriented away from adjacent residential zoning districts unless screened from view by a masonry wall of not less than six (6) feet in height but not more than eight (8) feet in height.
(25) Junior department stores.
(26) Lawn mowers, retail, sales and service.
(26.1) Medical observation dormitory as defined in Section 33-1(69.05) subject to the following conditions:
(a) That such uses on sites of ten (10) net acres or more shall beapproved only after public hearing;
(b) That such uses shall be located on sites having frontage on a major access road, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways;
(c) Minimum five (5) foot high masonry wall be provided along all perimeter property lines abutting residentially zoned property, penetrated only at points approved by the Directors of the Planning and Zoning Department and the Public Works Department for ingress and egress;
(d) That the facility is located on a site consisting of at leastthree (3) or more net acres;
(e) That research conducted at the property shall be limited to testing of normal healthy volunteers and of clinically stable representatives of the diseased states for which medications being tested are ultimately intended;
(f) That protocols that require treating of mentally ill subjects,including persons with any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities, shall not be performed at the research facility;
(g) That such use shall be located no less than twenty-five hundred (2,500) feet from any other such establishments. For the purposes of this subsection, the distance shall be measured by following a straight line from the front door of the proposed place of business to the nearest property line of the existing place of business. For the purpose ofestablishing the distance between such establishments, the operator shall furnish a certified sketch of survey from a registered engineer or surveyor. Such sketch shall indicate the distance between the proposed place of business and any existing establishment within 2,500 feet. Each sketch shall indicate all such distances and routes. In case of dispute, the measurement scaled by the director shall govern;
(h) That the operator obtains an annually renewable certificate of use and occupancy for such use on the property.
(27) Mortuaries or funeral homes.
(28) Motorcycles sales and repair.
(29) Natatoriums.
(30) Open-air theaters.
(31) Package stores in shopping centers provided the shopping center is in full compliance with all provisions of Section 33-150(E)(9) of this Code.
(32) Pet shops, pet care centers and dog beauty parlors in air-conditioned buildings.
(33) Post office stations and branches, operated by postal service employees or agents, which directly serve the public.
(34) Printing shops.
(35) Private clubs.
(36) Propagating and growing plants for sale. Fertilizers, manure, compost and soil shall be limited for sale. Fertilizers, manure, compost and soil shall be limited in quantities for immediate use and shall be kept at least two hundred (200) feet from residential buildings in RU and EU Districts.
(37) Pubs and bars if approved at public hearing.

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(37.1) Restaurants providing an accessory children's outdoor playground facility subject to the following requirements:
(a) The restaurant providing such an accessory use shall contain not less than two thousand five hundred (2,500) square feet of improved building area;
(b) The total outdoor playground area shall not exceed thirty-five (35) percent of the square footage of the subject restaurant structure;
(c) The playground equipment shall be the non-mechanical type and shall be designed and intended for children two (2) through twelve (12) years of age;
(d) The playground shall be immediately adjacent to, visible from, and accessible from the indoor patron area;
(e) The playground area shall be enclosed with a masonry wall or fence not less than four (4) feet in height and any gates shall be of the spring lock type, so that they shall automatically be in a closed and fastened position at all times; and
(f) The playground area shall not reduce required parking or landscaping for the site and shall be set back no less than ten (10) feet from any property line and in compliance with all Code requirements;
(g) Site plan review and approval shall be required as provided in Section 33-251.5.
(37.2) Restaurants with an accessory cocktail lounge-bar use, subject to compliance with Article X, Alcoholic Beverages, of this code.
(38) Self-service storage facility. Use will only be permitted upon the submission of a site plan which shall be approved at public hearing. "Self-service storage facility" shall be defined as a fully enclosed space used for warehousing which contains individual storage units with floor area no greater than four hundred (400) square feet and an interior height not to exceed twelve (12) feet. No wholesale or retail sales are permitted.
(39) Skating rinks, provided same are not located closer than one thousand (1,000) feet to an RU or EU District, or any lawful existing residential use, provided that such building is so constructed as to prevent the emission of sound and vibration. The 1,000-foot distance requirement shall be measured by following a straight line from the nearest portion of the skating rink structure to the nearest residential property line. For purposes of establishing such distances, the applicant for skating rink use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.
(40) Supermarkets.
(41) Tailor shops.
(42) Telegraph stations.
(43) Telephone exchange.
(44) Theaters for live stage production and motion pictures.
(45) Variety stores.
(46) Rentals of trucks other than light trucks are allowed in conjunction with and ancillary to self-storage facilities, providing the following conditions are met in addition to those specified in sub-articles (4)(a) and (4)(c)--(f) above:
(i) That a decorative masonry wall at least eight (8) feet in height shall enclose the vehicle storage area and repair area. The placement of said wall and openings through same shall comply with the requirements contained elsewhere in this article. Prior to the granting of any building permit for such wall, the permit applicant shall post with the director a bond in the amount of two thousand five hundred dollars ($2,500.00) to provide for the costs of removal of graffiti from the wall by the department as provided in Section 21-30.1(d)(6), Code of Miami-Dade County, as amended, should the applicant fail after notice to remove such graffiti.
(ii) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least forty-eight (48) inches high at the time of planting, or other reasonable landscape plans acceptable to the department.

(iii) That there be no rental of any truck having a net vehicle weight exceeding twelve thousand six hundred pounds (12,600) pounds.
(iv) That for each one hundred (100) self-storage units there shall be no more than one (1) rental truck stored, e.g., 1--100 units: 1 rental truck; 101--200 units; 2 rental trucks, etc.; provided however, no more than eight (8) rental trucks may be stored on the premises.
(v) That no building in the area enclosed by the wall shall exceed two (2) stories in height.
(vi) That no loading or unloading of trucks is permitted outside the enclosed area and all trucks must be stored inside the enclosed area at all times.
(vii) That there shall be no repairs or maintenance work on vehicles on the premises of the self-storage facility.
(viii) That the area of self-storage facilities be not less than 2.5 acres.

Article XXVI. BU-2, Special Business District

Sec. 33-252. Purpose.
The purpose of the BU-2, Regional Shopping Center and Office Park District, is to provide for large scale commercial and/or office facilities which service the needs of large urban areas.

Sec. 33-253. Uses permitted.
No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, occupied or maintained for any purpose in any BU-2 District except for one (1) or more of the following uses:
(1) All uses permitted in the BU-1 and BU-1A Districts except that residential uses are subject to approval at a public hearing.
(2) Automobile parking garages, not over six (6) stories in height, shall be permitted provided they are not located closer than two hundred (200) feet to an RU-1, RU-2, RU-TH or EU District or to a hospital, church or building used for public assemblage. Automobile parking garages shall meet all open space, lot coverage and other applicable requirements of this article.
2.1 Hospitals (other than animal hospitals), subject to the following conditions:
(a) That such uses shall be on sites of at least ten (10) net acres;
(b) That the facility shall have capacity for a minimum of one hundred (100) beds.
(c) The certificate of use for the hospital shall be annually renewed.
(d) That the hospital operates a 24 hour emergency room.
(e) Notwithstanding the provisions of Section 33-253.3 of this Code, the net lot coverage permitted for all buildings on the site shall not exceed 50% of the total lot area; the floor area ratio shall be fifty one-hundredths (0.50) at one (1) story and shall be increased by fourteen-one hundredths (0.14) for each additional story up to eight (8) stories, and thereafter the floor area ratio shall be increased by six-one-hundredths (0.06) for each additional story. Structured parking shall not count as part of the floor area, but shall be counted in computing building height and number of stories. Enclosed or nonenclosed mall areas shall not count as part of the floor area, for floor area ratio computation purposes, nor as part of the lot coverage.
(f) Notwithstanding the provisions of Section 33-253.4 of this Code, the minimum landscaped open space at one (1) story shall be fourteen percent (14%).
The minimum landscaped open space shall be increased by one (1) percent for each additional story or part thereof, up to eight (8) stories, thereafter the landscaped open space shall increase by two (2) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building(s) of a different height times its floor area divided by the sum of the floor area of all parts of the building(s). Said open space shall be extensively landscaped with grass,

trees and shrubbery. Water areas may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or nonenclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein, and areas therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.
(g) That such uses shall be located within sites having frontage on a major access road, including major roadways (three (3) or more lanes), section or half section line roads and/or frontage roadways serving limited access highways and expressways.
(h) The site shall meet and comply with the provisions of Section 33-253.7 of this Code, except that the wall may be penetrated at points approved by the Directors of the Planning and Zoning Department and the Public Works Department for ingress and egress to afford pedestrian or vehicular access between the sites, and if the property where the facility is located is separated from the AU, GU, RU or EU zoned property by a canal or a previously existing, dedicated and improved roadway, then a wall shall not be required on that portion of the property which is separated by the canal or roadway.
(2.2) Hotel and motel uses, subject to all provisions of the RU-4A District pertaining to such uses.
(3) Liquor package stores.
(4) Major department stores.
(5) Marinas for the following purposes only: Commercial boat piers or slips for docking purposes; yacht or boat storage, for laying up, but not for repairs or overhaul; and boats carrying passengers on excursion, sightseeing, pleasure or fishing trips.
(6) Night clubs located no closer than five hundred (500) feet of any RU or EU District, if approved at a public hearing.
(7) Office parks.
(8) Pubs and bars.
(9) Regional shopping centers.

Article XXVII. BU-3 Liberal Business District

Sec. 33-254. Purpose.
The purpose of the BU-3 Liberal Business District is to provide for large scale commercial activities.

Sec. 33-255. Uses permitted.
No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:
(1) All uses permitted in the BU-1, BU-1A and BU-2 Districts except that residential uses shall not be permitted.
(2) Airports, airport hangars and airplane repair facilities.
(3) Automobile and truck services and facilities including:
(a) Open lot car and truck sales new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
(1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property

lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

(2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.

(3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.

(4) That such uses be conducted on sites consisting of at least one (1) net acre.

(5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.

(6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.

(7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).

(8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.

(9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996..

(b) Open lot car rental.

(c) Automobile parts, secondhand from store building only.

(d) Automobile body and top work and painting.

All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of the effective date of this ordinance.

(4) Bakeries, retail and wholesale.

(5) Barbecue stands or barbecue pits provided that establishments using wood burning for cooking are permitted only upon approval at a public hearing.

(6) Bottling of beverages.

(7) Cabinet working and carpentry shops.

(8) Cold storage warehouse and pre-cooling plants.

(9) Contractor's plants and storage yards.

(9.1) Dog kennels, as an exception to Section 33-256.5, subject to the following conditions:

(a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.

(b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.

(c) All kennel buildings shall be soundproofed and air-conditioned.

(d) An administrative site plan review (ASPR) shall be required. The site plan shall show all fencing, berms, and soundproofing designed to mitigate the noise impact of the kennel on the surrounding properties.

(10) Dry cleaning and dyeing establishments.

(11) Engines, gas, gasoline, steam and oil; sales and service.

(12) Feed, hay and other livestock supplies.

(13) Fertilizer stores.

(14) Garage or mechanical service. * including automobile repairs, body and top work and painting. All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of September 10, 1996.
(15) Glass installation.
(16) Gun shops.
(17) Leather goods manufacturing, excluding tanning.
(18) Locksmith shops, sharpening and grinding shops.
(19) Lumber yards.*
(20) Pawnbrokers shall be permitted only upon approval after public hearing.
(21) Poultry markets and commercial chicken hatcheries.*
(22) Railroad motor truck and water freight and passenger stations.
(23) Secondhand stores for the disposal of furniture, fixtures and tools.
(23.1) Self-service mini-warehouse storage facility. "Self-service mini-warehouse storage facility" shall be defined as a fully enclosed space used for warehousing which contains individual storage units with floor area no greater than four hundred (400) square feet and an interior height not to exceed twelve (12) feet. No business or business activity, and no wholesale or retail sales are permitted in an individual storage area within a self-service mini-warehouse storage facility.
(a) Ancillary rentals of trucks other than light trucks are permitted in conjunction with a self-service mini-warehouse storage facility, providing such facility is situated on a site containing not less than 2.5 acres gross, subject to compliance with the following requirements:
(1) That a decorative masonry wall at least 8 feet in height shall enclose the rental truck storage area; and
(2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and
(3) That there be no rental of any truck having a net vehicle weight exceeding 12,600 pounds; and
(4) That for each 100 self-storage units there shall be no more than two rental trucks stored, e.g., 1-100 units: 2 rental trucks; 101-200 units; 4 rental trucks, etc.; provided however, no more than ten rental trucks may be stored on the premises; and
(5) That no loading or unloading of trucks is permitted outside the enclosed area and all trucks must be stored inside the enclosed area at all times; and
(6) That there shall be no repairs or maintenance work on the rental trucks on the premises of the self-service mini-warehouse storage facility.
(b) Ancillary storage of recreational vehicles and boats is permitted in conjunction with a self-service mini-warehouse storage facility, subject to compliance with the following requirements:
(1) That a decorative masonry wall at least 8 feet in height shall enclose the recreational vehicle and boat storage area; and
(2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and
(3) That there shall be no repairs or maintenance work on the recreational vehicles or boats on the premises of the self-service mini-warehouse storage facility.
(24) Television and broadcasting stations, including studio, transmitting station and tower, power plants and other incidental and unusual uses permitted to such a station.
(25) Tire vulcanizing and retreading or sale of used tires.*
(26) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.
(27) Upholstery and furniture repairs.
(28) Wholesale salesroom and storage rooms.
(29) Other similar uses as approved by the Director.

Article XXIX. IU-1, Industrial , Light Manufacturing District

Sec. 33-259. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be erected, constructed, moved or reconstructed, structurally altered, or maintained, which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided herein, in IU-1 District, excepting for one (1) or more of the following:

(1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.

(2) Adult entertainment uses as defined in Section 33-259.1, subject to all the restrictions and spacing requirements contained in said Section 33-259.1.

(3) Aircraft hangars and repair shops, aircraft assembling and manufacturing.*

***Note:** See note at end of schedule of uses contained in this section.

(4) Animal hospitals within soundproof, air-conditioned buildings.

(5) Armories, arsenals.

(6) Auditoriums.

(7) Auto painting, top and body work.*

(7.2) Automobile self-service gas stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, and shall be subject to the conditions enumerated in Section 33-247(6) of this code.

(7.3) Automobile service stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, and shall be subject to the conditions enumerated in Section 33-247(5) of this code.

(8) Automobile and truck sales for new and/or used vehicles including as ancillary uses automobile and truck rentals, wholesale distribution and automobile repairs, provided that no more than fifteen (15) percent of the total gross building area is devoted to repair/service bays, subject to the following conditions:

(a) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.

(b) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.

(c) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.

(d) That such uses on sites of ten (10) acres or more shall be approved only after public hearing.

(e) That such uses be conducted on sites consisting of at least two (2) acres.

(f) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations, or as approved at public hearing.

(g) That outdoor loudspeakers are prohibited.
(h) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
(i) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
(9) Automotive repairs.*
(10) Automobile and truck rentals and wholesale distribution.
(11) Bakeries--wholesale only with incidental retail uses.
(12) Banks.
(13) Blacksmith, gas steam fitting shops.
(14) Boat or yacht repairing or overhauling, or boat building.*
(15) Boat slips used for the tying up of boats for the purpose of overhauling or repairing.
(16) Bottling plants.
(17) Brewery.
(18) Cabinet shops.*
(19) Canning factories.*
(20) Carpet cleaning.
(21) Caterers.
(22) Clubs, private.
(23) Cold storage warehouses and precooling plants.
(24) Commercial chicken hatcheries.*
(25) Concrete, clay or ceramic products, hand manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter.
(26) Contractors' offices and yards.
(27) Day nursery, kindergarten, schools and after school care licensed by the State of Florida Department of Health and Rehabilitative Services and established in accordance with the requirements of Article XA provided, however, that schools may only be located on a site consisting of at least five (5) acres and adjacent to a major roadway (three (3) or more lanes).
(27.1) Dog kennels, as an exception to Section 33-260, subject to the following conditions:
(a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.
(b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.
(c) All kennel buildings shall be soundproofed and air-conditioned.
(d) An administrative site plan review (ASPR) shall be required. The site plan shall show all fencing, berms, and soundproofing designed to mitigate the noise impact of the kennel on the surrounding properties.
(28) Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt.*
(29) Dry cleaning and dyeing plants.
(29.1) Electric substation.
(30) Engine sales and service, gas, oil, steam, etc.
(31) Fertilizer storage.†

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(32) Food products, including the grinding, cooking, roasting, preserving, drying, smoking or airing of meats, fish, fruits or vegetables (where more than five (5) persons are employed on premises).
(33) Fruit packing and fruit preserving.*
(34) Furniture manufacturing.*
(35) Furniture refinishing.
(36) Garages--storage mechanical, including trucks, buses, heavy equipment.
(37) Glass installations.
(38) Grinding shops.*
(39a) Hotel and motel use (freestanding); the use shall comply fully with all provisions, pertaining to the use, of the RU-4A District.
(39b) Hotel and motel use (mixed use, i.e., connected with, and attached to a structure containing another use permitted in the industrial district); subject to the following conditions:
(1) Minimum lot width and area: The minimum lot width shall be three hundred thirty (330) feet and the minimum lot area five (5) acres including right-of-way dedications made from the property.
(2) Lot coverage: There shall be no restriction on lot coverage except as it might be controlled by other specific requirements.
(3) Setbacks: The setbacks shall be as follows:
(a) Thirty-five (35) feet from all property lines to that portion of the structure not exceeding three (3) stories in height and not exceeding thirty-five (35) feet in height.
(b) A distance from all property lines to any portion of the tower structure above three (3) stories in height equal to seventy (70) percent of the overall height of the tower, the height being measured from the third-floor level (but not exceeding thirty-five (35) feet) to the top of the tower structure.
(4) Height: There shall be no limitation as to height except those applicable under the airport zoning regulations.
(5) Floor area ratio: No limitation.
(6) Maximum number of units: The number of dwelling units shall not exceed a density of seventy-five (75) dwelling units per net acre, based on thirty-three and one-third (33 1/3) percent of the entire building site.
(7) Parking: Parking shall be provided for the combined uses in a total number as may be required elsewhere in the Code for each of the uses on the property.
(8) Open space: There shall be provided open landscaped space equal to a minimum of fifteen (15) percent of the lot area (entire site) in all the industrial districts except that in the IU-C District a minimum of twenty (20) percent shall be provided.
(9) Accessory uses:
(a) Business or commercial establishments of the BU-1 type, bars and cabarets shall be permitted in motels and hotels provided they are located within the principal building, which contains at least one hundred (100) units, and provided the exterior of any such principal building shall not have storefronts or give the appearance of commercial or mercantile activity as viewed from the highway: in the event the use contains windows which may be seen from the street or highway, said windows shall be of fixed, obscure glass. Such business or commercial establishments and bars in this district shall be entered only through the lobby, and no additional entrances shall be permitted except when the same opens into a courtyard or patio (away from the street side) which is enclosed and which is not visible from the street, and except that a fire door or emergency exit shall be permitted.
(b) Hotels and motels with one hundred fifty (150) or more guest rooms may contain liquor package use on the premises for the accommodation and use of their guests only, provided the establishment housing such use is entered only through the lobby within the building and does not have the appearance of commercial or mercantile activity as viewed from the

highway. No advertisement of the use will be permitted which can be seen from the outside of the building.

(c) Hotels and motels with two hundred (200) or more guest rooms under one (1) roof may contain a night club on the premises, provided the exterior of any such building shall not have storefronts or give the appearance of commercial or mercantile activity as viewed from the highway. In the event the use contains windows which may be seen from the highway, said windows shall be of fixed obscure glass. Such night club shall be entered only through the lobby, and no additional entrance shall be permitted except when the same opens into a courtyard or patio (away from street side) which is enclosed and which is not visible from the street, and except that a fire door or exit shall be permitted.

(40) Ice manufacturing.*

(41) Insecticide, mixing, packaging and storage.*

(42) Laboratories, material testing.

(43) Leather goods manufacturing, excluding tanning.

(44) Livery stables, for riding clubs, or a stable for sheltering horses, not closer than three hundred (300) feet to an RU or EU District.

(45) Locksmiths.

(46) Lumberyards.*

(47) Machine shops.

(48) Marine warehouses.

(49) Mattress manufacturing and renovating.

(50) Metalizing processes.

(51) Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made.

(52) Millwork shops.*

(53) Motion picture production studios.

(54) Novelty works.*

(55) Office buildings.

(56) Ornamental metal workshops.*

(57) Oxygen storage and filling of cylinders.

(58) Parking lots--commercial and noncommercial.

(59) Passenger and freight--stations and terminals--boats, trucks, buses, and railroads.

(60) Pharmaceutical storage, subject to compliance with the following conditions:

(a) That the applicant secure a license from the State of Florida Department of Health and Rehabilitative Services (HRS) for such pharmaceutical storage.

(b) That the pharmaceutical storage area shall be air conditioned to continuously control temperature and humidity as required by HRS for pharmaceutical products.

(c) That the premises be secured with a security system as required by HRS for the storage of pharmaceutical products.

(d) That a declaration of use be provided permitting a building and zoning enforcement officer to enter the premises to conduct inspection to assure compliance.

(e) That upon compliance with the conditions enumerated above, a certificate of use and occupancy is secured from the Department.

(61) Police and fire stations.

(62) Post offices, which shall include self-service post offices, stations and branches, and mail processing centers.

(63) Power or steam laundries.*

(64) Printing shops.

(65) Radio and television transmitting stations and studios.

(66) Religious facilities located inside the Urban Development Boundary. Religious facilities outside the Urban Development Boundary will be permitted only upon approval after public hearing.
(67) Restaurants.
(67.1) Restaurants with an accessory cocktail lounge-bar use, subject to compliance with Article X, Alcoholic Beverages, of this code.
(68) Salesrooms and storage show rooms--wholesale.
(69) (a) Salesrooms and showrooms, subject to the prohibitions and limitations in Subsection (b), incorporated as a part of a permitted industrial use upon compliance with the following conditions:
(1) Any industrial use and its related retail sales/showroom uses in different units or bays within the same building must be under one (1) certificate of use and occupancy, and all areas under one (1) such certificate must be connected by communicating doors between units or bays.
(2) Only merchandise which is warehoused, stored, manufactured or assembled on the premises can be sold on a retail basis.
(3) The size of retail sales/showroom floor area must be less than fifty (50) percent of the total floor area of the subject premises under a single certificate of use and occupancy. Outside storage areas are to be excluded from consideration in determining the percentage of uses.
(4) A solid wall shall separate retail sales/showroom area from the balance of the industrial area which shall prevent public access to the industrial portion of the building. The industrial use area shall not be accessible to the general public.
(5) Required parking is to be calculated based upon the floor area assigned to the use classifications within the building in accordance with the provisions of Section 33-124.
(6) A declaration of use in a form meeting with the approval of the Director shall be submitted to the Department prior to the issuance of a certificate of use and occupancy specifying compliance with the foregoing conditions. Said declaration of use shall include a floor plan for the intended use as required by the Department.
(b) Subsection (a) above is intended to permit retail salesrooms and showrooms in recognition of the compatibility and reasonableness of incorporating certain retial uses into the other uses permitted in this district. To assure said compatibility and reasonableness, the retail uses hereinafter enumerated, and uses similar thereto, shall be subject to the following additional conditions: (1) the primary and permitted industrial use shall be the manufacture or assembly of the products being offered for sale; and (2) the retail sales area shall not exceed fifteen (15) percent of the total floor area of the subject premises under a single certificate of use and occupancy. The retail uses subject to the conditions of this subsection are:
(1) Antique and secondhand goods shops.
(2) Apparel stores.
(3) Art and crafts supplies and finished products.
(4) Art galleries.
(5) Bait and tackle shop.
(6) Bakeries.
(7) Bicycle sales, rentals and repairs (nonmotorized).
(8) Card shops.
(9) Confectionery, ice cream stores and dairy stores.
(10) Drugstores.
(11) Florist shops.
(12) Furniture stores less than ten thousand (10,000) square feet.
(13) Gift stores.
(14) Grocery stores, supermarkets, fruit stores, health food stores, meat and fish markets and other similar food stores.

(15) Hardware stores less than ten thousand (10,000) square feet.
(16) Jewelry stores.
(17) Leather goods and luggage shops.
(18) Liquor package stores.
(19) Optical stores.
(20) Paint and wallpaper stores less than ten thousand (10,000) square feet.
(21) Photograph studio and photo supply.
(22) Pottery shops.
(23) Shoe stores and shoe repair shops.
(24) Sporting good stores.
(25) Tobacco shops.
(26) Variety stores and junior and major department stores.
(27) Retail uses determined by the Director to be similar to those enumerated above. In determining similarity between a proposed use and the uses enumerated above the Director shall be guided by the intent of this Subsection (62) and shall consider common characteristics including the nature of products offered for sale, the generation of pedestrian and vehicular traffic, and incompatibility with the primary uses permitted in this district.
(c) Failure to comply with any of the provisions of Subsection (a) or (b) shall be deemed a change in use from an industrial to retail business use for which a use variance shall be required.
(d) Any ancillary retail sales use pursuant to a lawful, valid, permanent certificate of use and occupancy issued by the Department prior to July 29, 1983, which use is in compliance with the Department's percentage of use and parking requirements on said effective date will be considered a legal, nonconforming use. Legal, nonconforming use status will also be granted to any ancillary retail sales use for which a certificate of use and occupancy has not been issued as of July 29, 1983, where the property owner or tenant:
(1) Has obtained a building permit based on the submission of plans on which the intended retail sales area has been clearly represented by physical separation from the industrial use through placement of a solid wall, and adequate parking for the retail sales use and landscaping has been provided, and said permit remains valid in accordance with the provisions of the South Florida Building Code; or
(2) Has submitted a declaration of use, parking plan and floor plan for an existing building which have been approved by the Department provided that a physical separation of the retail and industrial uses has been effected through placement of a solid wall and a temporary certificate of use and occupancy as provided in the South Florida Building Code has been obtained from the Department before July 29, 1983. Legal nonconforming use status will not be perfected if the temporary certificate of use and occupancy is not converted to a permanent certificate of use and occupancy before it expires.
(3) Has a covenant, accepted and approved by Miami-Dade County on or before July 5, 1983, and recorded in the public records, providing assurances to Miami-Dade County to comply with the provisions of Subsection (a) above and has materially changed his position in reliance thereon. The property owner or tenant shall be permitted sixty (60) days to obtain a building permit and an additional sixty (60) days to complete construction in compliance therewith.
(70) School--technical trade schools, such as, but not limited to aviation, electronic, mechanics; also physical training schools, such as, but not limited to gymnastics and karate. (All school uses shall be subject to compliance with off-street parking requirements and shall comply with sections 33-151.12.1 through 33-151.22 of this code.)
(71) Ship chandlers.
(72) Shipyards and dry docks.
(73) Sign painting shops.

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(74) Steel fabrication.*
(75) Storage warehouse for food, fodder, etc.
(76) Taxidermy. Use will be permitted only within a fully enclosed, air-conditioned building.*
(77) Telecommunications hubs:*
(1) At least eighty-five (85) percent of the gross floor area of a telecommunications hub building shall be designated for equipment or machinery; no more than fifteen (15) percent of the gross floor area shall be designated for employees and support personnel;
(2) A declaration of use in a form meeting with the approval of the Director and specifying compliance with the conditions set forth in subsection (1), above, shall be submitted to the Department prior to the issuance of a building permit. Said declaration of use shall include a floor plan and site plan for the intended use as required by the Department.
(78) Telephone exchanges.
(79) Telephone service unit yards.
(80) Textile, hosiery and weaving mills not closer than two hundred (200) feet to an RU or EU District.
(81) Upholstery shops.
(82) Utility work centers--power and telephone, etc.
(83) Vending machine sales and service.
(84) Veterinarians.
(85) Vulcanizing.*
(86) Warehouses for storage or products in the form sold in a BU District.
(87) Warehouse, membership, subject to the following minimum standards, unless otherwise approved by public hearing as a non-use variance:
(a) The area of such occupancy shall contain no less than one hundred thousand (100,000) square feet of gross floor area;
(b) The subject use shall be located on a major or minor roadway as depicted on the adopted Land Use Plan map and shall be within one quarter (1/4) mile of that roadway's intersection with another major or minor roadway; and
(c) Site plan review criteria set forth in Section 33-261.1 shall be met.
(d) Subject to compliance with Article X (Alcoholic Beverages) of this Code, liquor package sales shall be permitted. Package sales areas shall be divided from the rest of the membership warehouse area by a solid floor-to-ceiling wall and shall have a separate exterior entrance.
(88) Welding shops.*
(89) Welding supplies.
(90) Wood and coal yards.
(91) The operation of an equipment and appliance center for the testing, repairing, overhauling and reconditioning of any and all equipment, appliances, and machinery sold by the operator/occupant; provided such may be manufactured at the location of the operation and in connection therewith individual customers bringing equipment to the site for such repairing, overhauling or reconditioning, may purchase parts for such equipment, appliances, or machinery.
*NOTE: Provided no such establishment is located within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided that this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a

registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Sec. 33-259.1. Additional uses permitted.

(a) In the development and enforcement of this section it is recognized that there are uses which because of their very nature are recognized as having serious objectionable characteristics, particularly when several of them are concentrated in any given location, thereby having a deleterious effect upon the adjacent business and residential areas. It is desirable, therefore, to locate these adult oriented activities away from residential areas and public facilities that are used frequently by minors such as schools, churches, parks, libraries, day care centers or nurseries.

(b) For the purpose of this section the following definitions for terms used herein shall apply:

(1) *Adult bookstore.* Any business engaged in displaying, distributing, bartering, renting or selling printed matter, pictures, films, graphic or other materials which activity requires the exclusion of minors pursuant to Chapter 847, Florida Statutes, unless such activity comprises no more than fifteen (15) percent of the total floor area and is kept from clear view of minors.

(2) *Adult theater.* Any business engaged in presenting films, theatrical productions, performances, recitals, displays, printed matter or other entertainment which activity requires the exclusion of minors pursuant to Chapter 847, Florida Statutes.

(3) *Adult entertainment club.* Any business which features live entertainment requiring the exclusion of minors pursuant to Chapter 847, Florida Statutes.

(4) *Adult video store.* Any business engaged in displaying, renting or selling videotapes which activity requires the exclusion of minors pursuant to Chapter 847, Florida Statutes, unless such activity comprises no more than fifteen (15) percent of the total floor area and is kept from clear view of minors.

(5) *Massage establishment.*

a. Any shop, parlor, establishment or place of business wherein all or any one (1) or more of the following named subjects and methods of treatments are administered or practiced: Body massage either by hand or by any mechanical or electrical apparatus or device (excluding fever therapy), applying such movements as stroking, friction, rolling, vibration, kneading, cupping, petrissage, rubbing, effleurage or tapotement.

b. Nothing in this section shall be construed as applying to State of Florida licensed massage therapists, barbers, cosmetologists, manicurists, pedicurists, physical therapists' assistants, midwives, practical nurses, agents, servants or employees in licensed hospitals or nursing home or other licensed medical institutions, licensed physicians, osteopaths, chiropractors, podiatrists, naturopathic physicians or other licensed medical practitioners, or their agents, servants, or employees acting in the course of such agency, service or employment under the supervision of the licensee.

c. Provided, however, that, for the purpose of this section, the term "massage establishment" shall not include any massage establishment wherein at least one (1) State of Florida licensed massage therapist is employed and on duty full time during the hours open for business.

(6) *Adult modelling establishments.* Any establishment offering nude or partially nude modelling sessions or lingerie, swimwear or photography modelling sessions between two (2) or more persons requiring the exclusion of minor pursuant to Chapter 847, Florida Statutes.

(7) *Encounter studio.* All establishments offering nude or partially nude encounter sessions between two (2) or more persons, nude or partially nude dance encounter sessions between two (2) or more persons, and sexual consultation requiring the exclusion of minors pursuant to Chapter 847, Florida Statutes.

(c) The following additional uses shall be permitted in the IU-1 zone:

(1) Adult bookstore;

(2) Adult theater;

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(3) Adult entertainment club;
(4) Adult video store;
(5) Massage establishment;
(6) Adult modelling establishment;
(7) Encounter studio.
(d) Unless approved as a special exception, none of the uses set forth in Subsection 33.259.1(c) shall be permitted (i) within one thousand (1,000) feet of a private school as defined in Section 33-151.11, public school, church, public park, public library, day care center or nursery for children; (ii) within one thousand two hundred (1,200) feet of any of the uses described in Subsection 33.259.1(c); and (iii) within seven hundred fifty (750) feet of any residential zoning (with the exception of AU) district located within either the unincorporated areas of Miami-Dade County or within a municipality; provided, however, that the spacing requirements above shall not apply where the adult entertainment use is separated from the uses set forth at Subsection 33.259.1(d)(i) and Subsection 33.259.1(d)(iii) above by a county or state road of not less than six (6) lanes, or an expressway. All other distance and spacing requirements pursuant to the Code shall apply, as well as those spacing requirements imposed by State Statute, if such State spacing requirements are more restrictive than the regulations contained herein. Any application seeking a variance from State imposed spacing requirements shall be heard directly by the Board of County Commissioners pursuant to Section 33-314(C)(8).
(e) The distance and spacing requirements set forth in Subsection (d) shall be measured as follows:
(1) From a church, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest point on the church property.
(2) From a private or public school, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest point on the school grounds.
(3) From another Subsection 33.259.1(b) use, the distance shall be measured by following a straight line from the front door of the proposed place of business to the nearest point of the existing Subsection 33.259.1(b) use.
(4) From residential zoning districts, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest boundary of the residential zoning district.
(5) From a public park, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest point on park grounds.
(6) From a public library, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest point of the library property.
(7) From day care centers or nurseries for children, the distance shall be measured by following a straight line from the nearest point of the proposed place of business, whether it is the structure itself or the parking lot used by the patrons of the proposed place of business, to the nearest point on the property of the day care center or the nursery.
(f) For the purposes of establishing the distance between the uses set forth in Subsection 33.259.1(b), and between such uses and private schools as defined in Section 33-151.11,

public schools, churches, public parks, public libraries, day care centers or nurseries for children, or residential zoning districts, the applicant for such use shall furnish a certified survey from a registered surveyor. Such sketch shall indicate the distance between the proposed place of business, and any existing Subsection 33.259.1(b) use, any church, public school, private school, public park, public library, day care center or nursery for children or residential zoning district. Each sketch shall indicate all such distances and routes. In case of dispute, the measurement, scaled by the Director of the Department of Planning and Zoning shall govern.

(g) *Exemptions to spacing requirements.* This section shall not apply to accredited universities, accredited colleges or other accredited educational institutions, museums, art exhibits, arts and cultural performance theaters and playhouses or commercial professional photography and portrait studios which may use nude subjects for their photographs or portraits.

(h) *Legally existing nonconforming uses.* The following uses shall be deemed legally existing, whether or not such uses comply with the regulations enacted by this section, provided however, that nothing contained herein shall exempt such uses from complying with Section 33-35 of the Code Miami-Dade County.

(1) Any adult entertainment use for which a building permit has been issued to establish such use prior to January 1, 2002, provided the work authorized by the building permit is completed and a Certificate of Use and Occupancy ("CO") is issued within the time prescribed by applicable regulations; or

(2) Any adult entertainment use for which a CO has been issued prior to January 1, 2002, provided such CO is valid (not expired or revoked) as of January 1, 2002.

Article XXX. IU-2 Industrial, Heavy Manufacturing District

Sec. 33-262. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be hereafter constructed, reconstructed or structurally altered, maintained or moved in any IU-2 District, which is designed, arranged or intended to be used for any purpose, unless otherwise provided herein, except for one (1) of the following uses:

(1) Every use permitted in IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-2 District.

(2) Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers.

(3) Rock and sand yards.

(4) Cement and clay products, such as concrete blocks, pipe, etc.

(5) Soap manufacturing, vegetable byproducts, only.

(6) Railroad shops.

(7) Sawmills.

(8) Petroleum products storage tank not exceeding 30,000-gallon capacity or a group of such tanks with an aggregate capacity not in excess of thirty thousand (30,000) gallons.

(9) Petroleum products storage tank with a capacity of over thirty thousand (30,000) gallons or a group of such tanks with an aggregate capacity in excess of thirty thousand (30,000) gallons if approved after public hearing or if placed below the surface of the ground or in a rockpit.

(10) Dynamite storage.

(11) Construction debris materials recovery transfer facility, provided such use shall be conducted entirely within an enclosed building consisting of a minimum of 15,000 square feet.

Counted toward this minimum floor area shall be areas set aside for office shop space and equipment storage associated with the construction debris materials recovery transfer facility.

Article XXXI. IU-3, Industrial, Unlimited Manufacturing District

Sec. 33-264. Uses permitted.

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved or reconstructed, structurally altered or maintained for any purpose in an IU-3 District which is designed, arranged or intended to be used or occupied for any purpose, except for any one (1) or more of the uses listed in this section.

(1) Every use permitted in the IU-1 and IU-2 Districts, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-3 District.

(2) Residential uses as a watchman's or caretaker's quarters used in connection with an existing industrial use located on the premises concerned but for no other residential use.

(3) Uses listed below, subject to the provisions of Section 33-265.

Acetylene, generation and storage.
Acids and derivatives.
Alcohol, industrial.
Aluminum, powder and paint manufacture.
Ammonia.
Animal reduction plants.
Asphalt or asphalt products.
Atomic reactor.
Blast furnace.
Bleaching products.
Blooming mill.
Boiler manufacture (other than welded).
Brass and bronze foundries.
Calcium carbide.
Casein.
Caustic soda.
Celluloid.
Cellulose products.
Cement, lime, gypsum or plaster of Paris.
Charcoal, lampblack or fuel briquettes.
Charcoal pulverizing.
Chlorine.
Cider and vinegar.
Cleaning and polishing preparation: dressings and blackings.
Coal tar product.
Coke oven products (including fuel gas) and coke oven product storage.
Cotton wadding.
Cottonseed oil, refining.
Creosote.
Distillation, manufacture or refining of coal, tar, asphalt, wood, bones.
Distillery (alcoholic), breweries and alcoholic spirits.
Dyestuff.
Dynamite storage.
Excelsior.

Explosives.
Fat rendering.
Fertilizer, organic or inorganic, manufacture.
Film, photographic.
Fireworks.
Fish cannery or curing.
Fish oils, meal and by-products.
Flour, feed and grain milling.
Forge plant, pneumatic drop and forging hammering.
Foundries.
Gelatin products.
Glue, gelatin (animal) or glue and size (vegetable).
Graphite.
Guncotton (explosive).
Hair, felt or feathers, washing, curing and dyeing.
Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage.
Hydrogen and oxygen manufacturing.
Insecticides, fungicides, disinfectants, or related industrial and household products (depending on materials and quantities used).
Ink manufacture from primary raw materials (including colors and pigments).
Jute, hemp and sisal products.
Lampblack, carbonblack and boneblack.
Lead oxide.
Linoleum and other similar hard surface floor coverings (other than wood).
Locomotive and railroad car building and repair.
Match manufacture and storage.
Metal and metal ores, reduction, refining, smelting and alloying.
Molasses.
Nitrate (manufactured and natural) of an explosive nature; and storage.
Nitroleng of cotton or other materials.
Nylon.
Oil cloth, oil treated products and artificial leather.
Oil refinery.
Oil wells.
Oils, shortening and fats (edible).
Ore pumps and elevators.
Paint manufacture, depending upon materials and quantities used.
Paper and paperboard (from paper machine only).
Paper and pulp mills.
Petroleum, gasoline and lubricating oil--refining and wholesale storage.
Phenol.
Pickles, vegetable relish and sauces, sauerkraut.
Plastic material and synthetic resins.
Potash.
Poultry slaughtering and packing (wholesale).
Pyroxylin.
Radioactive waste handling.
Rayon and rayon yarns.
Refractories (coal fired).
Refuse disposal.
Rendering and storage of dead animals, offal, garbage and waste products.

Rubber--natural or synthetic, including tires, tubes, or similar products, gutta percha, chickle and valata processing.
Sawmill.
Scrap metal reduction.
Shoddy.
Slaughterhouse.
Smelting.
Soaps (other than from vegetable by-products) or detergents, including fat rendering.
Solvent extraction.
Starch manufacture.
Steel works and rolling (ferrous).
Stockyards.
Storage batteries, wet cell.
Sugar refining.
Testing--jet engines and rockets.
Textiles bleaching.
Turpentine and resin.
Wallboard and plaster, building insulation.
Wire ropes and cable.
Wood preserving treatment.
Wool pulling or scouring.
Yeast.

Cross references: Use, possession and storage of explosives, Ch. 13; circuses and carnivals permitted in IU Districts without public hearing, § 33-13(f).

Sec. 33-265. Control of uses.
Any person, firm, corporation or other legal entity desiring to use any property or premises situated in an IU-3 District for the manufacture, assembly, processing or packaging of any article or matter enumerated in Section 33-264(3), or for the storage of relatively large quantities of such article or matter (not to include storage where storage is relatively small and incidental to the use of small quantities of such article or matter in connection with manufacture, processing or use permitted in more restrictive districts), or manufacture, assembly, processing, packaging or storage of similar articles or matter, or for any use or operation enumerated in said Section 33-264(3) or for similar use or operation, shall file with the Director a written application setting forth a full description of the proposed use or occupancy, and accurate legal description of the property or premises, a description of the structure or structures to be constructed or occupied, satisfactory proof that the proposed use will conform to the requirements of the Miami-Dade County Pollution Control Ordinance, and such other information as may be reasonably required by the Director, who shall determine from such information, whether or not the proposed use will, in fact, create objectionable influences ordinarily associated with the general type of such uses. If it is found that such use because of the method of operation, or type of materials used, the usual degree of hazardous conditions will not be created, the Director may assign the use to the IU-3 District or to a less restrictive zoning district. However, if it is determined that the high hazards usually anticipated in connection with the uses listed involving fire, explosions, noise, vibration, dust or emissions of smoke, odors, or toxic gases, or other hazards to public health, safety or welfare will be created, the Director shall require approval as result of a public hearing before such use is permitted. Upon filing of the application, the Director shall transmit such application, together with his recommendations, to the Community Zoning Appeals Board, who shall consider the application in accordance with the zoning procedure prescribed by article XXXVI of this

chapter, and transmit its recommendations to the County Commission. Provided, however, no use specified in Section 33-264(3) shall be established within five hundred (500) feet of any RU or EU District except after approval after public hearing. Provided, that the spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

City of Doral Equivalent Zoning Districts

CHAPTER V. ZONING DISTRICTS

Section 22. General Use (GU) District

(a) *Standard for determining regulations to be applied.* If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting his evaluation to separate geographic areas which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full- and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of of Chapter IV of this Code. If no trend of development has been established in the GU neighborhood, minimum standards of the SF-2 District shall be applied. Properties under power lines are exempted from this regulation and shall be regulated as per Section 3. regulations for uses under power lines. Public schools are also exempt from this regulation.
(b) Group homes shall be permitted pursuant to provisions of Section 4 (l) of Chapter IV.
(c) *New district classifications.* Subdivisions in GU Districts shall be governed by the provisions of Chapter XII. Where applications for building permits indicate the need for reclassification of an area in GU District, the Director may initiate an application for a change of zoning.
(d) *Public hearing on refusal to issue permit.* Whenever a permit to construct, alter, move or use a building or premises in a GU District is refused because the proposed use would conflict with regulations contained herein, the person desiring a permit may apply for a public hearing.

Section 1. Single family residential-1 district (SF-1)

(a) *Intent and Purpose of district:* The intent and purpose of the Single Family-1 Residential District ("SF-1") is to protect and preserve the integrity and value of existing, stable residential neighborhoods of estate density while at the same time, allowing a careful and deliberate redevelopment and revitalization of such neighborhoods in need of reinvigoration or neighborhoods with unique amenities which create unique opportunities to increase property values and the overall attractiveness of the city.

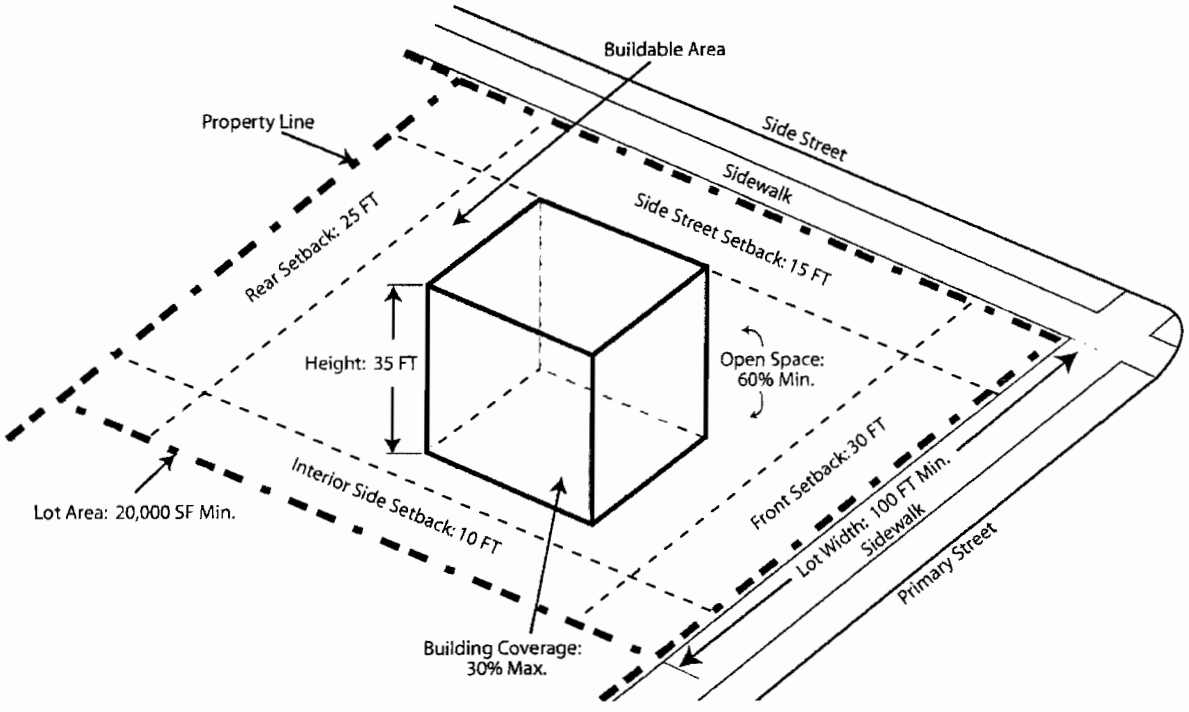
(b) *Permitted Uses*: The following uses are permitted in the Single Family-1 (SF-1) Residential district, while all other uses are conditional or prohibited:
(1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.
(2) Municipal recreation building, playgrounds, parks or reservations owned and operated by a municipality, County, State or the United States Government.
(3) Golf courses.
(4) Public schools

(c) *Permitted uses with special development requirements:*
(1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association, provided same is approved in conjunction with approval of the subdivision at time of site plan approval or plat.

(2) Family day care and after-school care for children as per Section 4 (a) (k) in Chapter VI.
(3) A group home in a dwelling unit as per Section 4 (l) in Chapter VI.
(4) Religious praying places as per Section 4 (p) in Chapter VI.
(5) Uses that are allowed under power lines such as neighborhood nursery gardens, greenhouses and other similar uses as per Section 3. Regulations for uses under power lines. in Chapter VI.
(6) Ancillary uses to residential uses as per Section 4 (a) in Chapter VI.
a. Small doctors office
b. Fitness center
c. Private education
d. Child care
e. Dance/karate studios
f. Therapy for elderly
g. Assembly halls
h. Art instruction
i. Convenience stores
j. Government uses
(7) Small scale public facilities and utilities less than one (1) acre in size.
(8) All other related and/or similar uses.

(d) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

SF-1 — Single Family-1 Residential District



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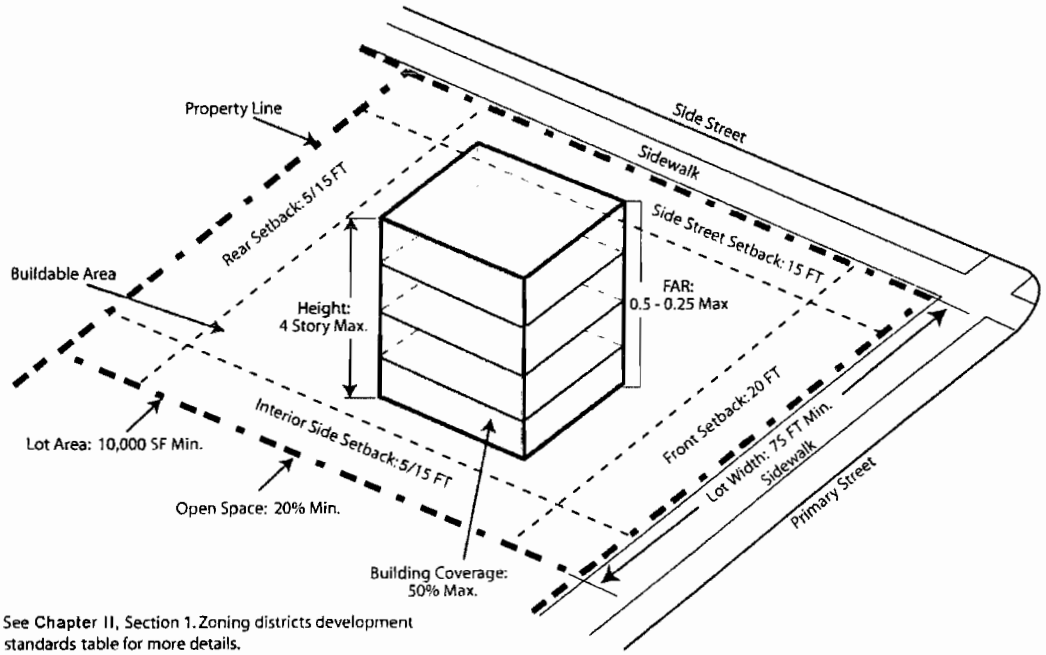
(a) *Intent and Purpose of district:* The Office districts are established to provide for office use environments for low to high intensity office uses.

(b) *Permitted Uses*: The following uses are permitted in all the three Office (O-1, O-2 and O-3) districts, while all other uses are conditional or prohibited:
(1) Professional and Medical Offices (Refer to Chapter IV for a detailed list of uses)
(2) Art galleries, theaters and museums.
(3) Hotels & Motels with a maximum density of 75 units per acre
(4) Retail Services (Refer to Chapter IV for a detailed list of uses) with no more than 5% of the total floor area. If the property's Future Land Use Designation is Office and Residential, then 10% of the floor area may be used for Retail Services.
(5) Public schools

(c) *Permitted uses with special development requirements:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for the following uses:
(1) Hotels pursuant to Section (4) (m) in Chapter VI.
(2) Restaurants pursuant to Section 5. Alcoholic beverages. of Chapter VI
(3) Wine cafes pursuant to Section 5. Alcoholic beverages. of Chapter VI
(4) Bars pursuant to Section 5. Alcoholic beverages. of Chapter VI

O-1 — Office-1 District



See Chapter II, Section 1. Zoning districts development standards table for more details.

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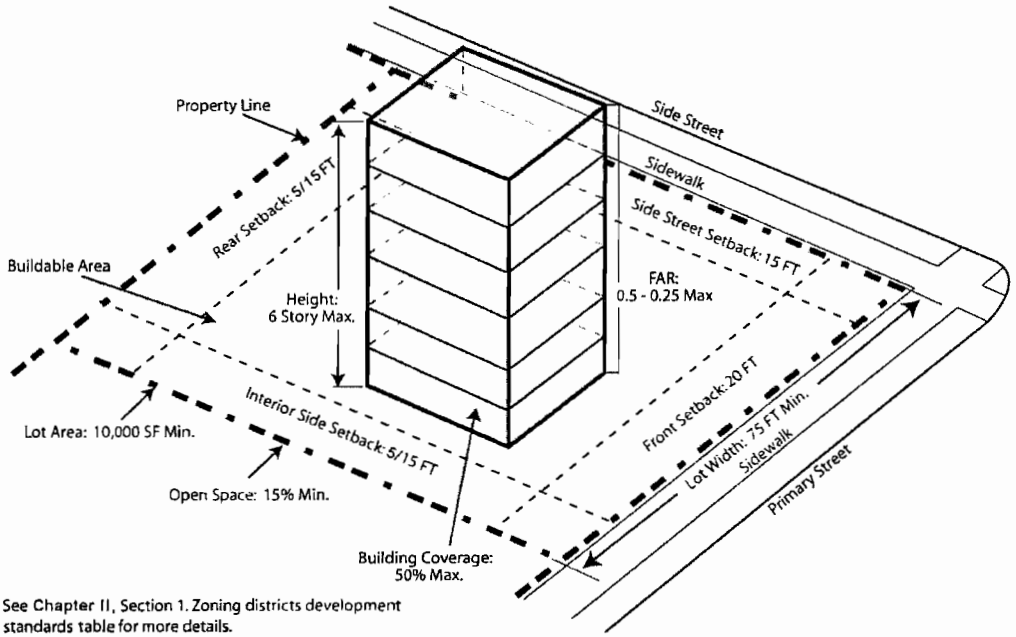
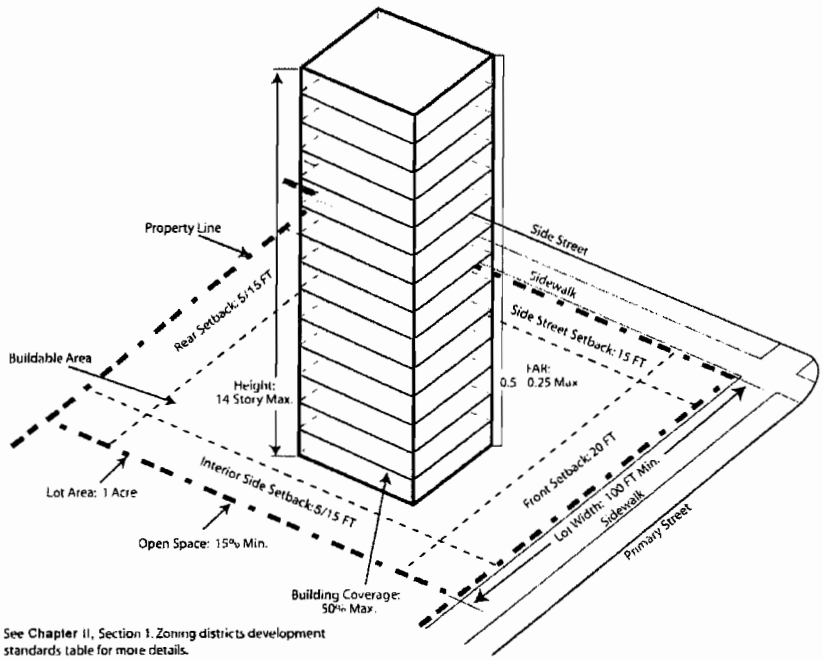
(d) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

O-2 — Office-2 District



See Chapter II, Section 1. Zoning districts development standards table for more details.

O-3 — Office-3 District



See Chapter II, Section 1. Zoning districts development standards table for more details.

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Section 11. Neighborhood commercial district

(a) *Intent and Purpose of district:* The Neighborhood Commercial District is established to provide for low to moderate intensity business uses in a neighborhood environment.

(b) *Permitted Uses*: The following uses are permitted in the Neighborhood Commercial (NC) district, while all other uses are conditional or prohibited:

(1) Retail services in the following categories (Refer to Chapter II. Use compatibility table for a detailed list of uses under these categories)

a. Banks
b. Tangible sales
c. Fitness/Sports
d. Animal service
e. Beauty and personal services
f. Other services that are similar to above uses and shall be approved by the Director of Planning & Zoning Department

(2) Restaurant/Cafeteria
(3) Professional offices (Refer to Chapter IV for a detailed list of uses)
(4) Low intense medical offices and clinics (Refer to Chapter II. Use compatibility table for detailed list of uses).
(5) Educational and training institutions
(6) Public schools
(7) Amusements
(8) Laundry pick up/drop off
(9) Religious facilities

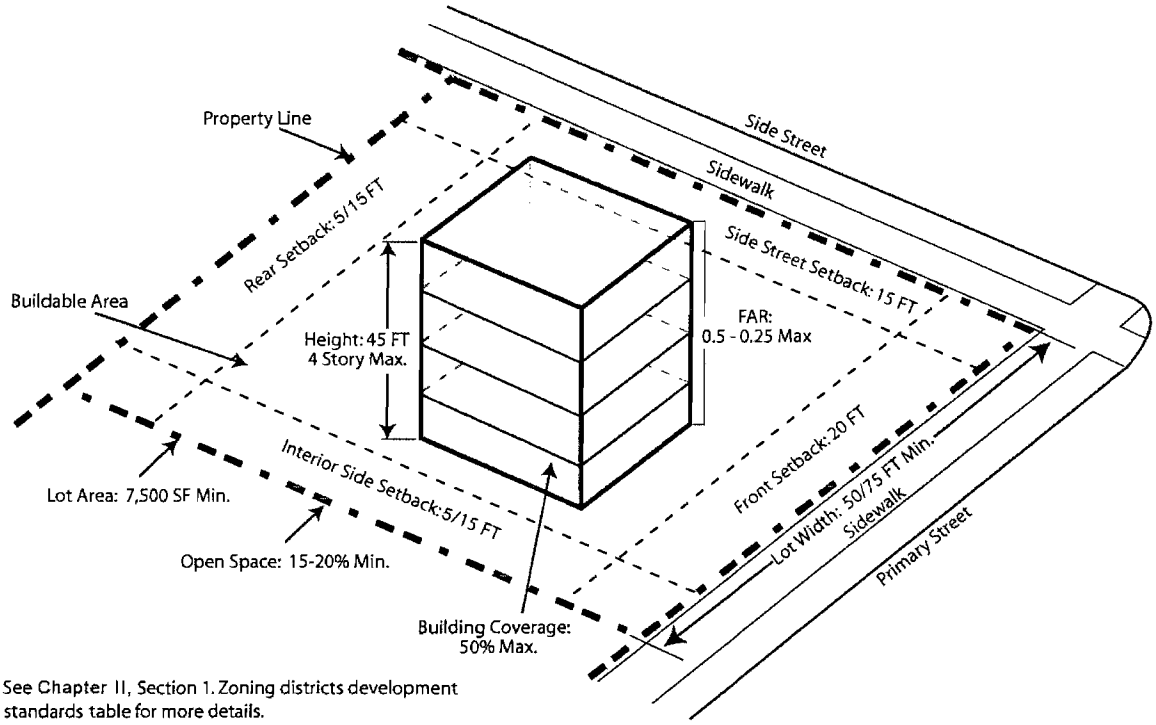
(c) *Permitted uses with special development requirements:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for the following uses:

(1) Wine cafes pursuant to Section 5. Alcoholic beverages. of Chapter VI
(2) Wine cafes with retail sales pursuant to Section 5. Alcoholic beverages. of Chapter VI
(3) Billiards pursuant to Section 5. Alcoholic beverages. of Chapter VI
(4) Hotels and motels (mixed-use) pursuant to Section 4 (m) of Chapter VI.
(5) Hotels & Motels (stand alone) with a maximum density of 75 units per acre

(d) *Special exception uses:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for the following uses:

(e) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

NC — Neighborhood Commercial District



See Chapter II, Section 1. Zoning districts development standards table for more details.

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Section 12. Corridor commercial district

(a) *Intent and Purpose of district:* The Corridor Commercial District is established to provide for medium to high intensity business uses on major corridors and prime commercial areas.

(b) *Permitted Uses*: The following uses are permitted in the Corridor Commercial (CC) district, while all other uses are conditional or prohibited:

(1) Retail services in the following categories (Refer to Chapter II. Use compatibility table for a detailed list of uses under these categories)
a. Banks
b. Tangible sales
c. Fitness/Sports
d. Animal services
i. Pet shop
ii. Grooming
iii. Animal training
iv. Veterinarians
e. Firearms
f. Beauty and personal services
g. Religious facilities
h. Other services that are similar to above uses and shall be approved by the Director of Planning & Zoning Department
(2) Eating establishments
a. Restaurant/Cafeteria
b. Drive-in restaurants
c. Wine cafes
d. Wine cafes with retail sales
e. Billiards
f. Liquor sales with tasting
g. Bars and pubs
(3) Professional offices (Refer to Chapter II for a detailed list of uses)
(4) Medical offices and uses
(5) Regional Mall
(6) Educational and training institutions
(7) Public schools
(8) Admission facilities like auditoriums, theaters, museums and galleries (Refer to Chapter II for a detailed list of uses).
(9) Car wash places
(10) Amusements

(c) *Permitted uses with special development requirements:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for the following uses:

(1) Night clubs pursuant to Section 5. Alcoholic beverages. of Chapter VI
(2) Hotels and motels (mixed-use) pursuant to Section 4 (m) of Chapter VI
(3) Hotels & Motels (stand alone) with a maximum density of 75 units per acre
(4) Auto/truck/van sales pursuant to Section 4 (h) of Chapter VI

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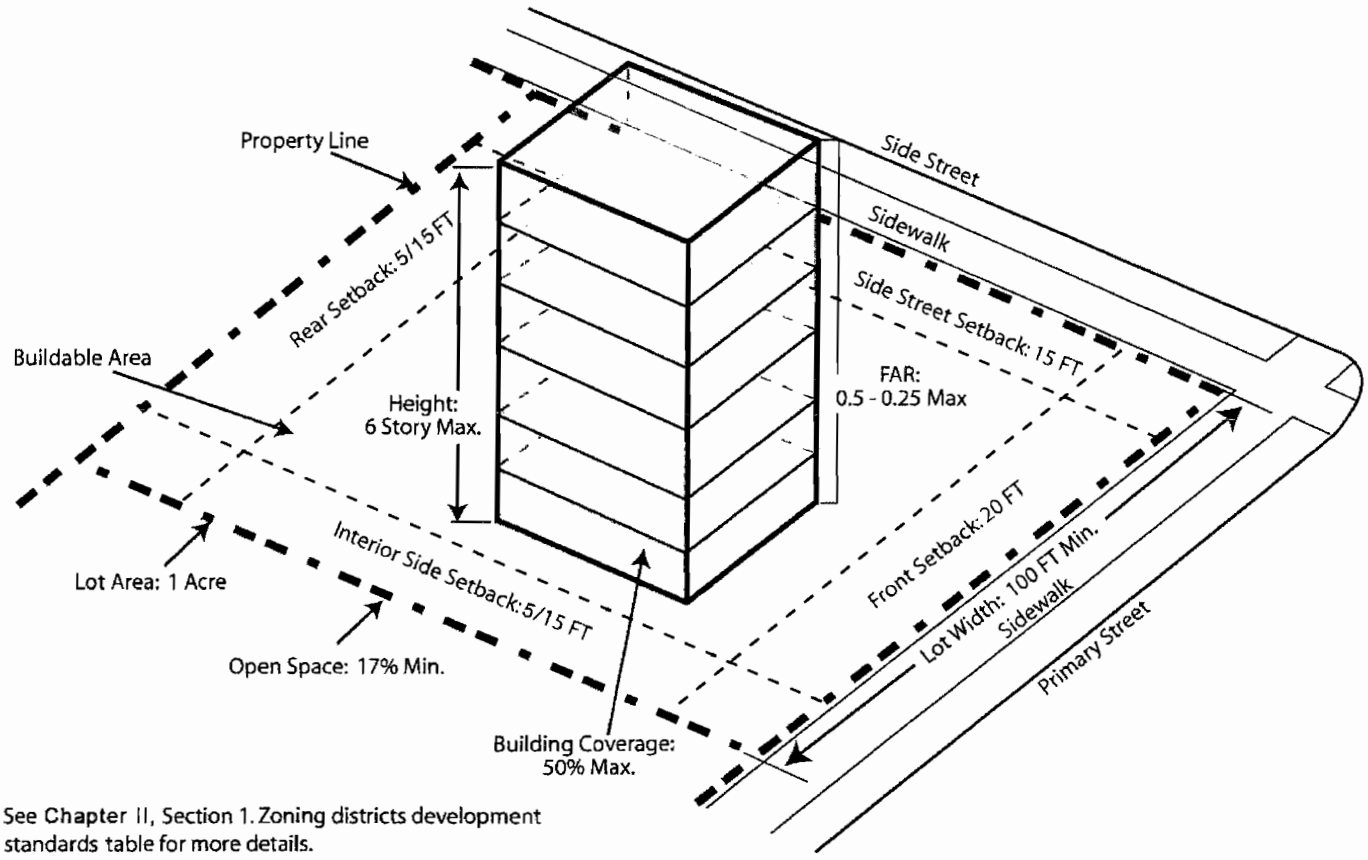
(5) Mini-warehouses and self storage facilities pursuant to conditions mentioned in the definitions chapter
(6) Passenger service facilities

(d) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

CC — Corridor Commercial District



See Chapter II, Section 1. Zoning districts development standards table for more details.

Section 17. Industrial commercial district (IC)

(a) *Intent and Purpose of district:* The intent and purpose of the Industrial Commercial District ("IC") is to provide for uses with commercial and industrial in nature and that are in close proximity to major roadways.

(b) *Permitted Uses:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development requirements for these uses permitted in the Industrial Commercial "IC" district.

(1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
(2) Professional Office
(3) Medical Office – see definitions
(4) Restaurants
(5) Hotels & Motels with a maximum density of 75 units per acre
(6) Retail and services – only 15 % of the entire development and could be independent from the principal use.
(7) Educational facilities
(8) Public schools
(9) Trade schools
(10) Religious facilities
(11) Day care facilities
(12) Warehouses
(13) Showrooms
(14) Manufacturing light (see Chapter III for definitions)
(15) Place of assembly (Banquet halls, private clubs, convention and Auditoriums)
(16) Recreation facilities
(17) Automotive rental
(18) Mini warehouse
(19) Motion picture production studios
(20) Parking lots
(21) Bars
(22) Night Clubs
(23) Wine Cafes
(24) Kennels

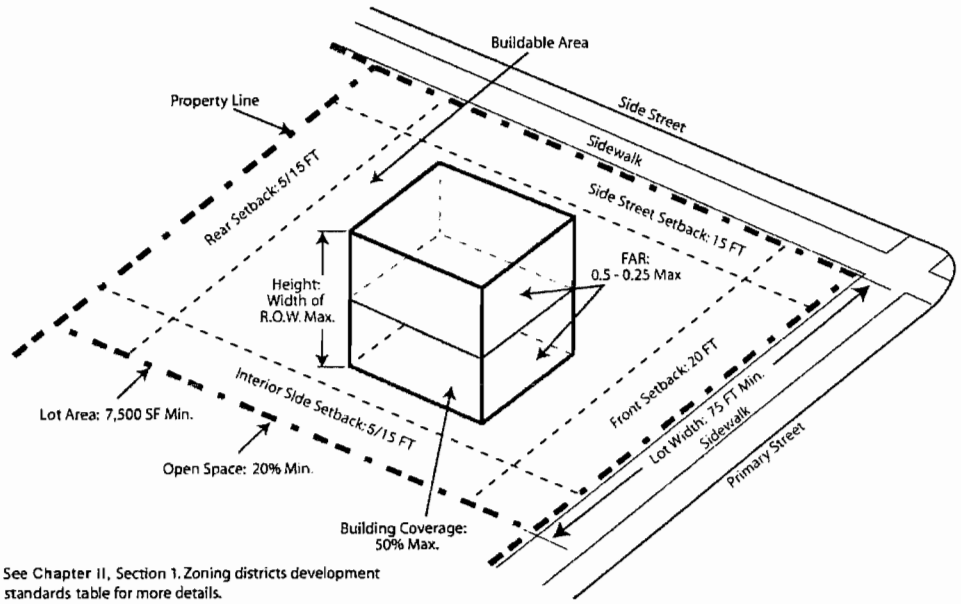
(c) *Permitted Uses with special development requirements:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for these uses permitted in the Industrial Commercial "IC" district.
(1) Auto dealerships and truck sales for new and/or used vehicles including ancillary uses such as auto and truck rentals, wholesale distribution and auto repair – only forty percent (40%) of total gross building area is allowed for repair/service bays.
(2) Auto repair, painting, top and body works pursuant to Section (4) (b) in Chapter VI.
(3) Hotels and Motels pursuant to Section (4) (m) in Chapter VI.
(4) Manufacturing medium (see Chapter III for definitions) pursuant to Section (4) (n) of Chapter VI.
(5) Pharmaceutical storage pursuant to Section (4) (o) of Chapter VI.
(6) Salesrooms and showrooms pursuant to Section (4) (q) of Chapter VI.
(7) Telecommunications hubs pursuant to Section (4) (r) of Chapter VI.
(8) Warehouse, membership pursuant to Section (4) (s) of Chapter VI.
(9) Retailing of secondhand items and pawnshops pursuant to Section (4) (t) of Chapter VI.

(d) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

(e) The operation of an equipment and appliance center for the testing, repairing, overhauling and reconditioning of any and all equipment, appliances, and machinery sold by the operator/occupant; provided such may be manufactured at the location of the operation and in connection therewith individual customers bringing equipment to the site for such repairing, overhauling or reconditioning, may purchase parts for such equipment, appliances, or machinery.

(f) *Uses confined to building.* At all manufacturing establishments or rebuilding, storage or repair places permitted in an Industrial Commercial (IC) district, all materials and products shall be stored and all manufacturing, rebuilding, storing or renovating operations shall be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls not less than six (6) feet in height; provided the water frontage of shipyards, dry docks, boat slips, and like uses may be open.

IC — Industrial Commercial District



See Chapter II, Section 1. Zoning districts development standards table for more details.

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Section 18. Industrial district (I)

(a) *Intent and Purpose of district:* The intent and purpose of the Industrial District ("I") is to allow for industrial uses in the City of Doral, which shall increase the economic activity as being in close proximity to Miami International Airport and to retain and continue allowing industrial uses in the city.

(b) *Permitted Uses:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development requirements for these uses permitted in the Industrial "I" district.

(1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
(2) Professional Office
(3) Medical Office – see definitions
(4) Restaurants
(5) Hotels & Motels with a maximum density of 75 units per acre
(6) Retail and services – permitted only as an ancillary use - only 15 % of the entire development in conjunction with principle uses.
(7) Educational facilities
(8) Public schools
(9) Trade schools
(10) Religious facilities
(11) Day care facilities
(12) Warehouses
(13) Showrooms
(14) Manufacturing light
(15) Place of assembly (Banquet halls, private clubs, convention and Auditoriums)
(16) Recreation facilities
(17) Automotive rental
(18) Mini warehouse
(19) Motion picture production studios
(20) Parking lots
(21) Kennels

(c) *Permitted uses with special development requirements:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to Chapter VI for special development regulations for these uses permitted in the Industrial "I" district.

(1) Hotels and Motels pursuant to Section (4) (m) of Chapter VI.
(2) Bars pursuant to of Chapter VI.
(3) Auto dealerships and truck sales pursuant to Section (4) (h) of Chapter VI.
(4) Auto repair, painting, top and body works pursuant to Section (4) (d) of Chapter VI.
(5) Manufacturing heavy pursuant to Section (4) (n) of Chapter VI.
(6) Manufacturing medium pursuant to Section (4) (n) of Chapter VI.

(d) *Special exception uses:* Refer to Chapter II for a detailed list of various types of uses and development standards. Refer to *Section 16. Special development regulations for adult uses.* of Chapter VI for special development regulations for these uses permitted in the Industrial "I" district.

(1) Adult Uses

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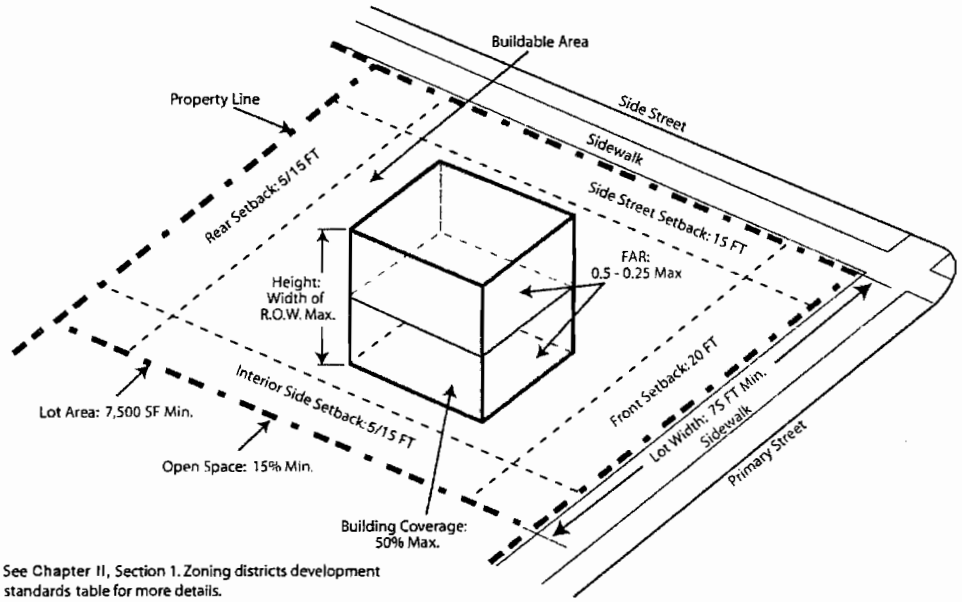
(e) *Development Standards and additional regulations:* Refer to Chapter II for a detailed list of various types of uses and development standards. For additional regulations refer to Chapter VII. Landscaping and Buffer; Chapter VIII. Urban Design and Architectural Standards; Chapter IX. Roads and Vehicular Use Areas; Chapter X. Sign Regulations and Chapter XI. Towers, Poles and Masts.

I — Industrial District



See Chapter II, Section 1. Zoning districts development standards table for more details.

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List of Services to be Provided

a. Police

The City of Doral Police Department comprises 95 sworn officers for the current 2008/2009 budget year. With a $14 Million current year budget the Police Department is prepared to absorb any additional required police services.

Upon completion of the annexation process and municipal boundary change the City would provide immediate coverage to the area. If the annexation is successful an increase of two sergeants, 10-officers, and 2-detectives would be contemplated for FY2009/2010.

b. Fire Protection

Fire Protection is provided by Miami-Dade County fire services for the City of Doral residents. Primary Fire Rescue service for the **proposed annexation area** will be provided by Fire Battalion 11 and Battalion 12, as referenced below. The following station territories lie within the proposed annexation area.

Battalion 11

Station	Address	Unit
Virginia Gardens 17	7050 NW 36 St	Aerial
Medley 46	10200 NW 116 Way	Technical Response Team
Miami Springs 35	201 Westward Dr	Rescue, Engine
Hialeah Gardens 28	10350 NW 87 Ave	Rescue

Batallion 12

Station	Address	Unit
Doral 45	9710 NW 58 St	Medic Engine
Fontainbleau 48	8825 NW 18 Terr	Rescue
Future Station 69	NW 112th Avenue and NW 74th Street	

A Battalion, is defined as a fire department organizational unit comprised of multiple units under the command of a Chief Fire Officer. The annexed area will be served by Battalion 11, which is comprised of Virginia Gardens Station 17, Medley Station 46, Miami Springs Station 35, and Hialeah Gardens Station 28, new Station 69 and others. Battalion 12 will also serve the area. Battalion 12 is comprised of Doral Station 45, Fontainbleau Station 48, and other stations. Although these units primarily serve their own communities (Miami Springs, Medley, Miami Gardens) they come together in response to any major incident in the area. They also provide support services when primary response units are on other service calls. To develop proficiency and unit coordination, the Battalion units regularly drill together.

Battalion 11 is also part of Miami Dade Fire Rescue's Special Operations Division. In addition to their normal firefighting, dive rescue and emergency medical activities, Stations 17, 28, 46, and 48 have some very special capabilities.

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Station 46 serves as part of the urban search and rescue (USAR-1) and the Technical Rescue Team (TRT Units). Members of these units are trained in vehicle extraction, confined space rescue, trench rescue and elevated victim rescue. Station 17 is equipped with aerial apparatus units that are especially suited for taller buildings. Stations 28 and 48 comprise the core of the County's Hazardous Materials Response Team, Rescue and USAR-1 rescue support services.

Miami-Dade Fire Rescue Department provides fire and rescue service to the annexation area. There will be no change in this service if annexation occurs. There is no cost to the City of Doral for this service. All costs are directed to the property owners in the annexed area.

c. Water Supply and Distribution

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its water supply and distribution system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

d. Facilities for Collection and Treatment of Sewage

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its collection and treatment system and will continue to do so. Also, MDWASD has the capacity to handle any future development in this area.

e. Garbage and Refuse Collection and Disposal

The County's Department of Solid Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing the County's landfills.

f. Street Lighting

Florida Power and Light provides electricity and lighting to the Annexation Area and will continue to do so.

g. Street Construction and Maintenance

The State of Florida will be responsible for the maintenance of State roads while Miami-Dade County will be responsible for County roads. The remaining municipal streets totaling 5.5 miles will become City roads.

h. Park and Recreation Facilities and Services

The City has adequate park and recreational facilities to serve the needs of residents and of those employed in the City's municipal boundaries.

I. Building Inspection

The City assumed this function on October 1, 2004 and is therefore responsible for all building inspections. One additional Code Compliance Officer will be required.

j. Zoning Administration

The City assumed this function on September 6, 2004 and is therefore responsible for all zoning related matters.

k. Local Planning Services

The City assumed this and other local planning services functions on September 6, 2004 but shall continue to acknowledge the Miami-Dade County Comprehensive Development Master Plan until the City's own Comprehensive Development Master Plan becomes effective.

l. Special Services Not Listed Above

The City assumed the platting function on October 1, 2004 and is therefore responsible for all applications for plat approval and waivers of plat.

m. General Government

The City has a Mayor-Council-Manager form of government. The Mayor and four Council members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the City and are elected at-large for staggered four year terms (beginning in 2006) and may serve no more than two consecutive terms. The Council's powers include establishing public policy and law and directing the City Manager.

The City Manager serves as the Chief Administrative Officer of the City and is responsible to the Council for the administration of all City affairs. These duties include responsibility for all City departments and operations. The current number of employees is 270 and will be expanded as the City takes on additional responsibilities.

Timetable for Supplying Services

a. Police
Immediate/No Change. The City officially began its own Police Department on June 6, 2008 from Miami-Dade County and would be able to adequately handle any policing needs in the annexation area.

b. Fire Protection
Immediate/No Change. Miami-Dade Fire Rescue will continue to provide services in perpetuity.

c. Water Supply and Distribution
Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to supply potable water through its water supply and distribution system.

d. Facilities for Collection and Treatment of Sewage
Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to service the Annexation Area through its wastewater collection and treatment system.

e. Garbage and Refuse Collection and Disposal
Immediate/No Change. The Annexation Area will continue to be part of the Solid Waste and Collection System.

f. Street Lighting
Immediate/No Change. Any new lighting will be paid for through Special Taxing Districts or funded by FPL through user fees.

g. Street Construction and Maintenance
Immediate/No change. The County shall maintain responsibility for section line roadways while the City will maintain roadways designated municipal streets.

h. Park and Recreation Facilities and Services
Immediate/No Change No new recreational facilities will be needed to service the Annexation Area due to the lack of residential areas.

i. Building Inspection
Immediate/No Change This function was assumed by the City on October 1, 2004.

j. Zoning Administration
Immediate/No Change This function was assumed by the City on September 6, 2004.

k. Local Planning Services
Immediate/No Change This function was assumed by the City on September 6, 2004.

l. Special Services Not Listed Above
Immediate/No Change Platting functions were assumed by the City on October 1, 2004.

m. General Government
Immediate/No Change After the annexation process is completed, the City of Doral will be responsible for all general government services.

Financing of Services

a. Police
The City will fund this service through its General Fund via tax collections.

b. Fire Protection
Fire and Rescue services will continue to be provided by Miami-Dade County Fire Rescue Department. Services are financed through the Fire Rescue Special Taxing District.

c. Water Supply and Distribution
Water supply and distribution services will continue to be provided by MDWASD. Costs associated with new development (water main extensions and connections) will be paid by the developers. Residential and commercial water usage charges will provide the revenues for the continued operation and maintenance of the water supply and distribution system.

d. Facilities for Collection and Treatment of Sewage
Wastewater treatment and collection services will continue to be provided by MDWASD. Costs associated with new development (wastewater main extensions and connections) will be paid by the developers. Residential and commercial sewer usage charges will provide the revenues for the continued operation and maintenance of the wastewater treatment and collection system.

e. Garbage and Refuse Collection and Disposal
The County's Department of Solid Waste Management will continue to serve existing customers but typically commercial and industrial areas will be required to contract for refuse removal services utilizing County landfills. Services provided by the County are financed through tax collections.

f. Street Lighting
Street lighting is financed through FP&L or Special Taxing Districts created by new development.

g. Street Construction and Maintenance
The costs of new street construction will be funded by the associated new development. Maintenance will be funded through the City's General Fund.

h. Park and Recreation Facilities and Services
The operation and maintenance of these facilities will be funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.

i. Building Inspection
Building Inspections are financed through user fees.

j. Zoning Administration
Zoning Administration services are financed through user fees.

k. Local Planning Services
Local Planning Services are financed through user fees.

l. Special Services Not Listed Above
Platting function costs are financed through user fees.

m. General Government

General Government Services are provided and funded through tax collections.

84

Tax Load on Annexation Area

Gross Revenue is based on the 2008 Taxable Property Rolls and other revenues. The Cost of Providing Services (Expenditures) is based on expected costs the City believes it will incur.

The City of Doral Budget (FY 08-09) process has been completed and maintains a millage rate of 2.447. The current Miami-Dade County millage rate is 2.0406.

Property Tax Revenue is determined by the following formula:

Revenue = Taxable Property X Millage X .95/1000

SECTION TOWNSHIP RANGE	2008 TAXABLE PROPERTY ROLLS	PROPERTY TAX REVENUE	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
31-53-40	$784,137,200	$1,822,844	$1,520,815	**$302,029**

Certificate of Director of Planning & Zoning

See Section 6 above.

86

Petition with Clerk of County Commission

Not required for an annexation application initiated by a municipal governing body.

87

END

Attachment “A”

88

600-FOOT RADIUS MAP OF:

SCALE: 1"= 1200'

LEGAL DESCRIPTION:

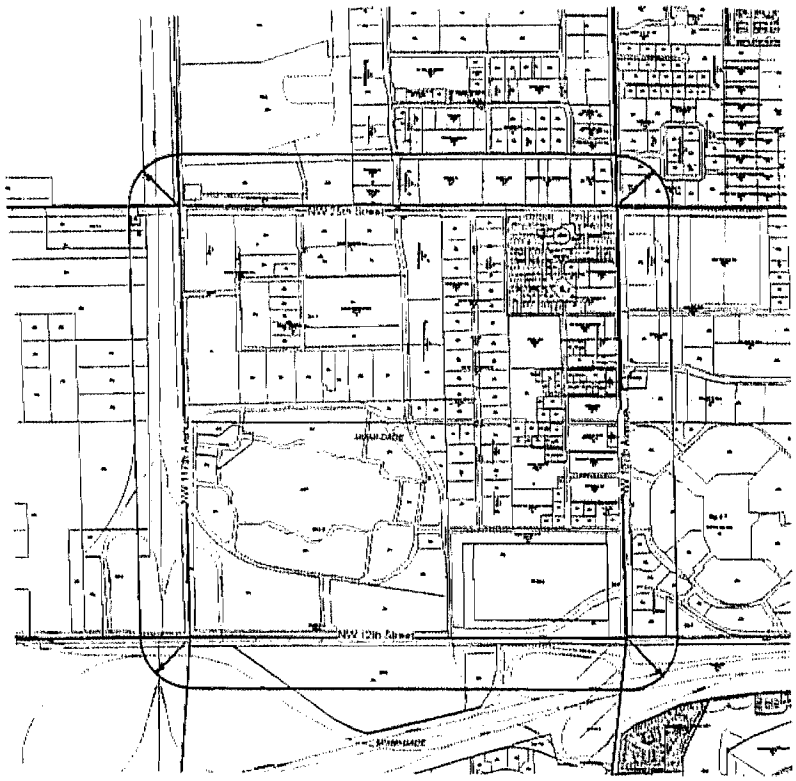
All of Section 31, Township 53 South, Range 40 East, lying and being in Miami-Dade County, Florida.

LOCATION: NW 12th Street and NW 25th Street and NW 107th Avenue and 117th Avenue

FOR: City of Doral

DATED: August 31, 2009

ORDER NO.: 90807



The Zoning Specialists Group, Inc.
7900 NW 155th Street, Suite 104
Miami Lakes, FL 33016
Ph: (305) 828-1210 Fax: (305) 828-1974

I HEREBY CERTIFY: That all the properties shown herein are lying within a 600-foot radius from all boundary lines of the subject property.
FURTHER CERTIFY: That this radius map is true and correct to the best of my knowledge and belief.

NOTE:
NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S SEAL

BY: JOSE F. LOPEZ, P.S.M.
Professional Surveyor & Mapper
#5866, State of Florida.

The Zoning
Specialists Group, Inc.

August 31, 2009

City of Doral
Planning & Zoning Department
8300 NW 53 Street, Suite 206
Doral, FL 33166

ORDER #90807A

RE: Property Owners List within Section

LEGAL DESCRIPTION:
All of Section 31, Township 53 South, Range 40 East, Miami-Dade County, Florida.

PREPARED FOR: City of Doral
TOTAL NO. OF LABELS: 492

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 said Section 31, Township 53 South, Range 40 East. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

Jose F. Lopez, P.S.M. #3086

7900 NW 155th Street • Suite 104 • Miami Lakes, FL 33016
Phone: 305-828-1210 • Fax: 305-828-1974
E-mail: thezoningroup@bellsouth.net

90

THE FOLLOWING ARE PROPERTY OWNERS WITHIN SECTION 31-53-40:

LEGAL DESCRIPTION:
All of Section 31, Township 53 South, Range 40 East, Miami-Dade County, Florida.

PREPARED FOR: City of Doral
DATED: August 31, 2009

LEGAL DESCRIPTION, PROPERTY ADDRESS * OWNERS & MAILING ADDRESS & TAX FOLIO NUMBER

Section 31-53-40

Beg X Of E/l Of W3/5 & N R/w/l Nw 17 St
Th S 89 Deg W 229.07ft N 01 Deg W 244.54ft
N 88 Deg E 228.99ft S 01 Deg E 250.07ft M/l
To Pob
30-3031-000-0010

Miami Dade County
9300 Nw 41st St
Doral Fl 33178-2312

All That Port Lyg N Of N/l Of S285ft Of N1/2 Of W3/5 Less W1/5 Of N1/2 Of Ne1/4 & Less W75ft Of N399.12ft M/l & Less Port Lyg In Pb 151-73 & Less C/r/w & Less Port Lyg In Pb 154-40 & 154-42
30-3031-000-0015

Lightspeed Of Beacon
300 Hollywood Way
Hollywood Fl 33021-7059

Port Of W3/5 Of S1/2 Of Sec Desc Beg 70fte & 102.64ftn Of Sw Cor Of Sec Cont N1417.28ft Sely A/d 1345.06ft S 82 Deg E 465.41ft S543.70ft S 43 Deg W 139.64ft W1390.04ft Nwly A/d 38.64ft To Pob & Beg 80ftn & 1809.77fte Of Sw Cor Of Sec Cont E1281.88ft N395.95ft N 82 Deg W 1427.29ft S525.59ft S 46 Deg E 143.18ft To Pob
A/k/a Dot Parcel 100.6
30-3031-000-0019

State Of Florida
1000 Nw 111th Ave
Miami Fl 33172-5800

Port Of W3/5 Of Sec Desc As Comm Se Cor Of Tr B Th S 01 Deg E 250.07ft S 89 Deg N 229.07ft For Pob Cont S 89 Deg W 71.45ft Swly Ad 71.47ft Nely Ad 38.10ft Nely Ad 201.86ft N 01 Deg W 25.61ft N 88 Deg E 189.01ft S 01 Deg E 244.54ft To Pob
30-3031-000-0020

Rotunno & Rotunno Holdings Inc
2320 Ponce De Leon Blvd
Coral Gables Fl 33134-5408

S1/2 Of S1/2 Of E2/5 Less Beg Se Cor Of Sec Th W77.24ft Nely201.88ft N149.26ft Nely326.59ft N645.30ft E35.01ft S1322.08ft To Pob & Less N35ft & W35ft For R/w & Less Beg 1242.87ft Of Se Cor Of Sec Th Cont S 89 Deg W 830.01ft N 01deg W 142.54ft S 46 Deg E 46.53ft N 89 Deg E 800.25ft Ely & Nely A/d 598.81ft N 51 Deg E 216.09ft Nely & Ely A/d 477.88ft N 36 Deg E 40.31ft N 01 Deg W 162ft N 04 Deg E 100.57ft S 01 Deg E 250.47ft Sly A/d 209ft N 50 Deg W 49.66ft Swly A/d 283.99ft S70 Deg W 50.79ft Swly A/d 29.13ft S 53 Deg W 277.95ft Swly & Wly A/d 639.30ft To Pob & Less Tr A Per Pb 161-46
30-3031-000-0021

107th Ave Gamma Llc
1717 Collins Ave
Miami Fl 33139-2006

E75ft Of W255ft Of N1/2 Of S1/2 Of Ne1/4 Of Se1/4 Of Ne1/4 Less N25ft Aka Lot 3 Blk 12
30-3031-000-0070

Delta Bay Investments Llc
Antonio D Jacomino
5805 Blue Lagoon Dr #220
Miami Fl 33126-2056

E75ft Of W180ft Of N1/2 Of S1/2 Of Ne1/4 Of Se1/4 Of Ne1/4 Less N25ft Aka Lot 2 Blk 12
30-3031-000-0080

Idalmys Peguero
6039 Collins Ave #910
Miami Beach Fl 33140-2251

N1/2 Of E327.45ft Of S1/2 Of S1/2 Of Ne1/4 Of Se1/4 Of Ne1/4 Less E35ft For R/w Aka N82.5ft Of Lots 8 Thru 10 & N82.5ft Of S1/2 Of Trs 16 Thru 18 Blk 12 Truman City U-r
10765 Nw 19th Ave
30-3031-000-0100

Ocean Bank
780 Nw 42nd Ave #312
Miami Fl 33126-5536

92

E75ft Of W105ft Of N1/2 Of S1/2 Of Ne1/4 Of Se1/4 Of Ne1/4 Less N25ft & Less Ext Area Of Curve In Nw Cor A/k/a Lot 1 Blk 12 Truman City
30-3031-000-0110

Azure Of South Florida Llc
6917 Collins Ave #1109
Miami Beach Fl 33141-7202

N25ft Of W180ft Of N1/2 Of S1/2 Of Ne1/4 Of Se1/4 Of Ne1/4 Less W30ft
30-3031-000-0112

Idalmys Peguero
6039 Collins Ave #910
Miami Beach Fl 33140-2251

N25ft Of E75ft Of W255ft Of N1/2 Of S1/2 Of Ne1/4 Of Se1/4 Of Ne1/4
30-3031-000-0114

Delta Bay Investments Llc
Antonio D Jacomino
5805 Blue Lagoon Dr #220
Miami Fl 33126-2056

E291.33ft Of W621.33ft Of N1/2 Of S1/2 Of Ne1/4 Of Se1/4 Of Ne1/4 A/k/a Lots 5 Thru 7 & N1/2 Of Trs 16 Thru 18 Truman City Ur
30-3031-000-0120

Doral Point Llc
255 Alhambra Cir Ste 380
Coral Gables Fl 33134-7402

S1/2 Of E327.45ft Of S1/2 Of S1/2 Of Ne1/4 Of Se1/4 Of Ne1/4 Less E35ft & S25ft For R/w Aka S57.5ft Of Lots 8 Thru 10 & S57.7ft Of S1/2 Of Trs 16 Thru 18 Blk 12 Truman City U-r
30-3031-000-0131

Ocean Bank
Michael C Montero
780 Nw 42nd Ave #312
Miami Fl 33126-5536

S25ft Of S1/2 Of S1/2 Of Ne1/4 Of Se1/4 Of Ne1/4 Less W30ft & Less E35ft For R/w
30-3031-000-0132

Amadeo Lopez-castro
608 Valencia Ave
Coral Gables Fl 33134-5635

93

W75ft Of E331ft Of N1/2 Of N1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less N25ft Aka Lot 5 Blk 14 & N25ft Of E331ft N1/2 Of N1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 30-3031-000-0200	Sigma Constr & Engineering Corp 4420 Sw 97th Ave Miami Fl 33165-5865
W76ft Of E106ft Of S1/2 Of N1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less S25ft Per Db 3722-596 Aka Lot 9 Blk 14 30-3031-000-0220	Lisa & Camilo De La Caridad Perez 2401 Collins Ave #1002 Miami Beach Fl 33140-4743
W76ft Of E106ft Of N1/2 Of N1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less N25ft Aka Lot 8 Blk 14 30-3031-000-0230	Antonio & Aracely Meilan 400 Nw 130th Ave Miami Fl 33182-1144
E256ft Of N1/2 Of N1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less E106ft & Less N25ft Thereof Aka Lots 6-7 Blk 14 & E181ft Of S1/2 Of N1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less E106ft & Less S25ft Thereof Aka Lot 10 Blk 14 30-3031-000-0231	Camilo De La Caridad Perez 2401 Collins Ave #1002 Miami Beach Fl 33140-4743
W75ft Of E256ft Of S1/2 Of N1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less S25ft 30-3031-000-0232	Rogelio Lopez 4231 Sw 5th Ter Coral Gables Fl 33134-1948
W151.34ft Of E181.34ft Of S1/2 Of S1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less S35ft Thereof /aka Lots 9 & 10 Blk 15 Per Truman City Ur Plat 30-3031-000-0251	Dolphmac Llc Lety Cirera 13054 Sw 133rd Ct Miami Fl 33186-5855
W150ft Of E331ft Of S1/2 Of S1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Aka Lots 11-12 Blk 15 Truman 30-3031-000-0270	-same-

N1/2 Of N1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less E331ft Exc N25ft & S1/2 Of N1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less E256ft Exc S25ft & S1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less E331ft Exc N25ft & Less S35ft Of W175ft For R/w Aka Lots 1 Thruthru 16 Blk 14 & Lots 1 Thru 4 & 13 Thru 16 Blk 15 Of Truman City U-r
10887 Nw 17th St
30-3031-000-0271

Victory Palm Dev Corp
Kurt Klaus
10720 Caribbean Blvd #120
Cutler Bay Fl 33189-1242

E75ft Of W400ft Of N1/2 Of S1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less N25ft Aka Lot 5 Blk 15 Truman City
30-3031-000-0273

Dolphmac Llc
Lety Cirera
13054 Sw 133rd Ct
Miami Fl 33186-5855

E226.33ft Of W626.33ft Of N1/2 Of S1/2 Of Sw1/4 Of Se1/4 Of Ne1/4 Less N25ft /aka Lots 6-7-8 Blk 15
30-3031-000-0274

Bethsabe Llc
782 Nw 42nd Ave #630
Miami Fl 33126-5547

E20ft Of W500ft Of N1/2 Of N1/2 Of Se1/4 Of Se1/4 Of Ne1/4 Less N25ft For R/w A/k/a Tr 16 Blk 13
30-3031-000-0300

A D A Engineering Inc
11401 Sw 40th St #470
Miami Fl 33165-3340

E20ft Of W500ft Of S1/2 Of N1/2 Of Se1/4 Of Se1/4 Of Ne1/4 Less S25ft A/k/a Tr 16 Blk 13
30-3031-000-0301

Beacon Warehouse Center Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

E75ft Of W405ft Of S1/2 Of N1/2 Of Se1/4 Of Se1/4 Of Ne1/4 Less S25ft Aka Lot 10 Blk 13
30-3031-000-0310

A D A Engineering Inc
11401 Sw 40th St #470
Miami Fl 33165-3340

E75ft Of W480ft Of S1/2 Of N1/2 Of Se1/4 Of Se1/4 Of Ne1/4, A/k/a Lot 9 Blk 13 Truman City
30-3031-000-0320

Beacon Warehouse Center Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

E225ft Of W480ft Of N1/2 Of N1/2 Of Se1/4 Of Se1/4 Of Ne1/4 Less N25ft Aka Lots 4-5-6 Blk 3 30-3031-000-0330	A D A Engineering Inc 11401 Sw 40th St #470 Miami Fl 33165-3340
N25ft Of N1/2 Of N1/2 Of Se1/4 Of Se1/4 Of Ne1/4 Less E35ft & Less W30ft 30-3031-000-0335	Ada Engineering Inc 11401 Sw 40th St #470 Miami Fl 33165-3340
E75ft Of W180ft Of N1/2 Of N1/2 Of Se1/4 Of Se1/4 Of Ne1/4 Less N25ft / Aka Lot 2 Blk 13 Truman City 10780 Nw 19th Ave 30-3031-000-0340	Alexis & Stella Fernandez 16205 Sw 173rd Ave Miami Fl 33187-1243
E75ft Of W255ft Of N1/2 Of N1/2 Of Se1/4 Of Se1/4 Of Ne1/4 Less N25ft Aka Lot 3 Blk 13 Truman City 30-3031-000-0341	Alexis & Agustin Fernandez 11767 S Dixie Hwy #313 Miami Fl 33156-4438
E75ft Of W105ft Of S1/2-n1/2- Se1/4-se1/4-ne1/4 Less S25ft Aka Lot 14 Blk 13 30-3031-000-0350	Roberto & Maria M Nunez 2730 Sw 129th Ave Miami Fl 33175-2012
E75ft Of W180ft Of S1/2 N1/2 Se1/4 Se1/4 Ne1/4 Less S25ft Aka Lot 13 Blk 13 30-3031-000-0360	Roberto & Maria M Nunez 2730 Sw 129th Ave Miami Fl 33175-2012
E75ft Of W330ft Of S1/2 Of N1/2 Se1/4 Of Se1/4 Ne1/4 Less S25ft A/k/a Lot 11 Blk 13 30-3031-000-0370	Erena Pino 8201 Sw 90th St Miami Fl 33156-7337
E75ft Of W105ft Of N1/2 Of N1/2 Of Se1/4 Of Se1/4 Of Ne1/4 Less N25ft Aka Lot Lot 1 Blk 13 Truman City 30-3031-000-0380	Agustin & Miriam Fernandez 275 W 60th St Hialeah Fl 33012-2632

E75ft Of W255ft Of S1/2 Of N1/2 Of Se1/4 Of Se1/4 Of Ne1/4 Less S25ft
30-3031-000-0381

Roberto & Maria M Nunez
2730 Sw 129th Ave
Miami Fl 33175-2012

N135ft Of S160ft Of E150ft Of W 400ft Of S1/2 -n1/2-nw1/4-ne1/4- Se1/4 Aka Lots 12 & 13 Blk 18
30-3031-000-0470

Alfred Benson
2931 Nw 161st Ter
Opa Locka Fl 33054-6853

E150ft Of W175ft Of N1/2 Of N1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 /aka Lots 1 & 2 Blk 18 Truman City
10890 Nw 17th Ave
30-3031-000-0480

Industrial Developments Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

N173.74ft Of W151ft M/l Of E181ft M/l Of N1/2-nw114-ne114-se1/4 Less N35ft Aka Lots 7-8 Blk 18
1690 Nw 108th Ave
30-3031-000-0481

Allen R & Helen F Springer
1131 Pelican Ln
Hollywood Fl 33019-5040

E150ft Of W325ft Of N1/2 Of N1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 Aka Lots 3 & 4 Blk 18 Truman City
10890 Nw 17th Ave
30-3031-000-0482

Industrial Developments Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

E75ft Of W400ft Of N1/2 Of N1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 /aka Lot 5 Blk 18 Truman City U
30-3031-000-0483

Industrial Developments Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

W151ft Of E181ft Of S1/2 Of N1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 Less S25ft Aka Lots 9 & 10 Blk 18
30-3031-000-0484

Shops At 107th Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

E75ft Of W475ft Of N1/2 Of N1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 /aka Lot 6 Blk 18 Truman City U R
30-3031-000-0485

Daisy Hf Llc
1131 Pelican Ln
Hollywood Fl 33019-5040

97

E75ft Of W475ft Of S1/2 Of N1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 & Less S25ft Aka Lot 11 Blk 18 T ruman City U-r 30-3031-000-0490	Shops At 107th Llc 10850 Nw 21st St #230 Miami Fl 33172-2063
E75ft Of W250ft Of S1/2 Of N1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 Less S25ft A/k/a Lot 14 Blk 18 Truman City 30-3031-000-0491	Industrial Developments Llc 10850 Nw 21st St #230 Miami Fl 33172-2063
W150ft Of E631ft Of S1/2 Of N1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 Less S 25ft 30-3031-000-0510	Industrial Developments Llc 10850 Nw 21st St #230 Miami Fl 33172-2063
E1/2 Of W151ft Of E181ft Of N1/2 Of S1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 Less N25ft Aka Lot 8 Blk 19 30-3031-000-0522	Industrial Dev Llc 10850 Nw 21st St #230 Miami Fl 33172-2063
W75ft Of E256ft Of N1/2 Of S1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 Less N25ft Aka Lot 6 Blk 19 Truman City 30-3031-000-0523	Lorenzo & Ana Camargo 5775 Coral Way Miami Fl 33155-2271
W1/2 Of W151ft Of E181ft Of N1/2 Of S1/2 Of Nw1/4 Of Ne1/4 Of Se1/4 Less N25ft Aka Lot 7 Blk 19 Truman City U-r 30-3031-000-0524	Industrial Dev Llc 10850 Nw 21st St #230 Miami Fl 33172-2063
W76ft Of E106ft Of N1/2-n1/2-sw 1/4-ne1/4-se1/4 Less N25ft Aka Lot 8 Blk 22 30-3031-000-0570	Tropical Outdoors Invest Llc 8004 Nw 154th St #406 Miami Lakes Fl 33016-5814

98

W151ft Of E181ft Of S1/2 Of N1/2 Of Sw1/4 Of Ne1/4 Of Se1/4 /aka Lots 9-10 Blk 22 Truman City
1500 Nw 108th Ave
30-3031-000-0600

Psr Inc
1460 Nw 107th Ave #r
Doral Fl 33172-2734

W151ft Of E181ft Of N1/2 Of S1/2 Of Sw1/4 Of Ne1/4 Of Se1/4 /aka Lots 7 & 8 Blk 23 Truman City
1430 Nw 108th Ave 101
30-3031-000-0620

Carballo Investments Inc
1430 Nw 108th Ave #101
Miami Fl 33172-2057

W151.34ft Of E181.34ft Of S1/2 Of S1/2 Of Sw1/4 Of Ne1/4 Of Se1/4 Less S35ft & Less Ext Area Of Curve In Se Cor For R/w Aka Lots 9 & 10 Blk 23
30-3031-000-0621

Dolphin Intl Flex Center Llc
1430 Nw 108th Ave #101
Miami Fl 33172-2057

W150ft Of E331.34ft Of S1/2 Of S1/2 Of Sw1/4 Of Ne1/4 Of Se1/4 Less S35ft /aka Lots 11 & 12 Blk 23 T ruman City U-r/
10811 Nw 14th St
30-3031-000-0622

Y & D Group Enterprises Inc
10811 Nw 14th St
Miami Fl 33172-2000

E150ft Of W330ft Of N1/2 Of S1/2 Of Se1/4 Of Ne1/4 Of Se1/4 Less N25ft /aka Lots 3 & 4 Blk 24 Truman City Ur
30-3031-000-0640

1414 Prop Llc
3556 160th St
Flushing Ny 11358-1625

E150ft Of W180ft Of S1/2 Of S1/2 Of Se1/4 Of Ne1/4 Of Se1/4 Less S35ft & Less Ext Area Of Curve In Sw Cor For R/w Aka Lots 13 & 14 Blk 24 Truman City Ur
30-3031-000-0641

Dajoley Properties Inc
1430 Nw 108th Ave #101
Miami Fl 33172-2057

E150ft Of W180ft Of N1/2 Of S1/2 Of Se1/4 Of Ne1/4 Of Se1/4 Less Ext Area Of Curve In Nw Cor For R/w Aka Lots 1 & 2 Blk 24 Truman City
30-3031-000-0642

Dajoley Properties Inc
1430 Nw 108th Ave #101
Miami Fl 33172-2057

99

E150ft Of W330ft Of S1/2 Of S1/2 Of Se1/4 Of Ne1/4
Of Se1/4 Less S35ft Aka Lots 11 & 12 Blk 24 Truman City
30-3031-000-0650

Adler Group Inc
1400 Nw 107th Ave
Doral Fl 33172-2746

N25ft Of Se1/4 Of Se1/4 Of Ne1/4 Of Se1/4 Less E35ft
30-3031-000-0670

1414 Property Llc
3556 160th St
Flushing Ny 11358-1625

Hampton Park, PB 48-58

Lot 1 Blk 1
2005 Nw 110th Ave
30-3031-001-0010

Doral Fin Center Llc
8000 Nw 7th St #102
Miami Fl 33126-4107

Lot 2 Less R/w Blk 1
30-3031-001-0020

Doral Fin Center Llc
8000 Nw 7th St #102
Miami Fl 33126-4107

Lot 3 Less R/w Blk 1
10750 Nw 25th St
30-3031-001-0030

Doral Fin Center Llc
8000 Nw 7th St #102
Miami Fl 33126-4107

Lot 4 Less R/w Blk 1
10750 Nw 25th St
30-3031-001-0040

K Family Properties Ltd
371 Sw 29th Rd
Miami Fl 33129-2620

Lot 5 Less R/w Blk 1
30-3031-001-0050

Maria T Rodriguez
371 Sw 29th Rd
Miami Fl 33129-2620

Lot 6 Less R/w Blk 1
30-3031-001-0060

Maria T Rodriguez
371 Sw 29th Rd
Miami Fl 33129-2620

Lot 7 Less R/w Blk 1
10730 Nw 25th St
30-3031-001-0070

Maria T Rodriguez
371 Sw 29th Rd
Miami Fl 33129-2620

Lots 8 Thru 13 Less N30ft Of Lots 8 Thru 10 & Less Ext Area Of Curve In Ne Cor Of Lot 10 Blk 1 10720 Nw 25th St 30-3031-001-0080	Maria T Rodriguez 371 Sw 29th Rd Miami Fl 33129-2620
Lot 14 Blk 1 10729 Nw 24th Ave 30-3031-001-0140	K Family Properties Ltd 371 Sw 29th Rd Miami Fl 33129-2620
Lot 15 Blk 1 30-3031-001-0150	K Family Properties Ltd 371 Sw 29th Rd Miami Fl 33129-2620
Lot 16 Blk 1 30-3031-001-0160	K Family Properties Ltd 371 Sw 29th Rd Miami Fl 33129-2620
Lot 17 Blk 1 30-3031-001-0170	Doral Fin Center Llc 8000 Nw 7th St #102 Miami Fl 33126-4107
Lot 18 Blk 1 30-3031-001-0180	Doral Fin Center Llc 8000 Nw 7th St #102 Miami Fl 33126-4107
Lot 19 Blk 1 30-3031-001-0190	Doral Fin Center Llc 8000 Nw 7th St #102 Miami Fl 33126-4107
Lot 5 Less R/w Blk 2 30-3031-001-0240	Guadarrama Properties Inc 3411 Sw 108th Ave Miami Fl 33165-3509
Lot 6 Less R/w Blk 2 30-3031-001-0250	Guadarrama Properties Inc 3411 Sw 108th Ave Miami Fl 33165-3509
Lot 7 Less R/w Blk 2 30-3031-001-0260	Louis Alexander 12100 Sw 47th St Miami Fl 33175-4908

Lot 8 Less R/w Blk 2 30-3031-001-0270	Louis Alexander 12100 Sw 47th St Miami Fl 33175-4908
Lot 9 Less R/w Blk 2 30-3031-001-0280	Louis Alexander 12100 Sw 47th St Miami Fl 33175-4908
Lot 10 Blk 2 10800 Nw 25th St 30-3031-001-0290	Louis Alexander 12100 Sw 47th St Miami Fl 33175-4908
Lot 11 Blk 2 30-3031-001-0300	Louis Alexander 12100 Sw 47th St Miami Fl 33175-4908
Lot 12 Blk 2 2400 Nw 108th Ave 30-3031-001-0310	Louis Alexander 12100 Sw 41st Dr Miami Fl 33175-3543
Lot 13 Blk 2 30-3031-001-0320	Guadarrama Properties Inc 3411 Sw 108th Ave Miami Fl 33165-3509
Lot 14 Blk 2 30-3031-001-0330	Guadarrama Properties Inc 3411 Sw 108th Ave Miami Fl 33165-3509
Lot 15 Blk 2 30-3031-001-0340	Guadarrama Properties Inc 3411 Sw 108th Ave Miami Fl 33165-3509
Lot 16 Blk 2 10851 Nw 24th St 30-3031-001-0350	Guadarrama Properties Inc 3411 Sw 108th Ave Miami Fl 33165-3509
Lot 1 Blk 3 30-3031-001-0390	Nelson & Norma Rasse 7262 Sw 122nd Ct Miami Fl 33183-3631

Lot 2 Blk 3 30-3031-001-0400	Nelson & Norma Rasse 7262 Sw 122nd Ct Miami Fl 33183-3631
Lot 3 Blk 3 30-3031-001-0410	Nelson & Norma Rasse 7262 Sw 122nd Ct Miami Fl 33183-3631
Lot 4 Blk 3 30-3031-001-0420	Nelson & Norma Rasse 7262 Sw 122nd Ct Miami Fl 33183-3631
Lots 5 & 6 Blk 3 10860 Nw 24th St 30-3031-001-0430	Nelson & Norma Rasse 7262 Sw 122nd Ct Miami Fl 33183-3631
Lot 7 Blk 3 30-3031-001-0440	Nelson & Norma Rasse 7262 Sw 122nd Ct Miami Fl 33183-3631
Lot 8 Blk 3 30-3031-001-0450	Nelson Rasse 7262 Sw 122nd Ct Miami Fl 33183-3631
Lot 9 Blk 3 2380 Nw 108th St 30-3031-001-0460	Arturo M Quintero 3323 Sw 154th Ct Miami Fl 33185-4734
Lot 10 Blk 3 10805 Nw 23rd St 30-3031-001-0470	Truck Depot Llc 10805 Nw 23rd St Miami Fl 33172-2029
Lot 11 Blk 3 30-3031-001-0480	Truck Depot Llc, The 10805 Nw 23rd St Miami Fl 33172-2029
Lot 12 Blk 3 30-3031-001-0490	Truck Depot Llc, The 10805 Nw 23rd St Miami Fl 33172-2029

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Lot 13 Blk 3 30-3031-001-0500	H & S Investments Group Inc 2100 Nw 107th Ave Doral Fl 33172-2510
Lot 14 Blk 3 30-3031-001-0510	Calo G Libertella 14271 Sw 152nd Pl Miami Fl 33196-5689
Lot 15 Blk 3 30-3031-001-0520	Calo G Libertella 14271 Sw 152nd Pl Miami Fl 33196-5689
Lot 16 Blk 3 30-3031-001-0530	Calo G Libertella 14271 Sw 152nd Pl Miami Fl 33196-5689
Lot 17 Blk 3 30-3031-001-0540	Calo G Libertella 14271 Sw 152nd Pl Miami Fl 33196-5689
Lot 18 Blk 3 30-3031-001-0550	Calo G Libertella 14271 Sw 152nd Pl Miami Fl 33196-5689
Lot 19 Blk 3 30-3031-001-0560	Calo G Libertella 14271 Sw 152nd Pl Miami Fl 33196-5689
Lot 1 - Blk 4 30-3031-001-0570	Juan & Marta Fajardo 8425 Sw 46th St Miami Fl 33155-4106
Lot 2 Blk 4 2325 Nw 108th Ave 30-3031-001-0580	A 1 Southeast Moving Inc 3323 Sw 154th Ct Miami Fl 33185-4734
Lot 3 Blk 4 30-3031-001-0590	Arturo & Carol Quintero 3323 Sw 154th Ct Miami Fl 33185-4734

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Lot 4 Blk 4 30-3031-001-0600	Powerhouse Investments Llc 4930 Biltmore Dr Coral Gables Fl 33146-1724
Lot 5 Blk 4 30-3031-001-0610	Powerhouse Investments Llc 4930 Biltmore Dr Coral Gables Fl 33146-1724
Lot 6 Blk 4 30-3031-001-0620	Powerhouse Investments Llc 4930 Biltmore Dr Coral Gables Fl 33146-1724
Lot 7 Less N5ft For R/w Blk Y 30-3031-001-0630	Sonnenklar Ltd Partnership 2390 Nw 107th Ave Doral Fl 33172-2103
Lot 8 Less N5ft For R/w Blk 4 30-3031-001-0640	Sonnenklar Ltd Partnership 2390 Nw 107th Ave Doral Fl 33172-2103
Lot 9 Less N5ft & Less Ext Area Of Curve In Ne Cor For R/w 2390 Nw 107th Ave 30-3031-001-0650	Sonnenklar Ltd Partnership 2390 Nw 107th Ave Doral Fl 33172-2103
Lot 10 Blk 4 10701 Nw 23rd St 30-3031-001-0660	Pablo & Olga Pereira 10701 Nw 23rd St Doral Fl 33172-2031
Lot 11 Blk 4 30-3031-001-0670	Pablo Pereira 10701 Nw 23rd St Doral Fl 33172-2031
Lot 12 Blk 4 10725 Nw 23rd St 30-3031-001-0680	Sonnenklar Ltd Partnership 2390 Nw 107th Ave Doral Fl 33172-2103
Lot 13 Blk 4 10735 Nw 23rd St 30-3031-001-0690	Jose E & Teresita D Quinones 1065 Bass Point Rd Miami Springs Fl 33166-3224

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Lots 14 Thru 17 Blk 4 10741 Nw 23rd St 30-3031-001-0700	Tamayo Esteban J Living Trust 441 Nw 40th Ct Miami Fl 33126-5679
Lot 18 Blk 4 30-3031-001-0740	Triple Jh Corp 13780 Sw 74th St Miami Fl 33183-3159
Lot 19 Blk 4 30-3031-001-0750	Triple Jh Corp 13780 Sw 74th St Miami Fl 33183-3159
Lot 22 Blk 5 30-3031-001-0970	Rolando G & Mireya Besil Condo Comodoro #103 Isla Verde Pr 00913
Lots 1 & 2 Blk 6 2290 Nw 108th Ave 30-3031-001-0980	Agustin & Miriam Fernandez 2290 Nw 108th Ave Miami Fl 33172-2017
Lot 3 Blk 6 10820 Nw 23rd Ave 30-3031-001-1000	Heriberto & Caridad Gomez 420 Nw 120th Ave Miami Fl 33182-1320
Lot 4 Blk 6 30-3031-001-1010	Ramon Garcia 13000 Sw 82nd St Miami Fl 33183-4304
Lot 5 Blk 6 30-3031-001-1020	Rigoberto Martinez 4175 Sw 98th Ave Miami Fl 33165-5130
Lot 6 Blk 6 30-3031-001-1030	Robbie J & Marvin Mc Intyre 1700 Nw 81st St Miami Fl 33147-5136
Lot 7 Blk 6 30-3031-001-1040	Land Trust Service Corp Trs Po Box 186 Lake Wales Fl 33859-0186

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Lot 8 Blk 6 30-3031-001-1050	Land Trust Service Corp Trs Po Box 186 Lake Wales Fl 33859-0186
Lot 9 Blk 6 30-3031-001-1060	Herdocia Investments Inc 7489 Nw 7th St Miami Fl 33126-2906
Lot 10 Blk 6 30-3031-001-1070	Herdocia Investments Inc 7489 Nw 7th St Miami Fl 33126-2906
Lot 11 Blk 6 30-3031-001-1080	Herdocia Investments Inc 7489 Nw 7th St Miami Fl 33126-2906
Lot 12 Blk 6 30-3031-001-1090	Herdocia Investments Inc 7489 Nw 7th St Miami Fl 33126-2906
Lot 13 Blk 6 30-3031-001-1100	Pioneer Dev Corp 1717 Sw 139th Ct Miami Fl 33175-7098
Lot 14 Blk 6 30-3031-001-1110	Pioneer Development Corp 1717 Sw 139th Ct Miami Fl 33175-7098
Lot 15 Blk 6 30-3031-001-1120	Nelson Rasse 7262 Sw 122nd Ct Miami Fl 33183-3631
Lot 16 Blk 6 30-3031-001-1130	Teresita Quinones 1065 Bass Point Rd Miami Springs Fl 33166-3224
Lot 17 Blk 6 30-3031-001-1140	Nancy Fernandez 2300 Sw 80th Ct Miami Fl 33155-1260
Lot 18 Blk 6 30-3031-001-1150	Nancy Fernandez 2300 Sw 80th Ct Miami Fl 33155-1260

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Lot 19 Blk 6 30-3031-001-1160	Zenaida M Santiz 4505 Sw 59th Ave Miami Fl 33155-6050
Lot 20 Blk 6 30-3031-001-1170	Mario & Zenaida Santiz 4505 Sw 59th Ave Miami Fl 33155-6050
Lot 21 Blk 6 10805 Nw 22nd St 30-3031-001-1180	Heriberto & Caridad Gomez 420 Nw 120th Ave Miami Fl 33182-1320
Lot 22 Blk 6 10805 Nw 22nd St 30-3031-001-1190	Heriberto & Caridad Gomez 420 Nw 120th Ave Miami Fl 33182-1320
Lot 1 Blk 7 30-3031-001-1200	Gomes C & Gomes P Jose Ocean Bnk - Beatriz Vasquez 780 Nw 42nd Ave #601 Miami Fl 33126-5543
Lot 2 Blk 7 30-3031-001-1210	Turnberry Investments Inc 12555 Biscayne Blvd #1882 North Miami Fl 33181-2522
Lot 3 Blk 7 30-3031-001-1220	Turnberry Investments Inc 12555 Biscayne Blvd #462 North Miami Fl 33181-2522
Lot 4 Blk 7 30-3031-001-1230	Jose Gomes Camacho 780 Nw 42 Avenue Ocean Bank Miami Fl 33126
Lot 5 Blk 7 30-3031-001-1240	Roberto E Arroyo 9291 Sw 85th St Miami Fl 33173-4526
Lot 6 Blk 7 30-3031-001-1250	Roberto E Arroyo 9291 Sw 85th St Miami Fl 33173-4526

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Lot 7 Blk 7 10849 Nw 21st St 30-3031-001-1260	Mediaone Of South Florida Inc Property Tax Po Box 173838 Denver Co 80217-3838
Lot 8 Blk 7 30-3031-001-1270	Beacon Warehouse Center Llc 10850 Nw 21st St #230 Miami Fl 33172-2063
Lot 9 Blk 7 30-3031-001-1280	Beacon Warehouse Center Llc 1850 Nw 21st St #230 Miami Fl 33142-7436
Lots 10 Thru 15 Blk 7 10895 Nw 21st St 30-3031-001-1290	Nelson & Norma Rasse 7262 Sw 122nd Ct Miami Fl 33183-3631
Lot 16 Blk 7 10860 Nw 22nd Ct 30-3031-001-1350	Teresita D Quinones 1065 Bass Point Rd Miami Springs Fl 33166-3224
Lot 17 Blk 7 10850 Nw 22nd Ct 30-3031-001-1360	Santos Luyanda 12641 Nw 13th Ct Miami Fl 33137
Lots 18 & 19 Blk 7 10840 Nw 22nd St 30-3031-001-1370	Auto Transport Interstate Inc Alfonso Hidalgo Po Box 1093 Duluth Ga 30096-0020
Lot 20 Blk 7 10830 Nw 22nd St 30-3031-001-1390	Jose Quiones 1065 Bass Point Rd Miami Springs Fl 33166-3224

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Lot 21 Blk 7 10810 Nw 22nd St 30-3031-001-1400	Gomes C & Gomes P Jose Ocean Bnk - Beatriz Vasquez 780 Nw 42nd Ave #601 Miami Fl 33126-5543
Lot 22 Blk 7 30-3031-001-1410	L H Investment Group Llc 9134 Nw 145th St Hialeah Fl 33018-7334
Lot 22 Blk 8 30-3031-001-1630	New Sunrise Investment Corp 2050 Coral Way #205 Coral Gables Fl 33145-2634
Tract A 30-3031-001-1640	Consolidated Properties Of Wes Po Box 350430 Fort Lauderdale Fl 33335-0430
Tract B 30-3031-001-1650	Alyson Daar 1400 S Treasure Dr North Bay Village Fl 33141-4125

Pearson Agricultural Homesteads Re-plat Pb 66-49

Tr A Less N715.51ft & Less Port Lyg In Pb 154-42 30-3031-003-0010	Lightspeed At Beacon Tradeport 300 Hollywood Way Hollywood Fl 33021-7059

Intercontinental Park Sub Pb 121-29

Lot 1 Blk 1 2450 Nw 110th Ave 30-3031-004-0010	Dufam Development Inc 7827 Nw 53rd St Miami Fl 33166-4103
Lot 2 Blk 1 30-3031-004-0020	M E & Cristina Duenas 8300 Sw 149th Dr Palmetto Bay Fl 33158-1947

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Lot 3 Blk 1
30-3031-004-0030

Tlg Development Llc
8575 Sw 115th Ct
Miami Fl 33173-4215

Lot 10 Blk 2
1751 Nw 110th Ave
30-3031-004-0210

One Hundred & Tenth Ave Hold L
12995 Nw 2nd St
Miami Fl 33182-1105

Lot 11 Blk 2
1701 Nw 110th Ave
30-3031-004-0220

Abre Investments Llp
Po Box 924890
Princeton Fl 33092-4890

W175ft Of Lot 1 Blk 3 Per W/p #20476
1698 Nw 110th Ave
30-3031-004-0230

Concrete Block Llc
1500 Nw 110th Ave
Miami Fl 33172-1919

Lot 1 Less W175ft Blk 3
30-3031-004-0231

Concrete Block Llc
1500 Nw 110th Ave
Miami Fl 33172-1919

Lot 2 Blk 3
30-3031-004-0240

Concrete Block Llc
1500 Nw 110th Ave
Miami Fl 33172-1919

Lot 3 Blk 3
1556 Nw 110th Ave
30-3031-004-0250

Concrete Block Llc
1500 Nw 110th Ave
Miami Fl 33172-1919

Lots 4 & 5 Blk 3
1400 Nw 110th Ave
30-3031-004-0260

Jodansi Financial Llc
1150 Nw 72nd Ave #500
Miami Fl 33126-1921

///

International Mall Plaza Pb 123-45

Tr A
1414 Nw 107th Ave
30-3031-005-0010

1414 Property Llc
3556 160th St
Flushing Ny 11358-1625

New World II Condo

Unit 26

1450 Nw 107th Ave 26
30-3031-007-0010

Pablo & Gilda Orozco
5801 Collins Ave #1100
Miami Beach Fl 33140-2262

Unit 27
1460 Nw 107th Ave 27
30-3031-007-0020

Pablo & Gilda Orozco
5801 Collins Ave #1100
Miami Beach Fl 33140-2262

Unit 28
1460 Nw 107th Ave 28a
30-3031-007-0030

Noelia E Valdes
1460 Nw 107th Ave #q
Doral Fl 33172-2734

Unit 29
1460 Nw 107th Ave 29b
30-3031-007-0040

Oticentro Inc
12060 Sw 10th Ter
Miami Fl 33184-2430

Unit 30
1460 Nw 107th Ave 30c
30-3031-007-0050

Oticentro Inc
12060 Sw 10th Ter
Miami Fl 33184-2430

Unit 31
1460 Nw 107th Ave 31d
30-3031-007-0060

Ana Paz Inc
1460 Nw 107th Ave #d
Doral Fl 33172-2733

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Unit 32
1460 Nw 107th Ave 32e
30-3031-007-0070

Ana Paz Inc
1460 Nw 107th Ave #e
Doral Fl 33172-2733

Unit 33
1460 Nw 107th Ave 33f
30-3031-007-0080

Tomas J & Minerva Aguiar
1460 Nw 107th Ave #g
Doral Fl 33172-2733

Unit 34
1460 Nw 107th Ave 34g
30-3031-007-0090

Tomas J & Minerva Aguiar
1460 Nw 107th Ave #g
Doral Fl 33172-2733

Unit 35
1460 Nw 107th Ave 35h
30-3031-007-0100

Tomas J & Minerva Aguiar
1460 Nw 107th Ave #g
Doral Fl 33172-2733

Unit 36
1460 Nw 107th Ave 36i
30-3031-007-0110

Jose Perez & Magali Linares
15834 Sw 149th Ln
Miami Fl 33196-5723

Unit 37
1460 Nw 107th Ave 37j
30-3031-007-0120

Jose Perez Linares
15834 Sw 149th Ln
Miami Fl 33196-5723

Unit 38
1460 Nw 107th Ave 38k
30-3031-007-0130

Jose Perez Linares
15834 Sw 149th Ln
Miami Fl 33196-5723

Unit 39
1460 Nw 107th Ave 39l
30-3031-007-0140

Baron Bahram
6850 Sw 67th St
South Miami Fl 33143-3110

Unit 40
1460 Nw 107th Ave 40m
30-3031-007-0150

Peter Segrera
655 Nw 122nd Psge
Miami Fl 33182-2021

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Unit 41
1460 Nw 107th Ave 41n
30-3031-007-0160

Rolando R H & Nilda R Santos
1555 Obispo Ave
Coral Gables Fl 33134-2156

Unit 42
1460 Nw 107th Ave 42o
30-3031-007-0170

Rolando R H & Nilda R Santos
1555 Obispo Ave
Coral Gables Fl 33134-2156

Unit 43
1460 Nw 107th Ave 43p
30-3031-007-0180

Sor Investments Inc
Po Box 143933
Coral Gables Fl 33114-3933

Unit 44
1460 Nw 107th Ave 44q
30-3031-007-0190

Dyck Jacob-franz
2420 W Brandon Blvd #177
Brandon Fl 33511-4717

Unit 45
1460 Nw 107th Ave 45r
30-3031-007-0200

Psr Inc
1460 Nw 107th Ave #r
Doral Fl 33172-2734

Unit 1
1470 Nw 107th Ave 1
30-3031-007-0210

Oticentro Inc
12060 Sw 10th Ter
Miami Fl 33184-2430

Unit 2
1470 Nw 107th Ave 2a
30-3031-007-0220

Property owner
1460 Nw 107th Ave #2a
Doral Fl 33172-2734

Unit 3
1470 Nw 107th Ave 3b
30-3031-007-0230

Lilia C Famada
25572 Sw 122ct
Homestead Fl 33032

Unit 4
1470 Nw 107th Ave 4c
30-3031-007-0240

Mario O & Martha M Famada
9760 Sw 34th St
Miami Fl 33165-3910

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Unit 5
1470 Nw 107th Ave 5d
30-3031-007-0250

Mario O & Martha M Famada
9760 Sw 34th St
Miami Fl 33165-3910

Unit 6
1470 Nw 107th Ave 6e
30-3031-007-0260

Tax Mgmt Service Corp
1470 Nw 107th Ave #6e
Doral Fl 33172-2734

Unit 7
1470 Nw 107th Ave 7f
30-3031-007-0270

Mafi Trust
1470 Nw 107th Ave #f
Doral Fl 33172-2734

Unit 8
1470 Nw 107th Ave 8g
30-3031-007-0280

Mafi Trust
1470 Nw 107th Ave #f
Doral Fl 33172-2734

Unit 9
1470 Nw 107th Ave 9h
30-3031-007-0290

Oticentro Inc
12060 Sw 10th Ter
Miami Fl 33184-2430

Unit 10
1470 Nw 107th Ave 10i
30-3031-007-0300

Prestige Lending Corp
1470 Nw 107th Ave #1
Doral Fl 33172-2734

Unit 11
1470 Nw 107th Ave 11j
30-3031-007-0310

Omar Diaz
1470 Nw 107th Ave #11j
Doral Fl 33172-2734

Unit 12
1470 Nw 107th Ave 12k
30-3031-007-0320

Jose E Diaz
1470 Nw 107th Ave #k
Doral Fl 33172-2734

Unit 13
1470 Nw 107th Ave 13l
30-3031-007-0330

Raul G Sebazco
14819 Sw 82nd Ter
Miami Fl 33193-1562

115

Unit 14
1470 Nw 107th Ave 14m
30-3031-007-0340

Oticentro Inc
12060 Sw 10th Ter
Miami Fl 33184-2430

Unit 15
1470 Nw 107th Ave 15n
30-3031-007-0350

Carlos A & Maria N Castaneda
2410 Sw 142nd Pl
Miami Fl 33175-7096

Unit 16
1470 Nw 107th Ave 16o
30-3031-007-0360

Rafael E Fernandez
5221 Sw 139th Ct
Miami Fl 33175-5186

Unit 17
1470 Nw 107th Ave 17p
30-3031-007-0370

Hispanic Police Officers Assn
1470 Nw 107th Ave #17p
Doral Fl 33172-2744

Unit 18
1470 Nw 107th Ave 18q
30-3031-007-0380

Psr Inc
1460 Nw 107th Ave #r
Doral Fl 33172-2734

Unit 19
1470 Nw 107th Ave 19r
30-3031-007-0390

Natalio Abrudsky
7154 Sw 103rd Court Cir
Miami Fl 33173-1332

Unit 20
1470 Nw 107th Ave 20s
30-3031-007-0400

Psr Inc
1460 Nw 107th Ave #r
Doral Fl 33172-2734

Unit 21
1470 Nw 107th Ave 21t
30-3031-007-0410

Psr Inc
1460 Nw 107th Ave #r
Doral Fl 33172-2734

Unit 22
1470 Nw 107th Ave 22u
30-3031-007-0420

Felipe Pianelli
1470 Nw 107th Ave #22u
Doral Fl 33172-2735

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Unit 23
1470 Nw 107th Ave 23v
30-3031-007-0430

Modern Style Corporation
1470 Nw 107th Ave #w
Doral Fl 33172-2735

Unit 24
1470 Nw 107th Ave 24w
30-3031-007-0440

Modern Style Corporation
1470 Nw 107th Ave #w
Doral Fl 33172-2735

Unit 25
1470 Nw 107th Ave 25x
30-3031-007-0450

Mordern Style Corporation
1470 Nw 107th Ave #w
Doral Fl 33172-2735

Amd Plt Of Intercontinental Park Pb 130-42

Lot 5a Blk 1
2190 Nw 110th Ave
30-3031-008-0010

Glb Property Llc
George Bremer
11300 Nw 64th Ter
Doral Fl 33178-3622

Lot 9a Blk 1
30-3031-008-0050

Gonzalez-quevedo H & C
7321 Miller Dr
Miami Fl 33155-5503

Lot 5a Blk 2
30-3031-008-0060

2105 Nw 110th Ave Llc
2101 Nw 110th Ave
Miami Fl 33172-1904

Lot 8a Blk 2
30-3031-008-0090

One Hundred & Tenth Ave Invest
12995 Nw 2nd St
Miami Fl 33182-1105

Lot 9a Blk 2
30-3031-008-0100

One Hundred & Tenth Ave Proper
12995 Nw 2nd St
Miami Fl 33182-1105

Airport Intl Mall Self Storage Pb 132-17

Tr A
10821 Nw 14th St
30-3031-009-0010

Storage Properties Lp
Po Box 25025
Glendale Ca 91221-5025

117

P E S Sub Pb 139-9

Lot 1 Blk 1
30-3031-010-0010

R T G Furniture Corp
11540 E Us Highway 92
Seffner Fl 33584-7346

Lot 2 Blk 1
2000 Nw 110th Ave
30-3031-010-0020

Continental Fla Materials Inc
1400 Urban Center Dr #200
Birmingham Al 35242-2587

Lot 3 Blk 1
1950 Nw 110th Ave
30-3031-010-0030

Irma Menendez
3303 Sw 107th Ct
Miami Fl 33165-3610

Lot 1 Blk 2
2101 Nw 110th Ave
30-3031-010-0040

2101 Nw 110th Ave Llc
2101 Nw 110th Ave
Miami Fl 33172-1904

Lot 2 Blk 2
2005 Nw 110th Ave
30-3031-010-0050

Berny South Corp
1119 W Flagler St
Miami Fl 33130-1033

Rev Plat Of Hampton Park Pb 140-22

Tr C
2100 Nw 107th Ave
30-3031-011-0030

H & S Investments Group Inc
2100 Nw 107th Ave
Doral Fl 33172-2510

Dade County Employee Credit Pb 145-54

Tr A
1500 Nw 107th Ave
30-3031-013-0010

Dade Co Employees Credit Union
1500 Nw 107th Ave
Doral Fl 33172-2706

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Lustig-Weinger Industrial Park Pb 146-78

Tr A
2200 Nw 107th Ave
30-3031-014-0010

Miami Cerebral Palsy Residenti
1411 Nw 14th Ave
Miami Fl 33125-1616

Greco Airport West Sub Pb 148-71

Lot 1 Blk 1
2299 Nw 108th Ave
30-3031-015-0010

Asd Enterprises Llc
2299 Nw 108th Ave
Miami Fl 33172-2022

Lot 2 Blk 1
10750 Nw 23rd St
30-3031-015-0020

Imperio Auto Repair Corp
10750 Nw 23rd St
Doral Fl 33172-2032

Hughes Supply Sub Pb 149-18

Lot 1 Less S10ft Blk 1 Per W/p #20408
30-3031-016-0010

Westpark Ind Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

Lot 2 Blk 1
30-3031-016-0020

Westpark Ind Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

Lot 3 Blk 1
30-3031-016-0030

Lizette Reboredo
2831 Sw 128th Ave
Miami Fl 33175-2005

Tr A
10900 Nw 17th Ave
30-3031-016-0040

Miami-dade County
3071 Sw 38th Ave
Miami Fl 33146-1520

Hughes West Dade Tr Pb 149-40

Lot 1 Blk 1
30-3031-017-0010

Lizette Reboredo
2831 Sw 128th Ave
Miami Fl 33175-2005

Lot 2 Blk 1
30-3031-017-0020

Pronto Gc Llc
2315 Nw 107th Ave #1m17
box52
Doral Fl 33172-2164

Hughes Supply Industrial Plat Pb 149-25

Lot 1 Blk 1
30-3031-018-0010

Cusa Investments Inc
11000 Nw 29th St #201
Doral Fl 33172-5036

Lot 2 Blk 1
30-3031-018-0020

Cusa Investments Inc
11000 Nw 29th St #201
Doral Fl 33172-5036

Miami Crating Sub Pb 149-10

Tr A
2200 Nw 110th Ave
30-3031-019-0010

Navlop Inc
7541 Sw 135th Ave
Miami Fl 33183-3354

B H S Sub Pb 150-36

Lot 1 Less S212.85ft Blk 1
2425 Nw 110th Ave
30-3031-020-0010

Gator Leasing Inc
4040 Nw 72nd Ave
Miami Fl 33166-6838

S212.85ft Of Lot 1 & All Of Lot 2 Blk 1
2425 Nw 110th Ave
30-3031-020-0015

Ryder Truck Rental Inc
11690 Nw 105th St
Medley Fl 33178-1103

Lot 3 Less N102.03ft Blk 1
2245 Nw 110th Ave
30-3031-020-0030

Estruch & Mikela Llc
2245 Nw 110th Ave
Miami Fl 33172-1916

N102.03ft Of Lot 3 Blk 1
2255 Nw 110th Ave
30-3031-020-0031

Hls Investments Llc
2255 Nw 110th Ave
Miami Fl 33172-1920

Lot 4 Blk 1
2201 Nw 110th Ave
30-3031-020-0040

Janaina Properties Llc
100 S Pointe Dr #2602
Miami Beach Fl 33139-7372

Beacon Tradeport Phase I Pb 151-73

Port Of Tr A Desc Comm At N1/4 Cor Of Sec
Th S 01 Deg E 326.91ft Sely Ad 155.56ft S 88
Deg W 40.36ft For Pob Cont S 88 Deg W 606.36ft
N01 Deg W 367.06ft N 89 Deg E 571.94ft S 48
Deg E 111.09ft S 01 Deg E 123.59ft Sely Ad
155.52ft To Pob
11200 Nw 25th St
30-3031-021-0010

Dolphin Commerce Center Llc
Principal Real Est Inv Llc
R Jacavino
801 Grand Ave
Des Moines Ia 50392

Port Of Tr A Desc Comm At N1/4 Cor Of Sec
Th S 01 Deg E 326.91ft Sely Ad 155.56ft S 88
Deg W 40.36ft For Pob Th Sely Ad 59.01ft S 12
Deg E 175.14ft Sely Ad 93.43ft Swly Ad 41.67ft
S 88 Deg W 634.83ft N 01 Deg W 350.50ft N
88 Deg E 606.32ft To Pob
11250 Nw 25th St
30-3031-021-0011

-same-

Port Tr A Desc Comm At N1/4 Cor Of Sec Th S 01
Deg E 326.91ft Sely Ad 155.56ft S 88 Deg W 646.68ft
For Pob Th S 01 Deg E 350.50ft S 88 Deg W 456.90ft
Nwly Ad 59.38ft Nly Ad 32.31ft N 01 Deg W 230.16ft
N 88 Deg E 68.05ft N 01 Deg W 50ft S 88 Deg W 62.58ft
N 19 Deg E 21.28ft N 88 Deg E 514.12ft To Pob
11350 Nw 25th St
30-3031-021-0012

-same-

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Port Of Tr A Desc Comm At N1/4 Cor Of Sec Th S 01 Deg E 326.91ft Sely Ad 155.56ft S 88 Deg W 646.68ft For Pob Cont S 88 Deg W 514.12ft N 19 Deg E 33.51ft N 01 Deg W 347.67ft N 89 Deg E 502.32ft S 01 Deg E 367.06ft To Pob 11300 Nw 25th St 30-3031-021-0013	Telefononica Data Usa Inc 1221 Brickell Ave Miami Fl 33131-3224
Tr B 30-3031-021-0020	Miami-dade County 3071 Sw 38th Ave Miami Fl 33146-1520
Tr C 30-3031-021-0030	Beacon Tradeport Community Dev 5701 Nw 88th Ave Tamarac Fl 33321-4440
Tr D 30-3031-021-0040	Lightspeed At Beacon Tradeport 300 Hollywood Way Hollywood Fl 33021-7059
Tr E 30-3031-021-0050	Beacon Tradeport Community Dev 5701 Nw 88th Ave Tamarac Fl 33321-4440
Tr F 30-3031-021-0060	Beacon Tradeport Community Dev 5701 Nw 88th Ave Tamarac Fl 33321-4440
Prime West Business Park	
Unit 1662 1662 Nw 108th Ave 30-3031-022-0010	Narvier Investment Llc 1662 Nw 108th Ave Doral Fl 33172-2007
Unit 1654 1654 Nw 108th Ave 30-3031-022-0020	Amha L L C 1654 Nw 108th Ave Miami Fl 33172-2007

Unit 1646
1646 Nw 108th Ave
30-3031-022-0030

Z 4 Inc
1646 Nw 108th Ave
Miami Fl 33172-2007

Unit 1638
1638 Nw 108th Ave
30-3031-022-0040

Came Llc
1638 Nw 108th Ave
Miami Fl 33172-2007

Unit 1630
1630 Nw 108th Ave
30-3031-022-0050

Aerocargo Inc
Po Box 523474
Miami Fl 33152-3474

Unit 1600
1600 Nw 108th Ave
30-3031-022-0060

Aizpar Real Est Holdings Llc
1600 Nw 108th Ave
Miami Fl 33172-2007

Unit 1550
1550 Nw 108th Ave
30-3031-022-0070

Genesis Properties Llc
1550 Nw 108th Ave
Miami Fl 33172-2052

Unit 1566
1566 Nw 108th Ave
30-3031-022-0080

Majorluna Enterprises Inc
1566 Nw 108th Ave
Miami Fl 33172-2052

Unit 1574
1574 Nw 108th Ave
30-3031-022-0090

Cheungs Dev Corp
1574 Nw 108th Ave
Miami Fl 33172-2052

Unit 1582
1582 Nw 108th Ave
30-3031-022-0100

Ferchez Llc
1582 Nw 108th Ave
Miami Fl 33172-2052

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Unit 1590
1590 Nw 108th Ave
30-3031-022-0110

Jose A Ortega
300 Arvida Pkwy
Coral Gables Fl 33156-2317

Unit 1598
1598 Nw 108th Ave
30-3031-022-0120

Jose A Ortega
300 Arvida Pkwy
Coral Gables Fl 33156-2317

Beacon Tradeport Phase Ii Pb 154-40

Tr G
11690 Nw 25th St
30-3031-023-0010

Dolphin Commerce Center Llc
Principal Real Est Inc Llc
R Jacavino
801 Grand Ave
Des Moines Ia 50392

Beacon Tradeport Phase Iii Pb 154-42

Tr H Less S236.20ft
2200 Nw 112th Ave
30-3031-024-0010

Suntrust Equity Fd Llc
2808 Fairmount St #250
Dallas Tx 75201-1381

S236.21ft Of Tr H
11231 Nw 20th St 136
30-3031-024-0020

Mbc Export Inc
11251 Nw 20th St #108
Miami Fl 33172-1860

Fpl Beacon Substation Pb 154-94

Tr A
10750 Nw 21st Ct
30-3031-025-0010

Florida Power & Light Co
Po Box 14000
Juno Beach Fl 33408-0420

Victory Sub Pb 156-51

Tr A
10850 Nw 21st St 220
30-3031-026-0010

Hi-tech Electrical Inc
10850 Nw 21st St Ste 200
Miami Fl 33172-2063

Dolphin Mall Pb 156-82

Tracts A & B Less Port As Desc On Or
18730-4209 On Page 4259
30-3031-027-0010

The Taubman Co -retax Dept
200 E Long Lake Rd
Bloomfield Hills Mi 48304-2360

Port Of Tracts A & B As Desc In Or
18730-4209 On Page 4259 A/k/a
30-3031-027-0020

Beacon Tradeport Community Dev
5701 Nw 88th Ave #370
Tamarac Fl 33321-4465

Tract C Less Beg Sely Cor Of Tr Th N 01 Deg
W 664.79ft S 89 Deg W 203.43ft S 33 Deg
E 43.70ft Sely Ad 666.70ft To Pob
1495 Nw 111th Ave
30-3031-027-0030

Injumen Corp
8260 Nw 27th St #408
Doral Fl 33122-1903

Port Of Tr C Beg Sely Cor Of Tr C Th N 01 Deg
W 664.79ft S 89 Deg W 203.43ft S 33 Deg E 43.70ft
Sely Ad 666.70ft To
1495 Nw 111th Ave
30-3031-027-0035

Torrente Property Llc
Po Box 226500
Miami Fl 33222-6500

Tract D (aka Pump Station Site))
30-3031-027-0040

Miami-dade County
3071 Sw 38th Ave
Miami Fl 33146-1520

Tract E (aka Lake)
30-3031-027-0050

Beacon Tradeport Community Dev
5701 Nw 88th Ave #370
Tamarac Fl 33321-4465

125

Beacon Tradeport Phase Iv Pb 157-03

Port Of Tr I Beg Nw Cor Of Tr I Th N 89 E 749.62ft
S 01 Deg E 349.81ft S 22 E 70.17ft S 01 Deg E 53.75ft
S 88 Deg W 710.41ft N 01 Deg W 105ft S 88 Deg W
64ft N 01 Deg W 381.93ft To Pob
11500 Nw 25th St
30-3031-028-0010

Miami-dade County
111 Nw 1st St #2460
Miami Fl 33128-1929

Port Of Tr I Desc Beg 25fte Of Most Sly Sw Cor
Of Tr I Cont N 88 Deg E 632ft N 01 Deg W 73.09ft
S 88 Deg W 632ft S 01 Deg E 73.09ft To Pob
30-3031-028-0011

Beacon Tradeport Community Dev
5701 Nw 88th Ave
Tamarac Fl 33321-4440

Port Of Tr I Desc Beg 381.93fts Of Nw Cor Of
Tr I Cont S 01 Deg E 366.55ft N 88 Deg E 64ft
N 01 Deg W 366.55ft S 88 Deg W 64ft To Pob
30-3031-028-0012

Miami-dade County
111 Nw 1st St #2460
Miami Fl 33128-1929

Beacon Tradeport Phase V Pb 158-16

Port Of Tr J Desc Comm At Most Nwly Cor Of
Tr I Of Pb 157.3 Th N 89 Deg E 749.62ft S 01
Deg E 349.81ft S 22 Deg E 70.17ft S 01 Deg E 53.75ft
For Pob Cont S 01 Deg E 112.10ft S 88 Deg W 299ft S 01
Deg E 149.46ft S 88deg W 356.81ft Nwly Ad 62.83ft S 88
Deg W 14.60ft N 01 Deg
W 221.56ft N 88 Deg E 710.41ft To Pob
30-3031-029-0010

-SAME-

Port Of Tr J Desc Beg Se Cor Of Tr J Th N 01 Deg
W 628.84ft S 88 Deg W 664.66ft S 01 Deg E 628.84ft
N 88 Deg E 664.66ft Less W301ft Thereof
11200 Nw 20th St
30-3031-029-0011

Procacci Mtf Llc
925 S Federal Hwy Ste400
Boca Raton Fl 33432

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W301ft Of The Following Desc Prop Port Tr J
Desc Beg Se Cor Of Tr J Th N 01 Deg W 628.84ft
S 88 Deg W 664.66ft S 01 Deg E 628.84ft N 88
Deg E 664.66ft To Pob
11226 Nw 20th St
30-3031-029-0012

Procacci 20th St Llc
925 S Federal Hwy Ste400
Boca Raton Fl 33432

Port Of Tr J Desc Beg 20.30fts Of Sw Cor
Of Tr C Of Pb 151-73 Beacon Tradeport Phase 1
Th Cont S 01 Deg E 759.13ft Alg 48ftw Of W/l Of
Pb 154-42 Beacon Tradeport Phase Iii Swly Ad 39.27ft
S 88 Deg W 630.81ft Nwly Adnly Ad 62.83ft N 01
Deg W 744.13ft Nly Nely Ely Ad 62.83ft N 88 Deg
E 615.81ft Sely Ad 62.83ft To Pob
30-3031-029-0013

Village At Dolphin Commerce
5201 Blue Lagoon Dr #881
Miami Fl 33126-2064

Port Of Tr J Desc Beg 40fte Of Sw Cor Of Tr J Th
N 01 Deg W 1265.04ft Nely Ad 62.83ft N 88 Deg
E 590.60ft S 01 Deg E 676.61ft N 88 Deg E 23.16ft
S 01 Deg E 628.52ft S 88 Deg W 653.76ft To Pob
30-3031-029-0014

Procacci Crossroad 117 Llc
925 S Federal Hwy #400
Boca Raton Fl 33432-6145

Port Of Tr J Desc Beg 664.66ftw Of Se Cor Th S 88
Deg W 320ft N 01 Deg W 628.70ft N 88 Deg E 320ft
S 01 Deg E 628.74ft To Pob Less Beg 984.66ftw &
213.66ftn Of Se Cor Of Tr J Th N 88 Deg E 48ft S 01
Deg E
30-3031-029-0015

Procacci Parcel F Llc
925 S Federal Hwy #400
Boca Raton Fl 33432-6145

Port Of Tr J Desc Beg 1624.66ftw Of Se Cor Of Tr J
Th Cont W320ft N 01 Deg W 628.56ft W 88 Deg
E 320ft S 01 Deg E 628.58ft M/l To Pob
30-3031-029-0016

Procacci Crossroads Parcel C L
925 S Federal Hwy #400
Boca Raton Fl 33432-6145

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Port Of Tr J Desc Beg 984.66ftw Of Se Cor Th S 88 Deg W 320ft N 01 Deg W 628.65ft N 88 Deg E 320ft S 01 Deg E 628.70ft To Pob
11250 Nw 20th St
30-3031-029-0017

Butters Real Estate Fund Ltd I
6820 Lyons Technology Pkwy #100
Coconut Creek Fl 33073-4325

Port Of Tr J Desc Beg 112.10fts Of The Most N Ne Cor Of Tr J Cont S 01 Deg E 109.46ft Sly-swly Ad 62.83ft S 88 Deg W 259ft N 01 Deg W 149.46ft N 88 Deg E 299ft To Pob
30-3031-029-0018

Telefonica Data Usa Inc
1111 Brickell Ave #10ft
Miami Fl 33131-3112

Port Of Tr J Desc W40ft Of Tr J & Beg Se Cor Of Tr H Of Pb 154-42 Th S 88 Deg W 1184ft N 01 Deg W 800.44ft Wly Ad 12.99ft S 88 Deg W 35.06ft S 01 Deg E 20.30ft To Sw Cor Tr C Pb 151-73 S 01 Deg E 759.13ft Swly Ad 01 Deg E 759.13ft Swly Ad 39.27ft S 88 Deg W 630.81ft Nwly Ad 62.83ft N 01 Deg W 744.13ft Nely Ad 62.83ft N 88 Deg E 615.81ft Sely Ad 62.83ft N 01 Deg W 120ft Swly Ad 62.83ft S 88 Deg W 734.41ft S 01 Deg E 232.61ft N 88 Deg E 38.06ft S 01 Deg E 676.56ft N 88 Deg E 1967.81ft N 01 Deg W 50.00ft To Pob
30-3031-029-0019

Beacon Tradeport Community Dev
5701 Nw 88th Ave
Tamarac Fl 33321-4440

Port Of Tr J Desc Beg 1304.66ftw Of Se Cor Of Tr J Cont W320ft Th N 01 Deg W 628.58ft N 88 Deg E 320ft S 01 Deg E 628.65ft To Pob
30-3031-029-0020

Procacci Crossroads Parcel D L
925 S Federal Hwy #400
Boca Raton Fl 33432-6145

Port Of Tr J Desc Beg 20.30fts Of Sw Cor Of Tr C Of Pb 151-73 Beacon Tradeport Phase I & 648.33fts Of Pb 158-16 Beacon Tradeport Phase V Alg 48ftw Of W/l Of Pb 154-42 Beacon Tradeport Phase Iii Cont S 01 Deg E
2020 Nw 114th Ave
30-3031-029-0021

Micro Informatica Llc
8400 Nw 25th St #100
Doral Fl 33122-1530

N183ft Of The Foll Desc Prop Port Of Tr J Desc Beg 20.30fts Of Sw Cor Of Tr C Pb 151-73 Phase I Cont S 01 Deg E 759.13ft Alg 48ftw Of W/l Of Pb 154-42 Beacon Tradeport Phase Iii Swly Ad 39.27ft S 88 Deg W 322.90ft N
30-3031-029-0022

Crib Llc
8244 Nw 30th Ter
Doral Fl 33122-1914

Port Of Tr J Desc Beg 163.30fts Of Sw Cor Of Tr C Pb 151-73 Alg 48ftw Of W/l Of Tr H Pb 154-42 Th S 01 Deg E 155.33ft S 88 Deg W 347.90ft N 01 Deg W 155.33ft N 88 Deg E 347.90ft To Pob
2250 Nw 114th Ave
30-3031-029-0024

Denmark Cargo Inc
2250 Nw 114th Ave
Miami Fl 33172-3652

S155ft Of N648.33ft Of Fol Desc Property Port Of Tr J Desc Beg 20.3fts Of Sw Cor Of Trc Of Pb 151-73 Beacon Tradeport Phasei Cont S01 Deg E 759.13ft Swly Ad 39.27ft S 88 Deg E 322.90ft N 01 Deg W 824.13ft N88 Deg E
30-3031-029-0025

Mtj Investment Holdings Llc
5201 Blue Lagoon Dr #911
Miami Fl 33126-2064

S155ft Of N493.33ft Of Fol Desc Property Port Of Tr J Desc Beg 20.30fts Of Sw Cor Of Tr C Of Pb 151-73 Beacon Tradeport Phase I Cont S 01 Deg E 759.13ft Swly Ad 39.27ft S 88 Deg E 322.90ft N 01 Deg W 824.13ft N 88
30-3031-029-0030

Bteq Properties Llc
12755 Sw 57th Ave
Coral Gables Fl 33156-6302

Port Of Tr J Desc Beg 984.66ft W & 213.66ftn Of Se Cor Of Tr J Th N 88 Deg E 48ft S 01 Deg E 53.22ft N 88 Deg E 8.69ft S 46 Deg E 33.14ft N 88 Deg E 72.87ft N 01 Deg W 491.69ft S 88 Deg W 153.00ft S 01 Deg E
30-3031-029-0031

Quality Investment Properties
12851 Foster St #205
Overland Park Ks 66213-2612

Mall Station Pb 158-35

Tract A
1890 Nw 107th Ave
30-3031-030-0010

International Petrol Grp Inc
1890 Nw 107th Ave
Doral Fl 33172-2504

Beacon Tradeport East Pb 158-40

Tract A
11190 Nw 25th St
30-3031-031-0010

Dolphin Commerce Center Llc
Principal Real Est Inv Llc
R Jacavino
801 Grand Ave
Des Moines Ia 50392

Beacon Tradeport East 1st Addn Pb 158-50

Tract B
30-3031-032-0010

Dpc Llc
1150b E Hallandale Beach Blvd
Hallandale Beach Fl 33009-4432

Ram Commerical Tract Pb 158-69

Tract A
1650 Nw 107th Ave
30-3031-033-0010

Chesed Llc Ii
4550 N Bay Rd
Miami Beach Fl 33140-2859

Alto Pointe Shopping Center Pb 160-7

Tract A
2090 Nw 107th Ave
30-3031-034-0010

Delta Bay Investments Llc
Antonio D Jacomino
5805 Blue Lagoon Dr #220
Miami Fl 33126-2056

Clear Channel Plat Pb 161-46

Tr A
30-3031-035-0010

Anthony F Balzebre
135 Leucadendra Dr
Coral Gables Fl 33156-2370

Vp Warehouse West Condo

Unit 100 Bldg 1 10800 Nw 21st St 100 30-3031-036-0010	Yubisay Avila 10800 Nw 21st St #100 Miami Fl 33172-2064
Unit 110 Bldg 1 10800 Nw 21st St 110 30-3031-036-0020	Panamericana Intl Press Corp 10800 Nw 21st St #110 Miami Fl 33172-2064
Unit 120 Bldg 1 10800 Nw 21st St 120 30-3031-036-0030	Panamericana Intl Press Corp 10800 Nw 21st St #120 Miami Fl 33172-2064
Unit 130 Bldg 1 10800 Nw 21st St 130 30-3031-036-0040	Angel Mohamad 10800 Nw 21st St #130 Miami Fl 33172-2064
Unit 140 Bldg 1 10800 Nw 21st St 140 30-3031-036-0050	A G Corp Usa 10800 Nw 21st St #140 Miami Fl 33172-2064
Unit 150 Bldg 1 10800 Nw 21st St 150 30-3031-036-0060	Lmg Services Llc 10800 Nw 21st St #150 Miami Fl 33172-2061
Unit 160 Bldg 1 10800 Nw 21st St 160 30-3031-036-0070	Luis E Nino 10800 Nw 21st St #160 Miami Fl 33172-2061
Unit 170 Bldg 1 10800 Nw 21st St 170 30-3031-036-0080	Fila Chmicals Usa Corp 10800 Nw 21st St #170 Miami Fl 33172-2061

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Unit 180 Bldg 1
10800 Nw 21st St 180
30-3031-036-0090

Tcp 78 Holdigns Llc
10800 Nw 21st St #180
Miami Fl 33172-2061

Unit 190 Bldg 1
10800 Nw 21st St 190
30-3031-036-0100

Brainco Llc
10800 Nw 21st St #190
Miami Fl 33172-2061

Unit 200 Bldg 1
10800 Nw 21st St 200
30-3031-036-0110

Lo Investments Corp
10800 Nw 21st St
Miami Fl 33172-2058

Unit 210 Bldg 1
10800 Nw 21st St 210
30-3031-036-0120

L O Investments Corp
10800 Nw 21st St #200
Miami Fl 33172-2064

Unit 220 Bldg 1
10800 Nw 21st St 220
30-3031-036-0130

Doral Med Equip & Supplies Inc
10800 Nw 21st St #220
Miami Fl 33172-2061

Unit 230 Bldg 1
10800 Nw 21st St 230
30-3031-036-0140

Lo Capital Invest Llc
10800 Nw 21st St #230
Miami Fl 33172-2061

Unit 240 Bldg 1
10800 Nw 21st St 240
30-3031-036-0150

Lo Capital Invest Llc
10800 Nw 21st St #230
Miami Fl 33172-2061

Unit 250 Bldg 1
10800 Nw 21st St 250
30-3031-036-0160

Lo Capital Invest Llc
10800 Nw 21st St #230
Miami Fl 33172-2061

Unit 100 Bldg 2
10850 Nw 21st St 100
30-3031-036-0170

Hemisphere Cargo Corp
10850 Nw 21st St #100
Miami Fl 33172-2065

Unit 110 Bldg 2
10850 Nw 21st St 110
30-3031-036-0180

Parvani Investment Llc
9471 Sw 124th Ter
Miami Fl 33176-5055

Unit 120 Bldg 2
10850 Nw 21st St 120
30-3031-036-0190

Parvani Investments Llc
9471 Sw 124th Ter
Miami Fl 33176-5055

Unit 130 Bldg 2
10850 Nw 21st St 130
30-3031-036-0200

Joaquin C Colunga
10850 Nw 21st St #130
Miami Fl 33172-2065

Unit 140 Bldg 2
10850 Nw 21st St 140
30-3031-036-0210

Cesar J Hassan
10850 Nw 21st St #140
Miami Fl 33172-2065

Unit 150 Bldg 2
10850 Nw 21st St 150
30-3031-036-0220

160 Fds Inc
18050 Nw 21st St #150
Miami Fl 33172

Unit 160 Bldg 2
10850 Nw 21st St 160
30-3031-036-0230

160 Fds Inc
18050 Nw 21st St #160
Miami Fl 33172

Unit 170 Bldg 2
10850 Nw 21st St 170
30-3031-036-0240

Castro Cardona Holdings Inc
10850 Nw 21st St #170
Miami Fl 33172-2063

Unit 180 Bldg 2
10850 Nw 21st St 180
30-3031-036-0250

Top Technology Corp
10850 Nw 21st St #180
Miami Fl 33172-2063

Unit 190 Bldg 2
10850 Nw 21st St 190
30-3031-036-0260

Carlos A Garcia
10850 Nw 21st St #190
Miami Fl 33172-2063

Unit 200 Bldg 2
10850 Nw 21st St 200
30-3031-036-0270

Hi Tech Electrical Inc
10850 Nw 21st St #200
Miami Fl 33172-2063

Unit 210 Bldg 2
10850 Nw 21st St 210
30-3031-036-0280

Liya Inc
10850 Nw 21st St #210
Miami Fl 33172-2063

Unit 220 Bldg 2
10850 Nw 21st St 220
30-3031-036-0290

Game Mart Inc
10850 Nw 21st St #220
Miami Fl 33172-2063

Unit 230 Bldg 2
10850 Nw 21st St 230
30-3031-036-0300

Aviotrade Group Holdings Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

Unit 240 Bldg 2
10850 Nw 21st St 240
30-3031-036-0310

Aviotrade Group Holdings Llc
10850 Nw 21st St #240
Miami Fl 33172-2063

Unit 100 Bldg 3
10900 Nw 21st St 100
30-3031-036-0320

Intek Computers Corp
10900 Nw 21st St #100
Miami Fl 33172-2006

Unit 110 Bldg 3
10900 Nw 21st St 110
30-3031-036-0330

Mengod Investments Inc
2300 Nw 94th Ave #207
Doral Fl 33172-2343

Unit 120 Bldg 3
10900 Nw 21st St 120
30-3031-036-0340

Electronic Datacomm Corp
10900 Nw 21st St #120
Miami Fl 33172-2006

Unit 130 Bldg 3
10900 Nw 21st St 130
30-3031-036-0350

Randolph A Gornail
10900 Nw 21st St #130
Miami Fl 33172-2006

Unit 140 Bldg 3
10900 Nw 21st St 140
30-3031-036-0360

Cami Electrical Export Inc
10900 Nw 21st St #140
Miami Fl 33172-2006

Unit 150 Bldg 3
10900 Nw 21st St 150
30-3031-036-0370

Mastergate Inc
10900 Nw 21st St #150
Miami Fl 33172-2024

Unit 160 Bldg 3
10900 Nw 21st St 160
30-3031-036-0380

Rj Holdings Llc
10900 Nw 21st St #160
Miami Fl 33172-2024

Unit 170 Bldg 3
10900 Nw 21st St 170
30-3031-036-0390

Rj Holdings Llc
10900 Nw 21st St #170
Miami Fl 33172-2024

Unit 180 Bldg 3
10900 Nw 21st St 180
30-3031-036-0400

Bertin Investors Lllp
173 Paloma Dr
Coral Gables Fl 33143-6537

Unit 190 Bldg 3
10900 Nw 21st St 190
30-3031-036-0410

Prodek Inc
8405 Nw 53rd St #b220
Miami Fl 33166-4544

Unit 200 Bldg 3
10900 Nw 21st St 200
30-3031-036-0420

Florida Ten Llc
10900 Nw 21st St #200
Miami Fl 33172-2024

Unit 210 Bldg 3
10900 Nw 21st St 210
30-3031-036-0430

Florida Ten Llc
10900 Nw 21st St #210
Miami Fl 33172-2006

Unit 220 Bldg 3
10900 Nw 21st St 220
30-3031-036-0440

Usaco Worldwide Inc
10900 Nw 21st St #220
Miami Fl 33172-2006

135

Unit 230 Bldg 3
10900 Nw 21st St 230
30-3031-036-0450

Dls Cargo Inc
10900 Nw 21st St #230
Miami Fl 33172-2006

Unit 240 Bldg 3
10900 Nw 21st St 240
30-3031-036-0460

10900 Nw 21 St Llc
10900 Nw 21st St #240
Miami Fl 33172-2006

Unit 250 Bldg 3
10900 Nw 21st St 250
30-3031-036-0470

Kun W Lo
10900 Nw 21st St #250
Miami Fl 33172-2006

Jmar Industrial Park I Condo

Unit 1901
1901 Nw 108th Ave 1901
30-3031-037-0010

Jc & A Investments Llc
1901 Nw 108th Ave
Miami Fl 33172-2023

Unit 1905
1905 Nw 108th Ave 1905
30-3031-037-0020

Jc & A Investments Llc
1905 Nw 108th Ave
Miami Fl 33172-2023

Unit 1909
1909 Nw 108th Ave 1909
30-3031-037-0030

Carlo Serrrano
1909 Nw 108th Ave
Miami Fl 33172-2023

Unit 1913
1913 Nw 108th Ave 1913
30-3031-037-0040

Juan F & Ernestina V Marrero
14328 Sw 14th St
Miami Fl 33184-3213

Unit 1917
1917 Nw 108th Ave 1917
30-3031-037-0050

German Pryor Algarra
13050 Sw 105th Ave
Miami Fl 33176-5529

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Unit 1921
1921 Nw 108th Ave 1921
30-3031-037-0060

Jose R Espinosa
9855 Sw 89th Ct
Miami Fl 33176-2908

Unit 1925
1925 Nw 108th Ave 1925
30-3031-037-0070

Ind Llc
1925 Nw 108th Ave
Miami Fl 33172-2023

Unit 1929
1929 Nw 108th Ave 1929
30-3031-037-0080

1929 Jmar Inc
Po Box 431308
South Miami Fl 33243-1308

Unit 1931
1931 Nw 108th Ave 1931
30-3031-037-0090

Avezul Corporation
1931 Nw 108th Ave #1931
Miami Fl 33172-2023

Mara Plazza Condo

Unit 1
2451 Nw 109th Ave 1
30-3031-038-0010

Rinaldi Enterprise Inc
10400 Nw 33rd St #270
Doral Fl 33172-5904

Unit 2
2451 Nw 109th Ave 2
30-3031-038-0020

Gustavo Bustos
12766 Nw 6th Ln
Miami Fl 33182-1161

Unit 3
2451 Nw 109th Ave 3
30-3031-038-0030

Carlos Varela
3245 Ne 184th St #13107
Aventura Fl 33160-4982

Unit 4
2451 Nw 109th Ave 4
30-3031-038-0040

C E B Construction Inc
3741 Sw 133rd Ct
Miami Fl 33175-3271

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Unit 5 2451 Nw 109th Ave 5 30-3031-038-0050	Leader Trade Solutions Corp 2333 Ponce De Leon Blvd #r200 Coral Gables Fl 33134-5419
Unit 6 2451 Nw 109th Ave 6 30-3031-038-0060	Rinaldi Enterprise Inc 10400 Nw 33rd St #270 Doral Fl 33172-5904
Unit 7 2451 Nw 109th Ave 7 30-3031-038-0070	Doral Captiva Inc 463 Sailboat Cir Weston Fl 33326-1505
Unit 8 2451 Nw 109th Ave 8 30-3031-038-0080	Cosmo Two Inc 10481 Nw 41st St Doral Fl 33178-1807
Unit 9 2451 Nw 109th Ave 9 30-3031-038-0090	Partegas Two Inc Po Box 25352 Miami Fl 33102-5352
Unit 10 2451 Nw 109th Ave 10 30-3031-038-0100	Leader Trade Solutions Corp 2333 Ponce De Leon Blvd #r200 Coral Gables Fl 33134-5419
Unit 11 2451 Nw 109th Ave 11 30-3031-038-0110	Larry A Valverde 2451 Nw 109th Ave #11 Miami Fl 33172-2003
Gateway Park Condo	
Unit 100 10775 Nw 21st St 109 30-3031-039-0010	Anita Henao 10775 Nw 21st St #109 Doral Fl 33172-2009

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Unit 110 10775 Nw 21st St 108 30-3031-039-0020	Libardo E & Andres Lopez 10775 Nw 21st St #110 Doral Fl 33172-2030
Unit 120 10775 Nw 21st St 107 30-3031-039-0030	Ricardo Lopez 10775 Nw 21st St #110 Doral Fl 33172-2030
Unit 130 10775 Nw 21st St 106 30-3031-039-0040	Jeniffer Gamboa 10775 Nw 21st St #106 Doral Fl 33172-2030
Unit 140 10775 Nw 21st St 105 30-3031-039-0050	Adriana M Gregory 10775 Nw 21st St #105 Doral Fl 33172-2009
Unit 150 10775 Nw 21st St 104 30-3031-039-0060	Juan Carlos Buitrago 10775 Nw 21st St #104 Doral Fl 33172-2030
Unit 160 10775 Nw 21st St 103 30-3031-039-0070	Hilda J Buitrago 10775 Nw 21st St #160 Doral Fl 33172-2011
Unit 170 10775 Nw 21st St 102 30-3031-039-0080	Hilda J Buitrago 10775 Nw 21st St #102 Doral Fl 33172-2030
Unit 180 10775 Nw 21st St 101 30-3031-039-0090	Patricia & Juan Carlos Buitrago 10775 Nw 21st St #101 Doral Fl 33172-2009

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Adler Plaza Condo

Unit 200 1400 Nw 107th Ave 200 30-3031-040-0010	Bayview Loan Servicing Llc 4425 Ponce De Leon Blvd #5th Coral Gables Fl 33146-1837
Unit 201 1400 Nw 107th Ave 201 30-3031-040-0020	Tbom Commercial Llc Isicoff Ragatz & K 1200 Brickell Ave #1900 Miami Fl 33131-3257
Unit 205 1400 Nw 107th Ave 205 30-3031-040-0030	Adler Group Inc 1400 Nw 107th Ave Doral Fl 33172-2746
Unit 209 1400 Nw 107th Ave 209 30-3031-040-0040	Adler Group Inc 1400 Nw 107th Ave Doral Fl 33172-2746
Unit 210 1400 Nw 107th Ave 210 30-3031-040-0050	Adler Group Inc 1400 Nw 107th Ave Doral Fl 33172-2746
Unit 300 1400 Nw 107th Ave 300 30-3031-040-0060	Jose Gerardo Guarisma 11257 Nw 78th St Medley Fl 33178-1464
Unit 301 1400 Nw 107th Ave 301 30-3031-040-0070	Adler Group Inc 1400 Nw 107th Ave Doral Fl 33172-2746
Unit 307 1400 Nw 107th Ave 307 30-3031-040-0080	Adler Group Inc 1400 Nw 107th Ave Doral Fl 33172-2746

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Units 310 -501
1400 Nw 107th Ave 310-501
30-3031-040-0090 - 0130

Adler Group Inc
1400 Nw 107th Ave
Doral Fl 33172-2746

Dolphin Paark Of Commerce Condo

Unit 101
2071 Nw 112th Ave 101
30-3031-041-0010

Doral Financial Invest Srvc Ll
2071 Nw 112th Ave #101
Miami Fl 33172-1833

Unit 102
2071 Nw 112th Ave 102
30-3031-041-0020

Rubio & Barcia Investments Cor
11176 Nw 84th St
Doral Fl 33178-5268

Unit 103
2071 Nw 112th Ave 103
30-3031-041-0030

Investments 142857 Inc
9361 Nw 33rd St
Miami Fl 33172

Unit 104
2071 Nw 112th Ave 104
30-3031-041-0040

Carlos Ekmeiro
2071 Nw 112th Ave #104
Doral Fl 33172-1833

Unit 105
2071 Nw 112th Ave 105
30-3031-041-0050

Inversiones Davier Inc
7791 Nw 46th St #407
Doral Fl 33166-5485

Unit 106
2071 Nw 112th Ave 106
30-3031-041-0060

Inversiones Davier Inc
7791 Nw 46th St #407
Doral Fl 33166-5485

Unit 107
2071 Nw 112th Ave 107
30-3031-041-0070

Pinzons Llc
12113 Palms Blvd
Los Angeles Ca 90066-1925

141

Unit 108
2071 Nw 112th Ave 108
30-3031-041-0080

B & R Investments Group Inc
1500 Nw 93rd Ave
Doral Fl 33172-2911

Unit 109
2051 Nw 112th Ave 109
30-3031-041-0090

Investments 142857 Inc
9631 Nw 33rd St
Doral Fl 33172-1100

Unit 110
2051 Nw 112th Ave 110
30-3031-041-0100

Investments 142857 Inc
9631 Nw 33rd St
Doral Fl 33172-1100

Unit 111
2051 Nw 112th Ave 111
30-3031-041-0110

Dolparc Holdings Llc
2051 Nw 112th Ave #111
Miami Fl 33172-1829

Unit 112
2051 Nw 112th Ave 112
30-3031-041-0120

Jjd Holdings Inc
9631 Nw 33rd St
Doral Fl 33172-1100

Unit 113
2051 Nw 112th Ave 113
30-3031-041-0130

Investments 142857 Inc
9361 Nw 33rd St
Miami Fl 33172

Unit 114
2051 Nw 112th Ave 114
30-3031-041-0140

2051 Dolphin Park Llc
11185 Nw 72nd Ter
Miami Fl 33179

Unit 115
2051 Nw 112th Ave 115
30-3031-041-0150

2051 Dolphin Park Llc
11185 Nw 72nd Ter
Miami Fl 33179

Unit 116
2051 Nw 112th Ave 116
30-3031-041-0160

Mcna Properties Iv Llc
220 Alhambra Cir
Coral Gables Fl 33134-5174

Unit 117
2051 Nw 112th Ave 117
30-3031-041-0170

Gabc Investments Llc
11236 Nw 77th Ter
Medley Fl 33178-1491

Unit 118
2051 Nw 112th Ave 118
30-3031-041-0180

Erwin Richter
11867 Sw 80th Ter
Miami Fl 33183-2900

Unit 119
2051 Nw 112th Ave 119
30-3031-041-0190

J & J Trading Services Inc
2051 Nw 112th Ave #119
Miami Fl 33172-1829

Unit 120
2051 Nw 112th Ave 120
30-3031-041-0200

J & J Trading Services Inc
2051 Nw 112th Ave #119
Miami Fl 33172-1829

Unit 121
2051 Nw 112th Ave 121
30-3031-041-0210

H & M Associates Inc
2051 Nw 112th Ave #121
Miami Fl 33172-1829

UnitS 122 - 125
2051 Nw 112th Ave 122
30-3031-041-0220 - 0250

Inedimatica Usa Corp
8221 Nw 30th Ter
Doral Fl 33122-1913

Unit 126
2051 Nw 112th Ave 126
30-3031-041-0260

Investments 142857 Inc
9631 Nw 33rd St
Doral Fl 33172-1100

Unit 127
2051 Nw 112th Ave 127
30-3031-041-0270

Rimax Llc
19521 Sw 53rd St
Miramar Fl 33029-6279

Unit 128 2051 Nw 112th Ave 128 30-3031-041-0280	American Friction Lube Inc 5751 Nw 98th Ave Doral Fl 33178-2671
Unit 129 2051 Nw 112th Ave 129 30-3031-041-0290	30 Dolphin Pack Corp 9631 Nw 33rd St Doral Fl 33172-1100
Unit 130 2051 Nw 112th Ave 130 30-3031-041-0300	30 Dolphin Pack Corp 9631 Nw 33rd St Doral Fl 33172-1100
Unit 131 2061 Nw 112th Ave 131 30-3031-041-0310	Mar Rojo International Group L 1450 Sabal Trl Weston Fl 33327-1638
Unit 132 2061 Nw 112th Ave 132 30-3031-041-0320	Mar Rojo International Group L 1450 Sabal Trl Weston Fl 33327-1638
Unit 133 2061 Nw 112th Ave 133 30-3031-041-0330	Marchelo Biondi 12211 Sw 122nd Path Miami Fl 33186-9031
Unit 134 2061 Nw 112th Ave 134 30-3031-041-0340	Petit Eleven Llc 11337 Nw 69th St Doral Fl 33178-4539
Unit 135 2061 Nw 112th Ave 135 30-3031-041-0350	R Group Properties Corp 1840 Nw 168th Ave Pembroke Pines Fl 33028-2021
Unit 136 2061 Nw 112th Ave 136	-SAME-

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Unit 137
2061 Nw 112th Ave 137
30-3031-041-0370

R Group Properties Corp
1840 Nw 168th Ave
Pembroke Pines Fl 33028-2021

Unit 138
2061 Nw 112th Ave 138
30-3031-041-0380

Giraldo Seguro Investment Corp
16602 Sw 68th Ter
Miami Fl 33193-5555

Unit 139
2061 Nw 112th Ave 139
30-3031-041-0390

Florida Housing & Dev Group In
1770 Nw 21st Ter
Miami Fl 33142-7438

Unit 140
2061 Nw 112th Ave 140
30-3031-041-0400

Real Estate Development Llc
2061 Nw 112th Ave #140
Miami Fl 33172-1831

Unit 141
2061 Nw 112th Ave 141
30-3031-041-0410

Inversiones Davier Inc
7791 Nw 46th St #407
Doral Fl 33166-5485

Unit 142
2061 Nw 112th Ave 142
30-3031-041-0420

Inversiones Davier Inc
7791 Nw 46th St #407
Doral Fl 33166-5485

Unit 143
2061 Nw 112th Ave 143
30-3031-041-0430

Fonakid Llc
7065 Nw 107th Ct
Doral Fl 33178-3653

Unit 144
2061 Nw 112th Ave 144
30-3031-041-0440

Fonakid Llc
7065 Nw 107th Ct
Doral Fl 33178-3653

Unit 145
2061 Nw 112th Ave 145
30-3031-041-0450

Servicing Properties Llc
100 Se 2nd St #2600
Miami Fl 33131-2118

145

Unit 146
2061 Nw 112th Ave 146
30-3031-041-0460

Jirafa Llc
3263 Nw 102nd Pl
Miami Fl 33172-5044

Unit 147
2061 Nw 112th Ave 147
30-3031-041-0470

Nestor Soto
2061 Nw 112th Ave #147
Miami Fl 33172-1831

Unit 148
2061 Nw 112th Ave 148
30-3031-041-0480

Andres E & Claudia I Gomez
5333 Nw 109th Ct
Doral Fl 33178-3914

Unit 149
2061 Nw 112th Ave 149
30-3031-041-0490

Antonino Buttaci
3625 N Country Club Dr #901
Aventura Fl 33180-1712

Unit 150
2061 Nw 112th Ave 150
30-3031-041-0500

Palavi Llc
6651 Nw 107th Ct
Doral Fl 33178-3642

Unit 151
1825 Nw 112th Ave 151
30-3031-041-0510

Efm 41 St Investments Llc
10556 Nw 26th St #d101
Doral Fl 33172-5943

Unit 152
1825 Nw 112th Ave 152
30-3031-041-0520

777 Sin Llc
10544 Nw 26th St #e202
Doral Fl 33172-2160

Unit 153
1825 Nw 112th Ave 153
30-3031-041-0530

Kcusa Com Inc
2855 Nw 112 Avenue Bay 2
Miami Fl 33172

Unit 154
1825 Nw 112th Ave 154
30-3031-041-0540

Aisbyl Invest Llc
10935 Sw 174th Ter
Miami Fl 33157-4063

146

Unit 155
1825 Nw 112th Ave 155
30-3031-041-0550

55 Dolphin Park Llc
9631 Nw 33rd St
Doral Fl 33172-1100

Unit 156
1825 Nw 112th Ave 156
30-3031-041-0560

Henglobal Intl Corp
1825 Nw 112th Ave #156
Miami Fl 33172-1816

Unit 157
1825 Nw 112th Ave 157
30-3031-041-0570

Henglobal Intl Corp
1825 Nw 112th Ave #157
Miami Fl 33172-1816

Unit 158
1825 Nw 112th Ave 158
30-3031-041-0580

L D Trade Inc
1301 Nw 89th Ct #207
Doral Fl 33172-3006

Unit 159
1835 Nw 112th Ave 159
30-3031-041-0590

Sand Sports Corp
2475 Brickell Ave #1510
Miami Fl 33129-2481

Unit 160
1835 Nw 112th Ave 160
30-3031-041-0600

J & S Warehouse Inc
1835 Nw 112th Ave #160
Miami Fl 33172-1800

Unit 161
1835 Nw 112th Ave 161
30-3031-041-0610

Maria J Camacho
10853 Nw 85th Ter
Doral Fl 33178-1546

Unit 162
1835 Nw 112th Ave 162
30-3031-041-0620

Antonio J Da Silva Hernandez
1835 Nw 112th Ave #162
Miami Fl 33172-1800

Unit 163
1835 Nw 112th Ave 163
30-3031-041-0630

Los Corrales Investments Llc
2600 S Douglas Rd #1100
Coral Gables Fl 33134-6143

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Unit 164
1835 Nw 112th Ave 164
30-3031-041-0640

Miramar Business & Invest Llc
9737 Nw 41st St #615
Doral Fl 33178-2924

Unit 165
1835 Nw 112th Ave 165
30-3031-041-0650

Miramar Business & Invest Llc
9737 Nw 41st St #615
Doral Fl 33178-2924

Unit 166
1835 Nw 112th Ave 166
30-3031-041-0660

E & D Supply Corp
6005 Nw 87th Ave
Miami Fl 33178-1636

Unit 167
1835 Nw 112th Ave 167
30-3031-041-0670

E & D Supply Corp
6005 Nw 87th Ave
Miami Fl 33178-1636

Unit 168
1835 Nw 112th Ave 168
30-3031-041-0680

Annesa Enterprises Llc
7062 Nw 113th Ct
Doral Fl 33178-4534

Unit 169
1835 Nw 112th Ave 169
30-3031-041-0690

Annesa Enterprises Llc
7062 Nw 113th Ct
Doral Fl 33178-4534

Unit 170
1835 Nw 112th Ave 170
30-3031-041-0700

Bontons Llc
3221 Nw 82nd Ave
Doral Fl 33122-1023

Unit 171
1835 Nw 112th Ave 171
30-3031-041-0710

Group Rr Investments Llc
1200 Brickell Ave #860
Miami Fl 33131-3255

Unit 172 1835 Nw 112th Ave 172 30-3031-041-0720	Allison Investment Llc 6015 Nw 87th Ave Miami Fl 33178-1636
Unit 173 1835 Nw 112th Ave 173 30-3031-041-0730	Allison Investment Llc 6015 Nw 87th Ave Miami Fl 33178-1636
Unit 174 1835 Nw 112th Ave 174 30-3031-041-0740	V P Cargo International Inc 4769 Nw 72nd Ave Medley Fl 33166-5616
Unit 175 1835 Nw 112th Ave 175 30-3031-041-0750	Last Investments Llc 4518 Nw 109th Ct Doral Fl 33178-4355
Unit 176 1835 Nw 112th Ave 176 30-3031-041-0760	920 Penn Llc 4518 Nw 109th Ct Doral Fl 33178-4355
Unit 177 1835 Nw 112th Ave 177 30-3031-041-0770	Inversiones Morangos Mr L L C 11421 Nw 168th Ter Doral Fl 33178
Unit 178 1835 Nw 112th Ave 178 30-3031-041-0780	A Krysta L N Investments Inc 730 Nw 107th Ave #120 Miami Fl 33172-3104
Unit 179 1835 Nw 112th Ave 179 30-3031-041-0790	A Krystal L N Investments Inc 730 Nw 107th Ave #120 Miami Fl 33172-3104
Unit 180 1835 Nw 112th Ave 180 30-3031-041-0800	A Krystal L N Investments Inc 730 Nw 107th Ave #120 Miami Fl 33172-3104

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Unit 181
1835 Nw 112th Ave 181
30-3031-041-0810

Copiservice Of America Inc
1315 Sw 107th Ave
Miami Fl 33174-2515

Unit 182
1835 Nw 112th Ave 182
30-3031-041-0820

Antonio J Da Silva Hernandez
11321 Nw 79th Ln
Medley Fl 33178-1452

Unit 183
1835 Nw 112th Ave 183
30-3031-041-0830

Miami Marine Export Llc
7824 Nw 116th Pl
Medley Fl 33178-1518

Unit 184
1835 Nw 112th Ave 184
30-3031-041-0840

Warehouse Llc
11352 Nw 46th Ln
Doral Fl 33178-4345

Unit 185
1835 Nw 112th Ave 185
30-3031-041-0850

Fragance Forwarders Llc
11352 Nw 46th Ln
Doral Fl 33178-4345

Unit 186
1845 Nw 112th Ave 186
30-3031-041-0860

Sikaffy Interiors Inc
7221 Sw 48th St
Miami Fl 33155-5518

Unit 187
1845 Nw 112th Ave 187
30-3031-041-0870

Tct3 Llc
11200 Nw 25th St #125
Doral Fl 33172-1807

Unit 188
1845 Nw 112th Ave 188
30-3031-041-0880

Greicis M Herrera
401 69th St #605
Miami Beach Fl 33141-3281

Unit 189
1845 Nw 112th Ave 189
30-3031-041-0890

Terbol Inc
11132 Nw 73rd St
Doral Fl 33178-2865

150

Unit 190
1845 Nw 112th Ave 190
30-3031-041-0900

Terbol Inc
11132 Nw 73rd St
Doral Fl 33178-2865

Unit 191
1845 Nw 112th Ave 191 91
30-3031-041-0910

Dolphin Park Llc
9631 Nw 33rd St
Doral Fl 33172-1100

Unit 192
1845 Nw 112th Ave 192
30-3031-041-0920

92 Dolphin Park Llc
9631 Nw 33rd St
Doral Fl 33172-1100

Unit 193
1845 Nw 112th Ave 193
30-3031-041-0930

Jucatel Limited Partnership
328 Crandon Blvd #221a
Key Biscayne Fl 33149-1331

Unit 194
1845 Nw 112th Ave 194
30-3031-041-0940

Jucatel Limited Partnership
328 Crandon Blvd #221a
Key Biscayne Fl 33149-1331

Unit 195
1845 Nw 112th Ave 195
30-3031-041-0950

95 Dolphin Park Corp
9631 Nw 33rd St
Doral Fl 33172-1100

Unit 196
1845 Nw 112th Ave 196
30-3031-041-0960

96 Dolphin Park Llc
9631 Nw 33rd St
Doral Fl 33172-1100

Unit 197
1845 Nw 112th Ave 197
30-3031-041-0970

Alma Investments Llc
4797 Nw 72nd Ave
Miami Fl 33166-5616

Unit 198
1845 Nw 112th Ave 198
30-3031-041-0980

Aston Holdings Llc
4651 Sheridan St #335
Hollywood Fl 33021-3400

151

Unit 199
1845 Nw 112th Ave 199
30-3031-041-0990

Spqr Management Llc
1681 Nw 97th Ave
Doral Fl 33172-2817

Unit 200
1845 Nw 112th Ave 200
30-3031-041-1000

200 Dolphin Park Corp
9631 Nw 33rd St
Doral Fl 33172-1100

Unit 201
1845 Nw 112th Ave 201
30-3031-041-1010

Cayo Mario Acosta
2051 Nw 112th Ave #118
Miami Fl 33172-1829

Unit 202
1845 Nw 112th Ave 202
30-3031-041-1020

Cardan Group Llc
1845 Nw 112th Ave #202
Miami Fl 33172-1840

Unit 203
1845 Nw 112th Ave 203
30-3031-041-1030

Taguanes Investments Llc
2600 S Douglas Rd #1100
Coral Gables Fl 33134-6143

Unit 204
1845 Nw 112th Ave 204
30-3031-041-1040

Matepine Investments Llc
2600 S Douglas Rd #1100
Coral Gables Fl 33134-6143

Unit 205
1845 Nw 112th Ave 205
30-3031-041-1050

Office Products Trading Corp
7065 Nw 116th Ct
Doral Fl 33178-5531

Unit 206
1845 Nw 112th Ave 206
30-3031-041-1060

Rafael Aguirre
2131 Murfreeboro Park #203
Antioch Tn 37217

Unit 207
1845 Nw 112th Ave 207
30-3031-041-1070

Vesa Properties Llc
11236 Nw 54th Ter
Doral Fl 33178-3813

Unit 208
1845 Nw 112th Ave 208
30-3031-041-1080

U Tt International Inc
7225 Nw 25th St #203
Miami Fl 33122-1709

Unit 209
1845 Nw 112th Ave 209
30-3031-041-1090

Energy Elec Integrators Corp
11277 Nw 55th Ln
Doral Fl 33178-3815

Unit 210
1845 Nw 112th Ave 210
30-3031-041-1100

R Llaurado & Associates Inc
10540 Nw 26th St #103
Doral Fl 33172-5932

Unit 211
1845 Nw 112th Ave 211
30-3031-041-1110

Simon & Margarita Gil
8200 Nw 27th St #112
Doral Fl 33122-1902

Eurosuites Pb 166-076

Tr A
30-3031-042-0010

Service Parcel Es Doral Llc
2315 Nw 107th Ave #1m-17
Doral Fl 33172-2164

SHOPS AT 107TH PB 167-076

TR A
30-3031-043-0010

SHOPS AT 107TH LLC
10850 NW 21 ST STE 230
MIAMI FL 33172-2063

EUROSUITES RESIDENCES & RESORT CONDO

1750 Nw 107th Ave M-708
30-3031-044-2520

Elizabeth A Segura
1750 Nw 107th Ave #m-708
Miami Fl 33178

1750 Nw 107th Ave
30-3031-044-3430

Functional Foods Inc
10540 Nw 26th St Ste G107
Doral Fl 33172-2162

1750 Nw 107th Ave R408
30-3031-044-3370

Euroinvestment Llc
4341 Sw 160th Ave Apt 200
Miramar Fl 33027-5750

1750 Nw 107th Ave p502
30-3031-044- 1080

Maradentro Llc
11155 Nw 70th St
Doral Fl 33178-3714

1750 Nw 107th Ave L502
30-3031-044-0200

Suarven Eurosuites Llc
2665 Sw 37th Ave Apt 808
Coconut Grove Fl 33133-2753

1750 Nw 107th Ave L605
30-3031-044- 0450

Power Content Investments Llc
16710 Sapphire Ct
Weston Fl 33331-3171

1750 Nw 107th Ave
30-3031-044-3470

Leticia Castano
4995 Nw 72nd Ave Ste 303
Miami Fl 33166-5643

1750 Nw 107th Ave
30-3031-044-3160

Rodolfo E L Benitez
12701 Sw 49th Ct
Miramar Fl 33027-5821

1750 Nw 107th Ave
30-3031-044-2970

Carlos J M & Wilfredo M Cocco
718 Nw 127th Pl
Miami Fl 33182-1890

1750 Nw 107th Ave L-506
30-3031-044- 0520

Dennis Yamin
218 Se 14th St #2307
Miami Fl 33131-3331

1750 Nw 107th Ave P-303
30-3031-044-

Sandra Romero
12669 Nw 9th Ter
Miami Fl 33182-2076

1750 Nw 107th Ave
30-3031-044-0050

Ramon Azpurua
8930 W Flagler St #105
Miami Fl 33174-3957

1750 Nw 107th Ave M-502
30-3031-044-2040

Atilio Morales
1750 Nw 107th Ave #m-502
Miami Fl 33172

154

1750 Nw 107th Ave R-602
30-3031-044-2930

Antonio Manzo
1750 Nw 107th Ave #r-602
Doral Fl 33172-2790

1750 Nw 107th Ave
30-3031-044-

Euro 315 Corp
3400 Coral Way #601
Miami Fl 33145-3070

1750 Nw 107th Ave M-509
30-3031-044-

Ta H Cheng
15786 Sw 40th St
Miramar Fl 33027-4807

1750 Nw 107th Ave M507
30-3031-044-2440

Maritza Archila
Po Box 25323
Miami Fl 33102-5323

1750 Nw 107th Ave P-302
30-3031-044-3440

Ta H Cheng
15786 Sw 40th St
Miramar Fl 33027-4807

1750 Nw 107th Ave
30-3031-044-1830

Fernando Barros
1750 Nw 107th Ave #p-216
Miami Fl 33172

1750 Nw 107th Ave R-512
30-3031-044-3600

Julio R Losada
1750 Nw 107th Ave #r-512
Miami Fl 33172

1750 Nw 107th Ave M-905
30-3031-044-2320

Joao Inc
1750 Nw 107th Ave #m-905
Doral Fl 33172-2790

1750 Nw 107th Ave L-905
30-3031-044-0480

Baixas Inc
1750 Nw 107th Ave #l-905
Doral Fl 33172-2790

1750 Nw 107th Ave M-802
30-3031-044- 2070

Domingo Manzo
1750 Nw 107th Ave #m-802
Miami Fl 33172

1750 Nw 107th Ave P213
30-3031-044-1770

Domingo Lombardi
PO Box 025233
Miami Fl 33102

155

1750 Nw 107 Avenue L607
30-3031-044-

Becket D M Lopez
10210 Ne 12th St #c306
Bellevue Wa 98004-4252

1750 Nw 107 Avenue M706
30-3031-044-2380

Met Suite 706 LLC
18851 NE 29 Ave #900
Aventura FL 33180

1750 Nw 107th Ave
30-3031-044-1840

Euro 316 Corp
3400 Coral Way #601
Miami Fl 33145-3070

1750 Nw 107th Ave M710
30-3031-044-2640

Figueres Corp
7911 Nw 68th St
Miami Fl 33166-2793

1750 Nw 107th Ave
30-3031-044-3480

Alvarez Group Inc
10700 Nw 25th St
Doral Fl 33172-2026

1750 Nw 107th Ave
30-3031-044-

Alvarez Group Inc
10700 Nw 25th St
Doral Fl 33172-2026

1750 Nw 107th Ave L507
30-3031-044-0600

Arrodagia Llc
24 Little Neck Blvd
Bayside Ny 11360

1750 Nw 107th Ave R306
30-3031-044- 3220

Fuenmayor Investments Llc
2803 Sw 156th Ave
Miami Fl 33185-4906

1750 Nw 107th Ave M801
30-3031-044-1990

Amauri Rengel
1840 Sw 82nd Ave
Miami Fl 33155-1220

1750 Nw 107th Ave
30-3031-044-

Amauri & Iris M Rengel
1840 Sw 82nd Ave
Miami Fl 33155-1220

1750 Nw 107th Ave R-503
30-3031-044-3000

Domenico Barone
1750 Nw 107th Ave #r-503
Miami Fl 33172

156

1750 Nw 107th Ave L511
30-3031-044-0840

Faustino Benjamin Marcos
Calle P3-3 Conjunto Hacienda
La Lagunita No 2-3-2
Urb La Lagun

1750 Nw 107th Ave
30-3031-044-0080

1750 Inc
6843 Nw 109th Ave
Doral Fl 33178-3732

1750 Nw 107th Ave M-504
30-3031-044-2200

Gherlin Martinez
5900 SW 102 St
Miami Fl 33156

1750 Nw 107th Ave M902
30-3031-044-2080

Sergio Martinez
PO Box 668162
Miami Fl 33166

1750 Nw 107 Avenue R213
30-3031-044-3610

Javier E G Rassi
5460 NW 107 Ave #105
Doral FL 33178

1750 Nw 107 Avenue R802
30-3031-044- 2950

Keith Roache & Ada
4241 NW 64 Dr
Pompano Beach FL 33073

1750 Nw 107th Ave L-407
30-3031-044- 0590

Hyoung S Lim
11140 Minneapolis Dr
Hollywood Fl 33026-4943

1750 Nw 107 Avenue M212
30-3031-044-2690

Vanesa Patino
321 NW 109 Ave #7
Miami Fl 33172

1750 Nw 107 Avenue P212
30-3031-044-1730

Alberto Peroza
1750 Nw 107 Avenue P212
Miami Fl 33172

1750 Nw 107th Ave R501
30-3031-044-2840

Najib & Sofia Nicolas
16221 Sw 49th Ct
Miramar Fl 33027-4944

1750 Nw 107th Ave 637
30-3031-044-3490

Inv Gratte 21 Llc
7788 Nw 71st St
Miami Fl 33166-2346

157

1750 Nw 107th Ave M-214 30-3031-044-2750	Jose R Pastran 1750 Nw 107th Ave #m-214 Miami Fl 33172
1750 Nw 107th Ave 30-3031-044-1660	Jose I & Adriana M Curiel 8180 Nw 36th St #205 Doral Fl 33166-6653
1750 Nw 107th Ave P410 30-3031-044-1650	Jose D Santos 1750 Nw 107 Ave Unit P-410 Miami Fl 33172
1750 Nw 107th Ave R511 30-3031-044-3560	Adriana Scannapieco 3762 SW 26 Ter Coral Gables Fl 33134
1750 Nw 107th Ave R902 30-3031-044-2960	Humberto G Diaz 6341 Sw 49th St Miami Fl 33155-6101
1750 Nw 107th Ave 30-3031-044-	Rita Riccobono 4532 189th St Flushing Ny 11358-3427
1750 Nw 107th Ave L501 30-3031-044-0120	James & Rita Riccobono 4532 189th St Flushing Ny 11358-3427
1750 Nw 107th Ave P507 30-3031-044-1480	Alessandro & Concenttina Petruccelli 3556-160 St Flushing Ny 11358
1750 Nw 107th Ave 30-3031-044- 0280	Teresa Damasco 3556 160th St Flushing Ny 11358-1625
1750 Nw 107th Ave R308 30-3031-044-3360	Maria T Blanco-ruiz 11345 Nw 66th St Doral Fl 33178-3632

158

1750 Nw 107th Ave R-507
30-3031-044-3320

1750 Nw 107th Ave R-507
30-3031-044-0780

1750 Nw 107th Ave
30-3031-044-0770

1750 Nw 107th Ave
30-3031-044-

1750 Nw 107th Ave M315
30-3031-044- 2780

1750 Nw 107th Ave L-504
30-3031-044-0360

1750 Nw 107th Ave P404
30-3031-044-1230

1750 Nw 107th Ave R311
30-3031-044- 3540

1750 Nw 107th Ave
30-3031-044-

1750 Nw 107th Ave R904
30-3031-044-3120

Ana Barone
16221 Sw 49th Ct
Miramar Fl 33027-4944

JULIO CESAR CORTEZ
LOS NARANJOS DEL CAFETAL
AVE SUR 1
CARACAS, venezuela

Cortez Bay Sa
1750 Nw 107 Ave Unit L-410
Miami Fl 33172

Guillero Moron
6843 Nw 109th Ave
Doral Fl 33178-3732

Janina Loy
5845 Sw 64th Ave
South Miami Fl 33143-2041

Hakim Yamin
218 Se 14th St #2307
Miami Fl 33131-3331

Grupo Camo Llc
5813 Nw 108th Pl
Doral Fl 33178-2842

Gilberto P Nieto
11512 Lakeview Dr
Coral Springs Fl 33071-7865

Jose D S Abreu
11402 Nw41 St #219
Miami Fl 33178

Kyung M & Eunna Lee
10919 Nw 80th Ln
Doral Fl 33178-6002

159

1750 Nw 107th Ave M-211 30-3031-044-	Alejandro Garcia 1750 Nw 107th Ave #m-211 Miami Fl 33172
1750 Nw 107th Ave M-806 30-3031-044-2390	7774 Aba Investments Inc 5011 Nw 93rd Doral Cir E Doral Fl 33178-2055
1750 Nw 107th Ave P314 30-3031-044-1800 0800	Nerio G Soto 1142 Nw 79th Ln Miami Fl 33178
1750 Nw 107th Ave 30-3031-044-	Nerio G Soto 1142 Nw 79th Ln Miami Fl 33178
1750 Nw 107th Ave 30-3031-044-2550	Victor Flores 11276 Nw 54th Ter Doral Fl 33178-3813
1750 Nw 107th Ave M-805 30-3031-044- 2310	Maca Group I Investment Llc 8271 La Rampa St Coral Gables Fl 33143-6410
1750 Nw 107th Ave 30-3031-044-1540	Alfredo Guinand 8180 Nw 36th St #205 Doral Fl 33166-6653
1750 Nw 107th Ave 30-3031-044-	Atilio Morales 1750 Nw 107th Ave #m-502 Doral Fl 33172-2790
1750 Nw 107th Ave 30-3031-044-0170	Raymundo & Marina Garcia 11276 Nw 54th Ter Doral Fl 33178-3813
1750 Nw 107 Avenue R402 30-3031-044- 2910	Keith B Jorgensen 13306 Sw 27th St Miramar Fl 33027-3876

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1750 Nw 107 Avenue R-312
30-3031-044-3580

Lizette Lopez
1750 Nw 107 Avenue R-312
Miami Fl 33172

1750 Nw 107 Avenue r710
30-3031-044-3520

Giovanny Sanchez
Ave 31 Sector 3 Casa 11
Urb Los Medanos Cabinas 412

1750 Nw 107 Avenue L802
30-3031-044-0230

Antonio Buscema
1750 Nw 107 Avenue L802
Miami Fl 33172

1750 Nw 107 Avenue
30-3031-044-0580

Antonio Faratro
10831 Nw 29th St
Doral Fl 33172-5909

1750 Nw 107 Avenue R202
30-3031-044-2890

Eduardo J Saenz
1750 Nw 107 Avenue R202
Miami Fl 33172

1750 Nw 107 Avenue P506
30-3031-044-1400

Karen M D Moral
5900 SW 102 St
Miami Fl 33156

1750 Nw 107 Avenue P707
30-3031-044-1500

Fernando Loret
10800 Nw 21st St Ste 150
Miami Fl 33172-2061

1750 Nw 107th Ave
30-3031-044-

Demola Loret Family Trust
10800 Nw 21st St Ste 150
Miami Fl 33172-2061

1750 Nw 107th Ave P702
30-3031-044- 1100

Franklin & Silvia Naranjo
5966 Nw 113th Pl
Doral Fl 33178-2823

1750 Nw 107th Ave L-302
30-3031-044-

Elbano Mibelli
11276 Nw 54th Ter
Doral Fl 33178-3813

1750 Nw 107th Ave L511
30-3031-044- 0840

Faustino B Marcos
1750 Nw 107 Avenue L511
Miami Fl 33172

161

1750 Nw 107th Ave M702 30-3031-044-2060	Angel Mora C/O Jose Fernandez 16043 SW 97 Terr Miami Fl 33196
1750 Nw 107th Ave M208 30-3031-044-2470	Patricia Wardrop 2447 Eagle Run Dr Weston Fl 33327-1424
1750 Nw 107th Ave 30-3031-044-2280	Abraham Gonzalez 6010 Nw 99th Ave Unit 117 Doral Fl 33178
1750 Nw 107th Ave M707 30-3031-044-2460	Martin & Jacqueline Lyn 1750 Nw 107 Avenue L605 Miami Fl 33172
1750 Nw 107th Ave WS600 30-3031-044- 1890	Ingrid B Lozano 10505 Sw 153rd Ct Apt 5 Miami Fl 33196-2724
1750 Nw 107th Ave 30-3031-044-1630	Carlo Clerico 4995 Nw 72nd Ave Ste 303 Miami Fl 33166-5643
1750 Nw 107th Ave p309 30-3031-044-1580 l	Julio Romero **RES FRAMECA E CALLE MUJICA** **SANTA CECILIA** **VALENCIA SPAIN**
1750 Nw 107th Ave R204 30-3031-044-3050	Yenny Sabogal 4995 Nw 72nd Ave Ste 303 Miami Fl 33166-5643
1750 Nw 107th Ave L308 30-3031-044- 0640	Everardo D Casta 4995 NW 72 AVE SUITE 303 MIAMI FL 33166-
1750 Nw 107th Ave 30-3031-044-2480	Leticia Castano 4995 Nw 72nd Ave Ste 303 Miami Fl 33166-5643
1750 Nw 107th Ave L312 30-3031-044-0860	Luigi Mazzone 4995 Nw 72nd Ave Ste 303 Miami Fl 33166-5643

1750 Nw 107th Ave L306 & R407 30-3031-044-0500 & 0310	Gig Realty Llc 1 Se 3rd Ave #2250 Miami Fl 33131-1705
1750 Nw 107th Ave M-610 30-3031-044- 2630	Julio Martins 1120 99th St #303 Bay Harbor Islands Fl 33154-1702
1750 Nw 107 Avenue P-403 30-3031-044-1150	Pablo J Escobar 1750 Nw 107 Avenue P-403 Miami Fl 33172
1750 Nw 107th Ave P214 30-3031-044- 1790	Francisco Silvosa 1750 Nw 107 Avenue P-403 Miami Fl 33172
1750 Nw 107th Ave L607 30-3031-044-0610	Luz A Jaramillo 10210 NE 12 St C306 Bellevue WA 98004
All other unsold units 1750 Nw 107th Ave 30-3031-044-	Ei At Doral Llc 2315 Nw 107th Ave Ste 52 # 1m17 Miami Fl 33172-2153

ALEMAN AT DOLPHIN CONDO
1701 NW 112th Ave, Miami, FL 33172

Unit 1 30-3031-045-0010	Rotunno Real Estate Holdings Inc. 2320 PONCE DE LEON BLVD CORAL GABLES FL 33134
Unit 2 30-3031-045-0020	MSV DOLPHIN INVESTS LLC C/O INTL PROPERTY GROUP 1701 NW 112 AVE STE 101 MIAMI FL 33172-
Unit 3 30-3031-045-0030	Rotunno & Rotunno Holdings Inc. 2320 PONCE DE LEON BLVD CORAL GABLES FL 33134

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Unit 4 30-3031-045-0040	MSV DOLPHIN INVESTS LLC C/O INTL PROPERTY GROUP 1701 NW 112 AVE STE 101 MIAMI FL 33172-
Unit 5 30-3031-045-0050	MY STAR INVEST CORP 13989 SW 17TH TERR MIAMI FL 33175
Unit 6 30-3031-045-0060	MY STAR INVEST CORP 13989 SW 17TH TERR MIAMI FL 33175
Unit 7 30-3031-045-0070	MSV DOLPHIN INVESTS LLC C/O INTL PROPERTY GROUP 1701 NW 112 AVE STE 101 MIAMI FL 33172-
Unit 8 30-3031-045-0080	MY STAR INVEST CORP 13989 SW 17TH TERR MIAMI FL 33175
Unit 9 30-3031-045-0090	MSV DOLPHIN INVESTS LLC C/O INTL PROPERTY GROUP 1701 NW 112 AVE STE 101 MIAMI FL 33172-
Unit 10 30-3031-045-0100	MSV DOLPHIN INVESTS LLC C/O INTL PROPERTY GROUP 1701 NW 112 AVE STE 101 MIAMI FL 33172-

DOLPHIN PARK OF COMMERCE II CONDO

11251 Nw 20th St various units 30-3031-046-00	Dpc Llc Ii 4651 Sheridan St #335 Hollywood Fl 33021-3400

11251 Nw 20th St 107 30-3031-046-0070	Gemtco Corp 10530 NW 26 ST #F104 Miami Fl 33172
11251 Nw 20th St 114 30-3031-046-0140	High Property Group LLC 5333 NW 109 Ct Miami Fl 33128
11231 Nw 20th St 116 30-3031-046-0160	Leticia Castano 973 NW 123 Ct Miami FL 33182
11251 Nw 20th St 119 30-3031-046-0190	Ines Eleuteria LLC 11251 Nw 20th St #119 Miami Fl 33172-1857
11251 Nw 20th St 121 30-3031-046-0210	M & M Machinery & Parts 8341 NW 66 St Miami FL 33166
11231 Nw 20th St 122 30-3031-046-0220	Gbo Holdings Inc 11231 Nw 20th St #122 Miami Fl 33172-1857
11231 Nw 20th St 140, 125 30-3031-046-0400, 0250	Inedimatica USA Corp. 13020 Nw 9 Ln Miami Fl 33182
11231 Nw 20th St 135 30-3031-046-0350	Teodoro Pereira Payret 11231 Nw 20th St #135 Miami Fl 33172-1857
11231 Nw 20th St 128 30-3031-046-0280	Dolphin 128 LLC 1911 NW 150 Ave #201 Pembroke Pines FL 33028
11231 Nw 20th St 129 30-3031-046-0290	AGFN 2008 LLC 1200 Brickell Ave #860 Miami Fl 33131

11231 Nw 20th St 132
30-3031-046-0320

Alba P Gomez & Jenny AGallardo
17145 N Bay Rd #4409
Sunny Isles FL 33160

11231 Nw 20th St 136
30-3031-046-0360

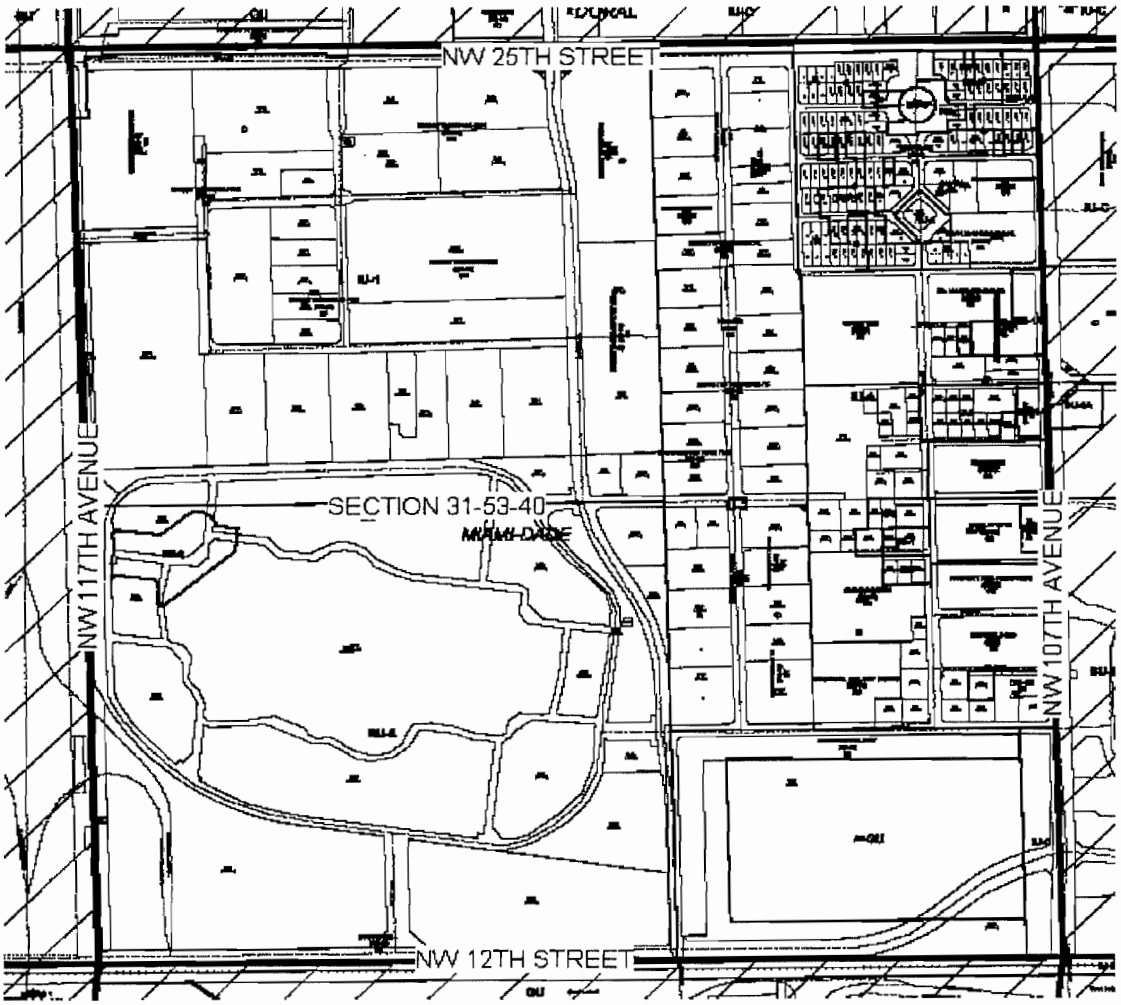
Doral Palm 304305 LLC
1200 Brickell Ave #860
Miami Fl 33131

11231 Nw 20th St 141
30-3031-046-0410

Leticia Castano
973 NW 123 Ct
Miami FL 33182

1160

MAP OF SECTION 31-53-40



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The Zoning
Specialists Group, Inc.

August 28, 2009

City of Doral
Zoning Department
8300 NW 53 Street, Suite 100
Doral, FL 33166

ORDER #90807

RE: Property Owners List within 600 feet of:

LEGAL DESCRIPTION:
Section 31, Township 53 South, Range 40 East, lying and being in Miami-Dade County, Florida.
PREPARED FOR: CITY OF DORAL
TOTAL NO. OF LABELS: 119

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 600 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.

Jose F. Lopez, P.S.M. #3086

7900 NW 155th Street • Suite 104 • Miami Lakes, FL 33016
Phone: 305-828-1210 • Fax: 305-828-1974
E-mail: thezoningroup@bellsouth.net

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THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 600-FOOT RADIUS FROM THE FOLLOWING LEGALLY DESCRIBED PROPERTY:
LEGAL DESCRIPTION:
Section 31, Township 53 South, Range 40 East, lying and being in Miami-Dade County, Florida.

PREPARED FOR: CITY OF DORAL
DATED: August 28, 2009

LEGAL DESCRIPTION, PROPERTY ADDRESS & TAX FOLIO NUMBER	*	**OWNERS & MAILING ADDRESS**

Coates Sub Pb 24-74

Trs 1 Thru 32 S A L R/w Per Db 4357/101 30-3055-003-0011	Csx Transportation Inc 500 Water St Jacksonville Fl 32202-4423

Section 53-54 40

A Strip 100ft X 5267.62ft Across Lot 6 Between Twp 53-54 Less Beg Nw Cor Of Gov Lot 6 Cont N 89 Deg E 822.07ft S 88 Deg W 353.73ft S 00 Deg E 5.00ft Swly Ad 131.02ft N 00 Deg W 5.00ft Swly Ad 222.42ft Wly Ad 77.67ft S 00 Deg E 10.21ft S 89 Deg W 39.23ft N 03 Deg E 26.18ft To Pob Fau 30-3056-000-0011	-same-
Port Of Govt Lot 6 Desc Beg 200.65fts & 1500.48ftw Of Ne Cor Of Govt Lot 6 Cont S215.35ft S 14 Deg W267.78ft S 30 Deg W 219.07ft S 77 Deg W205.09ft N706.94ft E381.48ft To Pob 1011 Nw 111th Ave 30-3056-000-0016	Tiitf & Dept Hwy & Safety 3900 Commonwealth Blvd Tallahassee Fl 32399-6575
Port Of Govt Lot 6 Desc Beg 100.65fts & 1500.48ftw Of Ne Cor Lot 6 Th S 00 Deg E 100ft S 89 Deg W 381.48ft S 00 Deg E 706.94ft S 77 Deg W 1217.02ft Nwly Ad 636.71ft N 54 Deg W 1368.33ft N 89 Deg E 3248.95ft To Pob 1000 Nw 111th Ave 30-3056-000-0017	Fund Ii 3900 Commonwealth Blvd Tallahassee Fl 32399-6575

Section 25-35-53

All Of Sec 25 Less N1/2 Of Ne1/4 & Less W1105ft Of S370ft Of Se1/4 & Less E420ft & Less N50ft In Nw1/4 & Less Beg 420ftw Of Ne Cor Of Se1/4 Of Ne1/4 Th S1122.18ft Nwly903.05ft N223.94ft E74.02ft To Pob For R/w & Less S36ft For Canal R/w In Se1/4 & E70ft Of Blks 1 & 8 & 9 & 16 Of Pb 27-33 & E70ft Of Blks 17 & 24 & 25 & 32 Of Pb 30-1 Less S70ft Of E70ft Blk 32 & Less Port Of Blk 32 In Rr R/w
2550 Nw 117th Ave
30-3925-000-0030

Florida Rock Industries Inc
Po Box 4667
Jacksonville Fl 32201-4667

Section 36-53-39

N1/4 Of N1/2 Of Ne1/4 Less Beg Ne Cor S330.04ft W420.04ft Nwly194.38ft W100.03ft N135.65ft E520.12ft To Pob & Less Port Lyg In Pb 162-52
30-3936-000-0011

Amb Codina Beacon Lakes Llc
2855 S Le Jeune Rd #4th
Coral Gables Fl 33134-6612

S1/2 Of S1/2 Of N1/2 Of Ne1/4 & N1/2 Of N1/2 Of Se1/4 Of Ne1/4 Less Beg 990.12fts Of Ne Cor Sec 36 Th W429.7ft S659.78ft E446.24 Ft N660.08ft To Pob Less Port Lyg In Lot 3 Blk 1 In Pb 167-010
30-3936-000-0012

Amb Codina Beacon Lakes Llc
2855 S Le Jeune Rd #4th
Coral Gables Fl 33134-6612

S1/2 Of N1/2 Of Se1/4 Of Ne1/4 Less Beg 660.08ftn Of Se Cor Of Ne1/4 W454.52ft N329.87ft
30-3936-000-0014

F05 1 Llc
Po Box 22577
Hialeah Fl 33002-2577

N1/2 Of S1/2 Of Se1/4 Of Ne1/4 Less Beg 330.04ft N Of Se Cor Of Ne1/4 W462.79ft N329.87ft E454.52ft S330.04ft To Pob For R/w
30-3936-000-0016

Aldo J & Adriana Busot
4840 Biltmore Dr
Coral Gables Fl 33146-1722

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S1/2 Of S1/2 Of Se1/4 Of Ne1/4 Less Beg Se Cor Of Ne1/4 W471.06ft N329.88ft E462.79ft S330.04ft To Pob 30-3936-000-0017	Aleida D Rodriguez 3705 Blue Trace Ln Dallas Tx 75244-5408
N1/2 Of S1/2 Of N1/2 Of Ne1/4 Less Beg 330.04ft N Of Se Cor Of N1/2 Of Ne1/4 W429.71ft N329.93ft E422.59ft S330.04ft To Pob For R/w & Less Port Lyg In Pb 162-52 30-3936-000-0019	Amb Codina Beacon Lakes Llc 2855 S Le Jeune Rd #4th Coral Gables Fl 33134-6612
S1/2 Of N1/2 Of N1/2 Of Ne1/4 Less E420.04ft For R/w & Less Comm Ne Cor Of Sec Th S 89 Deg W 2404.12ft S 00 Deg E 610.61ft S 89 Deg W 30ft For Pob Th S 00 Deg E 36.37ft S 89 Deg W 50ft N 00 Deg W 50ft N89 Deg E 37.79ft S 42 Dege18.30ft To Pob & Less Port Lyg In Pb 162- 30-3936-000-0024	-same-
Tr A, B Pump Station 30-3936-000-0060, 0090 & 0100	Amb Codina Beacon Lakes Llc 355 Alhambra Cir Ste 900 Coral Gables Fl 33134-5006
Nw1/4 Of Nw1/4 Of Nw1/4 30-3936-000-0070	Beacon Lakes Cmnty Dev Distric 10300 Nw 11th Mnr Coral Springs Fl 33071-6530
Ne1/4 Of Se1/4 Less Beg Ne Cor Of Ne1/4 Of Se1/4 W471.06ft S1319.47ft E504.16ft N1320.09ft To Pob For R/w Less Port Of Sec Desc Comm At Se Cor Of Se1/4 Th N 01 Deg W 1320.13ft S 89 Deg W 504.16ft For Pob Cont S 89 Deg W 540.46ft Nely A/d 1068.69ft N 03 Deg E 330.69ft N 89 Deg E 152.66ft S 00 Deg E 1319.54ft To Pob 30-3936-000-0120	Amb Codina Beacon Lakes Llc 2855 S Le Jeune Rd #4th Coral Gables Fl 33134-6612

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Square I Business Center Condo I

Unit A-101
10640 Nw 27th St A-101
35-3029-057-0010

D & R Group Internatl Lc
1385 Coral Way
Miami Fl 33145-2941

Unit B-101
10630 Nw 27th St B-101
35-3029-057-0020

Cano Sotolongo & Associates In
10630 Nw 27th St #b-101
Doral Fl 33172-2166

Unit C-101
10610 Nw 27th St C-101
35-3029-057-0030

A F P C Inc
10610 Nw 27th St #c-101
Doral Fl 33172-2166

Unit D-101
10620 Nw 27th St D-101
35-3029-057-0040

Palmat Intl Inc
10620 Nw 27th St #d-101
Doral Fl 33172-2166

Unit F-101
10580 Nw 27th St F-101
35-3029-057-0050

Doral Title Corp
10580 Nw 27th St #f-101
Doral Fl 33172-2107

Unit E-101
10590 Nw 27th St E-101
35-3029-057-0060

Antonio F & Sara Naranjo
10590 Nw 27th St #e101
Doral Fl 33172-2109

Unit E-102
10590 Nw 27th St E102
35-3029-057-0070

Antonio F & Sara Naranjo
10590 Nw 27th St #e101
Doral Fl 33172-2109

Unit E-103
10590 Nw 27th St E-103
35-3029-057-0080

B & G Investments Llc
10590 Nw 27th St #e-103
Doral Fl 33172-2109

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Unit E-104
10590 Nw 27th St E-104
35-3029-057-0090

B & G Investments Llc
10590 Nw 27th St #e-103
Doral Fl 33172-2109

Unit G101
10560 Nw 27th St G101
35-3029-057-0100

R S C Investments Inc
10560 Nw 27th St #g101
Doral Fl 33172-5928

Unit G102
10560 Nw 27th St G102
35-3029-057-0110

Rsc Investments Inc
10560 Nw 27th St #101
Doral Fl 33172-5928

Unit H101
10570 Nw 27th St H-101
35-3029-057-0120

Consul-tech & Gsac Corp
3141 Commerce Pkwy
Miramar Fl 33025-3944

Unit H102
10570 Nw 27th St H102
35-3029-057-0130

Bellas Invest Llc
10750 Nw 27th St #h-102
Doral Fl 33172

Square 1 Business Center Condo Ii

Unit A-101
10500 Nw 26th St A101
35-3029-065-0010

Universal Merchant Services Co
10500 Nw 26th St #a101
Doral Fl 33172-2158

Unit A-102
10500 Nw 26th St A102
35-3029-065-0020

Maria A Luis
10500 Nw 26th St #a102
Doral Fl 33172-2158

Unit F-101
10530 Nw 26th St F101
35-3029-065-0030

Gerso Investment Llc
10530 Nw 26th St #f101
Doral Fl 33172-2159

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Unit F-102 10530 Nw 26th St 35-3029-065-0040	Enrique S & Silvia B Alard 8750 Sw 120th St Miami Fl 33176-5243
Unit F-103 10530 Nw 26th St F103 35-3029-065-0050	Anaco Dev Inc 10530 Nw 26th St #f103 Doral Fl 33172-2159
Unit F-104 10530 Nw 26th St F104 35-3029-065-0060	Dekle Realty L C 10556 Nw 26th St #d203 Doral Fl 33172-5931
Unit F-105 10530 Nw 26th St F105 35-3029-065-0070	Dekle Realty L C 10556 Nw 26th St #d203 Doral Fl 33172-5931
Unit F-106 10530 Nw 26th St F106 35-3029-065-0080	Jaime & Claudina Mansilla 10141 Costa Del Sol Blvd Doral Fl 33178-2387
Unit F-107 10530 Nw 26th St F107 35-3029-065-0090	Rita J Vazquez 683 Verona Ct Weston Fl 33326-3545
Unit F-201 10530 Nw 26th St F201 35-3029-065-0100	Terra Novus Enterprises Corp 10530 Nw 26th St #f201 Doral Fl 33172-5930
Unit F-202 10530 Nw 26th St F202 35-3029-065-0110	Edgar R Saavedra 2742 Biscayne Blvd Miami Fl 33137-4534
Unit F-203 10530 Nw 26th St F203 35-3029-065-0120	Edgar R Saavedra 2742 Biscayne Blvd Miami Fl 33137-4534

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Unit E-101 10544 Nw 26th St E101 35-3029-065-0130	Travelmax Usa Corp 10544 Nw 26th St #e101 Doral Fl 33172-5939
Unit E-102 10544 Nw 26th St E102 35-3029-065-0140	Guillermo S Herrera 13927 Sw 14th St Miami Fl 33184-2706
Unit E-103 10544 Nw 26th St E103 35-3029-065-0150	Dekle Realty L C 10556 Nw 26th St #d203 Doral Fl 33172-5931
Unit E-104 10544 Nw 26th St E104 35-3029-065-0160	Dekle Realty L C 10556 Nw 26th St #d203 Doral Fl 33172-5931
Unit E-201 10544 Nw 26th St E201 35-3029-065-0170	Alamar Holdings Llc 10544 Nw 26th St #e201 Doral Fl 33172-2160
Unit E-202 10544 Nw 26th St E202 35-3029-065-0180	Four Oaks Llc 3723 Alcantara Ave Doral Fl 33178-2361
Unit E-203 10544 Nw 26th St E203 35-3029-065-0190	Four Oaks Llc 3723 Alcantara Ave Doral Fl 33178-2361
Unit E-204 10544 Nw 26th St E204 35-3029-065-0200	Jose Antonio Cabello 860 Nw 123rd Ct Miami Fl 33182-2416
Unit G-101 10540 Nw 26th St G101 35-3029-065-0210	Dekle Realty L C 10556 Nw 26th St #d203 Doral Fl 33172-5931

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Unit G-102
10540 Nw 26th St G102
35-3029-065-0220

Dekle Realty L C
10556 Nw 26th St #d203
Doral Fl 33172-5931

Unit G-103
10540 Nw 26th St G103
35-3029-065-0230

Ramon Llaurado
10540 Nw 26th St #g103
Doral Fl 33172-2162

Unit G-104
10540 Nw 26th St G104
35-3029-065-0240

Dekle Realty L C
10556 Nw 26th St #d203
Doral Fl 33172-5931

Unit G-105
10540 Nw 26th St G105
35-3029-065-0250

Carlos I & Elena Pereira
9723 Sw 142nd Pl
Miami Fl 33186-1177

Unit G-106
10540 Nw 26th St G106
35-3029-065-0260

Dekle Realty L C
10556 Nw 26th St #d203
Doral Fl 33172-5931

Unit G-107
10540 Nw 26th St G107
35-3029-065-0270

Functional Foods Inc
10540 Nw 26th St #e-107
Doral Fl 33172-5932

Unit G-108
10540 Nw 26th St G108
35-3029-065-0280

Dekle Realty L C
10556 Nw 26th St #d203
Doral Fl 33172-5931

Unit G-109
10540 Nw 26th St G109
35-3029-065-0290

Dekle Realty L C
10556 Nw 26th St #d203
Doral Fl 33172-5931

Unit G-201
10540 Nw 26th St G201
35-3029-065-0300

Dekle Realty L C
10556 Nw 26th St #d203
Doral Fl 33172-5931

Unit G-202
10540 Nw 26th St G202
35-3029-065-0310

Dekle Realty L C
10556 Nw 26th St #d203
Doral Fl 33172-5931

Units G-203 thru G-305
10540 Nw 26th St G203
35-3029-065-0320 thru 0390

Dekle Realty L C
10556 Nw 26th St #d203
Doral Fl 33172-5931

Unit D-101 Bldg D
10556 Nw 26th St D101
35-3029-065-0400

Mwp Investments Llc
10556 Nw 26th St #d101
Doral Fl 33172-5943

Unit D-102 Bldg D
10556 Nw 26th St D102
35-3029-065-0401

Optimus Management Inc
10556 Nw 26th St #d101
Doral Fl 33172-5943

Unit D-201 Bldg D thru Unit D-203 Bldg D
10556 Nw 26th St D201
35-3029-065-0410 -0430

Dekle Realty L C
10556 Nw 26th St #d203
Doral Fl 33172-5931

Unit C-101 Bldg C
10520 Nw 26th St C101
35-3029-065-0440

99 Associates Inc
75 Gulfstream Rd #106b
Dania Beach Fl 33004-3428

Unit C-201 Bldg C
10520 Nw 26th St C201
35-3029-065-0450

Asturias Realty Corp
10520 Nw 26th St #c201
Doral Fl 33172-2161

Priti Sub Pb 148-19

Tr A Less W20ft For R/w
2555 Nw 107th Ave
35-3029-090-0010

Nishas Trading L C
2555 Nw 107th Ave
Doral Fl 33172-2124

177

Section 30-53-40

N25ft Of S41ft Of E3/5 Of Sec
35-3030-000-0021

Colonial Bank N A
1 Commerce St
Montgomery Al 36104-3510

Our Lady Of Mercy Cemetery Pb 93-34

Tract 'c'
11411 Nw 25th St
35-3030-001-0030 & 0010

Our Lady of Merce Cemetery
6301 Biscayne Blvd
Miami Fl 33138-6284

Tract 'd' & Private Road Lyg W & Adj
11411 Nw 25th St
35-3030-001-0040

Coleman F Carroll
6301 Biscayne Blvd
Miami Fl 33138-6284

Charter Tract Pb 127-4

Tr A
11100 Nw 27th St
35-3030-005-0010

School Development LLC
C/O Doral Academy H S
6255 Bird Road
Miami FL 33155

Carisam Sub Pb 143-49

Tr A
10900 Nw 27th St
35-3030-015-0010

Free Trade Zone Prop Holding C
7900 Red Rd #9
Miami Fl 33143

Cotos Sub Pb 146-26

Tr A
2520 Nw 112th Ave
35-3030-017-0010

Blue Dolphin Studios Inc
2520 Nw 112th Ave
Doral Fl 33172-1803

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Commerce Park Of The Americas Sec 1 Pb 146-50

W157.46ft Of Tr A
10880 Nw 27th St 200
35-3030-018-0010

Acco Foreign Shipping Inc
10880 Nw 27th St #200
Doral Fl 33172-2120

Air & Port Intl Condo

Unit 1b
10830 Nw 27th St
35-3030-029-0010

Z-4 Inc
848 Brickell Ave
Miami Fl 33131-2949

Unit 2b
10832 Nw 27th St 2b
35-3030-029-0020

Lance O M Corp
10832 Nw 27th St #2b
Doral Fl 33172-5907

Unit 3b
10834 Nw 27th St
35-3030-029-0030

Leonard & Evelyn Booth
5831 Sw 90th Ct
Miami Fl 33173-1637

Unit 4b
10836 Nw 27th St 4b
35-3030-029-0040

Lamar Corp
10836 Nw 27th St #4b
Doral Fl 33172-5907

Unit 5b
10838 Nw 27th St B
35-3030-029-0050

Corales Llc
10838 Nw 27th St #b
Doral Fl 33172-5907

Unit 6b
10840 Nw 27th St
35-3030-029-0060

Sun-tech Plumbing Contractors
10840 Nw 27th St
Doral Fl 33172-5907

Unit 7b
10842 Nw 27th St 7b
35-3030-029-0070

Picanes Enterprises Corp
10842 Nw 27th St #7b
Doral Fl 33172-5907

Unit 1a
10850 Nw 27th St
35-3030-029-0080

Jordan Cab Co Llc, The
10850 Nw 27th St
Doral Fl 33172-5906

Unit 2a
10852 Nw 27th St
35-3030-029-0090

Alexis Garcia
10852 Nw 27th St
Doral Fl 33172-5906

Unit 3a
10854 Nw 27th St
35-3030-029-0100

Palmetto Trading Corp
10854 Nw 27th St
Doral Fl 33172-5906

Unit 4a
10856 Nw 27th St 4a
35-3030-029-0110

Eulos Inc
10856 Nw 27th St #4a
Doral Fl 33172-5906

Unit 5a
10858 Nw 27th St
35-3030-029-0120

Terranostra Corp
10858 Nw 27th St
Doral Fl 33172-5906

Unit 6a
10860 Nw 27th St 6-a
35-3030-029-0130

Benard Industries Inc
10860 Nw 27th St #6-a
Doral Fl 33172-5906

Unit 7a
10862 Nw 27th St
35-3030-029-0140

Doral Medical Depot Llc
421 Nw 136th Ave
Miami Fl 33182-1953

Ftz Sub Pb 153-35

Tr A
35-3030-034-0010

Hague Inc
Harold M Rifas
7900 Red Rd #9
South Miami Fl 33143

180

Tr B
2680 Nw 107th Ave
35-3030-034-0020

Bank Of America
Nc1-001-03-81
101 N Tryon St
Charlotte Nc 28246-0100

Tr C
2500 Nw 107th Ave
35-3030-034-0030

Colonial Bnk N A
Cbiz Property Tax Sulutions
4287 Belt Line Rd #pmb360
Addison Tx 75001-4510

Pot Company Sub Replat Pb 160-51

Tract B
2601 Nw 112th Ave
35-3030-042-0010

School Development Llc Ii
6255 Bird Rd
Miami Fl 33155-4883

Tract C
35-3030-042-0020

Mrt Invest At Dolphin Llc
1500 Bay Rd #l40s
Miami Beach Fl 33139-3252

Tradegate Park Condo

Unit 2600
2600 Nw 112th Ave 2600
35-3030-043-0010

R E K Holdings Corp
2600 Nw 112th Ave #2600
Doral Fl 33172-1818

Unit 2606
2606 Nw 112th Ave 2606
35-3030-043-0020

Campanicos Investments Llc
2606 Nw 112th Ave #2606
Doral Fl 33172-1818

Unit 2612
2612 Nw 112th Ave 2612
35-3030-043-0030

Age Holdings Llc
5171 Nw 106th Ave
Doral Fl 33178-3214

Unit 2618 2618 Nw 112th Ave 2618 35-3030-043-0040	2618 Nw 112 Avenue Llc 2618 Nw 112th Ave Doral Fl 33172-1818
Unit 2624 2624 Nw 112th Ave 2624 35-3030-043-0050	La Villa Trading Grp Inc 372 La Villa Dr Miami Springs Fl 33166-6024
Unit 2630 thru 2642 2630 Nw 112th Ave 2630 35-3030-043-0060 thru -0080	Saez Investment Inc 2630 Nw 112th Ave Doral Fl 33172-1818
Unit 2648 2648 Nw 112th Ave 2648 35-3030-043-0090	G A M G Inc 2648 Nw 112th Ave Doral Fl 33172-1818
Unit 2654 2654 Nw 112th Ave 2654 35-3030-043-0100	Aquadepot Inc 2654 Nw 112th Ave Doral Fl 33172-1818
Unit 2660 thru 2672 2660 Nw 112th Ave 2660 35-3030-043-0110 thru-0130	Abington Llc 2660 Nw 112th Ave Doral Fl 33172-1818
Unit 2678 thru 2690 2678 Nw 112th Ave 2678 35-3030-043-0140 thru -0160	Saez Investment Inc 5541 Nw 74th Ave Miami Fl 33166-4211
Tradezone Distribution Ctr Condo	
Unit 2700 Bldg A 2700 Nw 112th Ave 2700 35-3030-045-0010	Valeska & Javier Rodrguez 2700 Nw 112th Ave #2700 Doral Fl 33172-1805

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Unit 2702 Bldg A 2700 Nw 112th Ave 2702 35-3030-045-0020	Tz Holdings Llc 10850 Nw 21st St #230 Miami Fl 33172-2063
Unit 2704 Bldg A thru Unit 2708 Bldg A 2704 Nw 112th Ave 2704 35-3030-045-0030 thru 0050	Tz Holdings Llc 10850 Nw 21st St #230 Miami Fl 33172-2063
Unit 2710 Bldg A 2710 Nw 112th Ave 2710 35-3030-045-0060	Parlaps Llc 2710 Nw 112th Ave #2710 Doral Fl 33172-1805
Unit 2712 Bldg A 2712 Nw 112th Ave 2712 35-3030-045-0070	Parlaps Llc 2712 Nw 112th Ave #2712 Doral Fl 33172-1805
Unit 2714 Bldg A 2714 Nw 112th Ave 2714 35-3030-045-0080	Pun Llc 2714 Nw 112th Ave #2714 Doral Fl 33172-1805
Unit 2716 Bldg A 2716 Nw 112th Ave 2716 35-3030-045-0090	Tz Holdings Llc 10850 Nw 21st St #230 Miami Fl 33172-2063
Unit 2718 Bldg A 2718 Nw 112th Ave 2718 35-3030-045-0100	Aquadepot Inc 2645 Nw 112th Ave Doral Fl 33172
Unit 2740 Bldg B 2740 Nw 112th Ave 2740 35-3030-045-0110	Manrique Miami Invest Inc 2740 Nw 112th Ave #2740 Doral Fl 33172-1805
Unit 2742 Bldg B 2742 Nw 112th Ave 2742 35-3030-045-0120	Manrique Miami Invest Inc 2740 Nw 112th Ave #2742 Doral Fl 33172-1805

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Unit 2744 Bldg B
2744 Nw 112th Ave 2744
35-3030-045-0130

Manrique Miami Investment Inc
2740 Nw 112th Ave
Doral Fl 33172-1805

Unit 2746 Bldg B
2746 Nw 112th Ave 2746
35-3030-045-0140

Dbigkey Holdings Llc
2746 Nw 112th Ave
Doral Fl 33172-1805

Unit 2748 Bldg B
2748 Nw 112th Ave 2748
35-3030-045-0150

Tz Holdings Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

Unit 2750 Bldg B
2750 Nw 112th Ave 2750
35-3030-045-0160

Tz Holdings Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

Unit 2754 Bldg B
2754 Nw 112th Ave 2754
35-3030-045-0170

Tz Holdings Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

Unit 2756 Bldg B
2756 Nw 112th Ave 2756
35-3030-045-0180

Tz Holdings Llc
10850 Nw 21st St #230
Miami Fl 33172-2063

Unit 2758 Bldg B
2758 Nw 112th Ave 2758
35-3030-045-0190

Khm Investments Corp
2758 Nw 112th Ave
Doral Fl 33172-1811

Unit 2760 Bldg B
2760 Nw 112th Ave 2760
35-3030-045-0200

On Air Investments Corp
2760 Nw 112th Ave
Doral Fl 33172-1811

Unit 2762 Bldg B
2762 Nw 112th Ave 2762
35-3030-045-0210

Cargoland Air & Ocean Cargo In
2762 Nw 112th Ave #2762
Doral Fl 33172-1811

Unit 2764 Bldg B 2764 Nw 112th Ave 2764 35-3030-045-0220	Cargoland Air & Ocean Cargo In 2762 Nw 112th Ave #2762 Doral Fl 33172-1811
Unit 2800 Bldg C 2800 Nw 112th Ave 2800 35-3030-045-0230	Victor La Madrid 2800 Nw 112th Ave Doral Fl 33172-1809
Unit 2802 Bldg C 2802 Nw 112th Ave 2802 35-3030-045-0240	Harvest Intl Investments Llc 3450 Nw 114th Ave Doral Fl 33178-1840
Unit 2804 Bldg C 2804 Nw 112th Ave 2804 35-3030-045-0250	Harvest Intl Invest Llc 3450 Nw 114th Ave Doral Fl 33178-1840
Unit 2806 Bldg C 2806 Nw 112th Ave 2806 35-3030-045-0260	Pedro Delcorto 2806 Nw 112th Ave Doral Fl 33172-1809
Unit 2808 Bldg C 2808 Nw 112th Ave 2808 35-3030-045-0270	Bb Warehouses Corp 2808 Nw 112th Ave #2808 Doral Fl 33172-1809
Unit 2810 Bldg C 2810 Nw 112th Ave 2810 35-3030-045-0280	Bb Warehouses Corp 2808 Nw 112th Ave #2808 Doral Fl 33172-1809
Unit 2812 Bldg C 2812 Nw 112th Ave 2812 35-3030-045-0290	Bb Warehouses Corp 2808 Nw 112th Ave #2808 Doral Fl 33172-1809
Unit 2814 Bldg C 2814 Nw 112th Ave 2814 35-3030-045-0300	Bb Warehouses Corp 2808 Nw 112th Ave #2808 Doral Fl 33172-1809

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Unit 2816 Bldg C
2816 Nw 112th Ave 2816
35-3030-045-0310

Bb Warehouses Corp
2808 Nw 112th Ave #2808
Doral Fl 33172-1809

Unit 2818 Bldg C
2818 Nw 112th Ave 2818
35-3030-045-0320

Bb Warehouses Corp
2808 Nw 112th Ave #2808
Doral Fl 33172-1809

Section 32-53-40

N40ft Of Nw1/4 & N40ft Of Nw1/4 Of Nw1/4 Of Ne1/4
& N40ft Of W1/2 Of Ne1/4 Of Nw1/4 Of Ne1/4
For Dade County Can R/w
35-3032-000-0051

Miami-dade County Derm
111 Nw 1st St #1610
Miami Fl 33128-1924

Miami International Mall Prop Pb 117-84

Tract A Less Following Folios 30-3032-008-0011
& 0040 & 0050 & 0060 & 0070 & 0080 & 0090
& 0100 & 0101 & 0120 & 0121 & 0130 & 0140
& Less Beg 240.81ftn Of Se Cor Of Tr C Cont
N 02 Deg W 243.83ft S 64 Deg W 497.70ft S 34
Deg E 44.56ft N 89 Deg E 434.74ft To Pob & Less
Port Comm Se Cor Of Sw1/4 Of Sec Th S 89 Deg
W 118.68ft N 01 Deg W 80.01ft N 01 Deg W 481.55ft
For Pob Th W273ft S 64 Deg W 497.70ft N 34 Deg
W 151.31ft N 45 Deg E 190.52ft Swly Ad 60.36ftn 69
Deg E 360.94ft Nely Ad 245.30ft S 90 Deg E 84.73ft
S 01 Deg E 358.49ft To Pob
1275 Nw 107th Ave
35-3032-008-0010

West Dade County Associates
Po Box 6120
Indianapolis In 46206-6120

Tr B Less Beg 339.67ftn & 93.54fte Of Sw Cor Of Sec
Th E240.07ft N184.77ft To Swly R/w/l Of Nw 12 St
Nwly200.10ft S 43 Deg W 60.86ft Sly168.23ft To Pob
& Less Beg Sw Cor Of Tr B Th N340.04ft E240.07ft
N184.76ftto Sly R/w/l Of Nw 12 St Sely Ad 176.93ft
S464.80ft W425.18ft To Pob Or 20164-3310 0102 5
10500 Nw 12th St
35-3032-008-0020

Miami International
2900 Nw 36th St
Miami Fl 33142-5156

Port Of Tr B Desc Beg 339.67ftn & 93.54fte Of Sw Cor Of Sec Th E240.07ft Nly184.77ft To Swly R/w/l Of Nw 12 St Nwly200.10ft S 43 Deg W 60.86ft Sly168.23ft To Pob
10690 Nw 12th St St
35-3032-008-0021

Florida Portfolio Llc Iv
303 Peachtree Center Ave Ne #670
Atlanta Ga 30303-1295

Port Of Tr B Desc Beg Sw Cor Of Tr B Th N340.04ft E240.07ft N184.76ft To Sly R/w/l Of Nw 12 St Sely Ad 176.96ft S464.80ft W425.18ft To Pob
10688 Nw 12th St
35-3032-008-0022

Finkel & Disanto
301 Metro Center Blvd #300
Warwick Ri 02886-1757

Port Of Tr A Desc Comm At Sw Cor Of Sec N 01 Deg W 1274.13ft N 88 Deg E 314.64ft Sely Ad 264.30ft S 45 Deg E 62.43ft For Pob Th N 45 Deg E 410.62ft N 90 Deg E 178.94ft S 00 Deg W 64.37ft S 45 Deg E 205.95ft S 45 Deg W 314ft S 45 Deg E 43ft S 45 Deg W 118.14ft Nwly Ad 57.89ft N 60 Deg W 156.67ft Nly & Ely Ad 67.02ft N 45 Deg W 146.50ft To Pob
35-3032-008-0041

Burdines Inc
7 W 7th St
Cincinnati Oh 45202-2424

Port Of Tr A Desc Beg 46.51fts & 1228.85fte Of Nw Cor Of Sec 32 Cont E280ft Sely Ad 247.40ft S 45 Deg E 297.19ft S 45 Deg W 426.52ft W472.87ft S 45 Deg W 171.25ft N 45 Deg W 413.50ft S 45 Deg W 16ft N 45 Deg W 60.63ft N 45 Deg E 342.12ft N 38 Deg E 75.89ft Nely Ad 267.04ft To Pob
1625 Nw 107th Ave
35-3032-008-0050

Sears Roebuck & Co
3333 Beverly Rd
Hoffman Estates Il 60179

Port Of Tr A Desc Beg 1274.13ftn & 314.64fte Of Sw Cor Of Sec 32 Th N438.51ft Nely Ad 259.97ft N 45 Deg E 102.22ft S 45 Deg E 231.63ft N 45 Deg E 31.50ft S 45 Deg E 265.98ft E84.63ft S407ft W194.94ft S 45 Deg W410.62ft N 45 Deg W 62.43ft Nwly & Nly Ad 264.30ft To Pob
1405 Nw 107th Ave
35-3032-008-0060

Federated Dept Stores Inc
7 W 7th St
Cincinnati Oh 45202-2424

187

Port Of Tr A Desc Beg 2486.74ftn & 89.03fte Of Sw
Cor Of Sec Th N 43 Deg E104.65ft Ely115.08ft S 80
Deg E102.84ft S 56 Deg E 102.84ft S 45 Deg E293.65ft
S15ft S 45 Deg W459.09ft N 63 Deg W68.58ft N 77 Deg
W87.18ft Wly22.04ft N 46 Deg W104.65ft N420.80ft To Pob
1645 Nw 107th Ave
35-3032-008-0110

2005 Re I Llc Toys R Us
1 Geoffrey Way
Wayne Nj 07470-2035

Port Of Tract A Comm N 01 Deg W 838.73ft & N 88
Deg E 89 Ft Of Sw Cor Of Sec For Pob Th S 89 Deg
E 114.77ft S 44 Deg E 37.51ft N 89 Deg E 113.31ft N 45
Deg E 138.93ft S 45 Deg E 127.81ft S 60 Deg E 55.10ft
S 30deg W 36.07ft S 45 Deg W 200.89ft S 16 Deg W 28.42ft
Wly Ad 280.75ft N 43 Deg W 59.27ft Nwly Ad 3.96ft
N 01 Deg W 161.11ft To Pob
10613 Nw 12th St
35-3032-008-0115

Rodri Corporation
1143 W Flagler St
Miami Fl 33130-1033

Port Of Tr A Comm N 01 Deg W 1031.10ft &
N 88 Deg E 88.99ft Of Sw Cor Of Sec For Pob
Th N 01 Deg W 170.90ft N 43 Deg E 104.67ft
N 88 Deg E 77.20ft S 13 Deg E 130.75ft S 24
Deg E 73.60ft S 34 Deg E 33.61ft S 56 Deg
W 48.11ft N 90 Deg W 182.03ft To Pob
10633 Nw 12th St
35-3032-008-0120

Florida Retail Properties Inc
1719 Cypress Row Dr
West Palm Beach Fl 33411

Port Of Tr A Desc Beg 1031.10ftn & 88.99fte Of
Sw Cor Of Sec Cont E182.03ft N 55 Deg E 48.11ft
S 34 Deg E 40.01ft S 45 Deg E 161.73ft S 45 Deg
W 138.86ft W113.31ft N 44 Deg W 37.51ft W114.77ft
N 192.37ft To Pob
10623 Nw 12th St
35-3032-008-0121

Lois Realty Corp
11540 E Us Highway 92
Seffner Fl 33584-7346

Port Of Tract A Comm N 01 Deg W 506.40ft & N 88
Deg E 580.07ft Of Sw Cor Of Sec For Pob Th Nwly
Ad 191.29ft N 16 Deg E 28.42ft N 45 Deg E 200.89ft
N 30 Deg E 36ft S 60 Deg E 180.30ft S 45 Deg E 70.85ft
S 00 Deg14.14ft S 45 Deg W 113.60ft S 34 Deg W 20ft
S 79 Deg W 106.89ft To Pob
10603 Nw 12th St
35-3032-008-0125

Florida Retail Properties Inc
1719 Cypress Row Dr
West Palm Beach Fl 33411-5109

188

Port Of Tr A Desc Beg 2644.15ftn & 443.71fte Of Sw Cor Of Sec Cont E309.91ft S298.653ft W15ft N 45 Deg W 419.65ft To Pob
1685 Nw 107th Ave
35-3032-008-0130

Bfs Retail & Commer Oper Llc
333 E Lake St
Bloomingdale Il 60108-1196

Miami International Corporate Pb 125-57

Center Sec 1 Tract A
2001 Nw 107th Ave
35-3032-010-0010

2001 Nw 107th Avenue Llc
5301 Wisconsin Ave Nw #510
Washington Dc 20015-2060

Center Sec 1 Tract C
35-3032-010-0030

International Place Assoc Ltd
10165 Nw 19th St
Doral Fl 33172-2529

International Corp Park Sec 3 Pb 149-93

Lot 1 Blk 4
10651 Nw 19th St
35-3032-022-0010

Hlt Llc
9600 Nw 25th St
Doral Fl 33172-1416

Port Of Lot 1 Blk 5 Desc Beg 404.01ftn Of Sw Cor Of Lot 1 Cont N 01 Deg W 139.06ft N 43 Deg E 104.79ft N 89 Deg E 144.22ft S 00 Deg E 214ft S 89 Deg W 214.10ft To Pobper W/p 20121
10600 Nw 19th St
35-3032-022-0050

Elston & Lajolla Llc
Inland Western Real Estate
Po Box 9273
Oak Brook Il 60522-9273

Lot 1 & W138.21ft Of Lot 2 Less Beg 404.01ftn Of Sw Cor Of Lot 1 Cont N 01 Deg W 139.06ft N 43 Deg E 104.79ft N 89 Deg E 144.22ft S 00 Deg E 214ft S 89 Deg W 214.10ft To Pob Blk 5w/p 20121 Per Unity Of Title
10600 Nw 19th St
35-3032-022-0060

Elston & Lajolla Llc
Inland Western Real Estate
Po Box 9273
Oak Brook Il 60522-9273

Lot Tr Blk C 35-3032-022-0100	Elston & Lajolla Llc 5374 N Elston Ave Chicago Il 60630-1636

Miami Free Zone Center Pb 164-076

Tract A 2305 Nw 107th Ave 35-3032-036-0010	Cv Miami Llc 17 State St #9 New York Ny 10004
Tract B 10680 Nw 25th St 35-3032-036-0020	Cv Miami Llc 17 State St #9 New York Ny 10004

190

Location Aerial

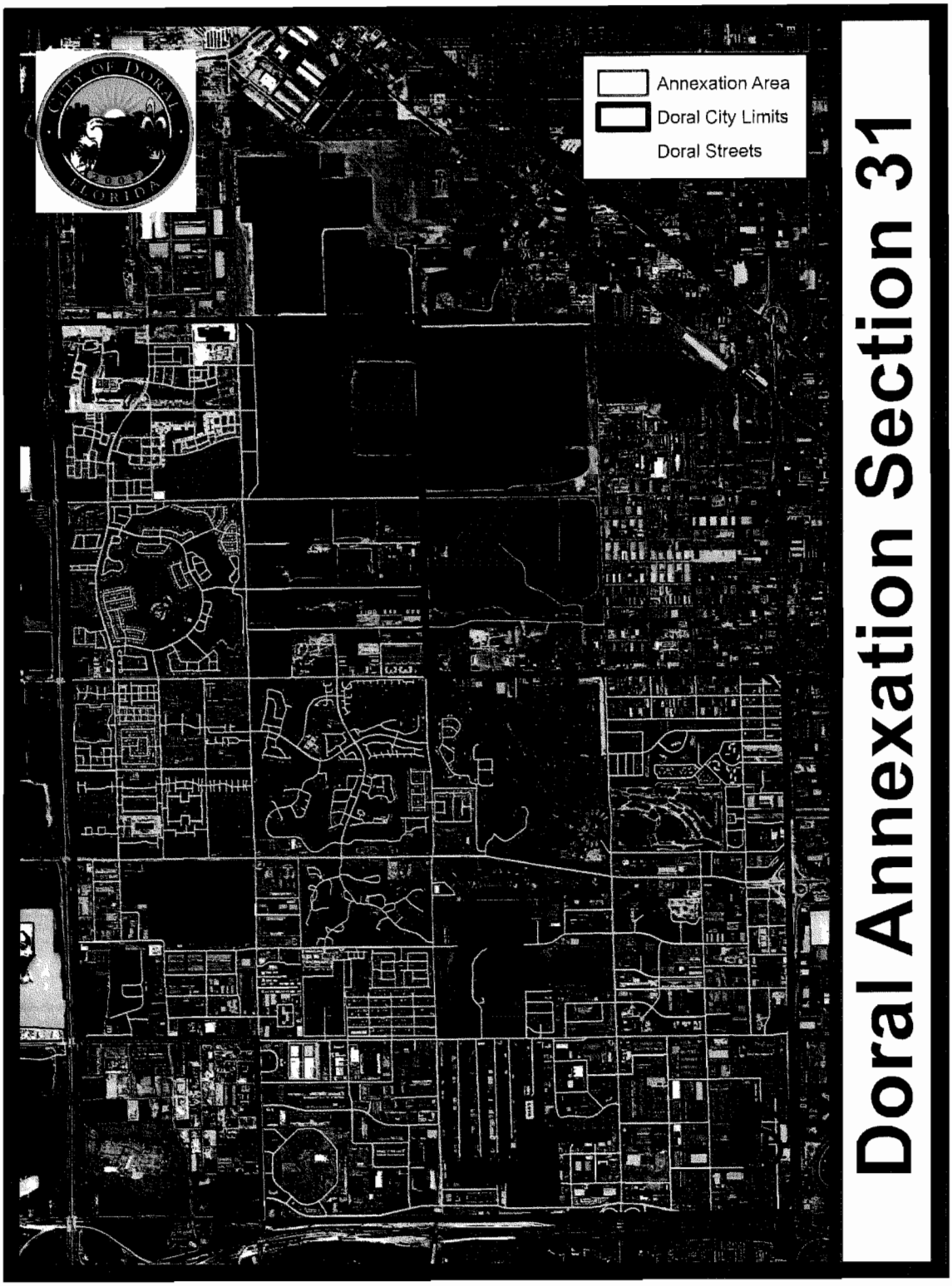
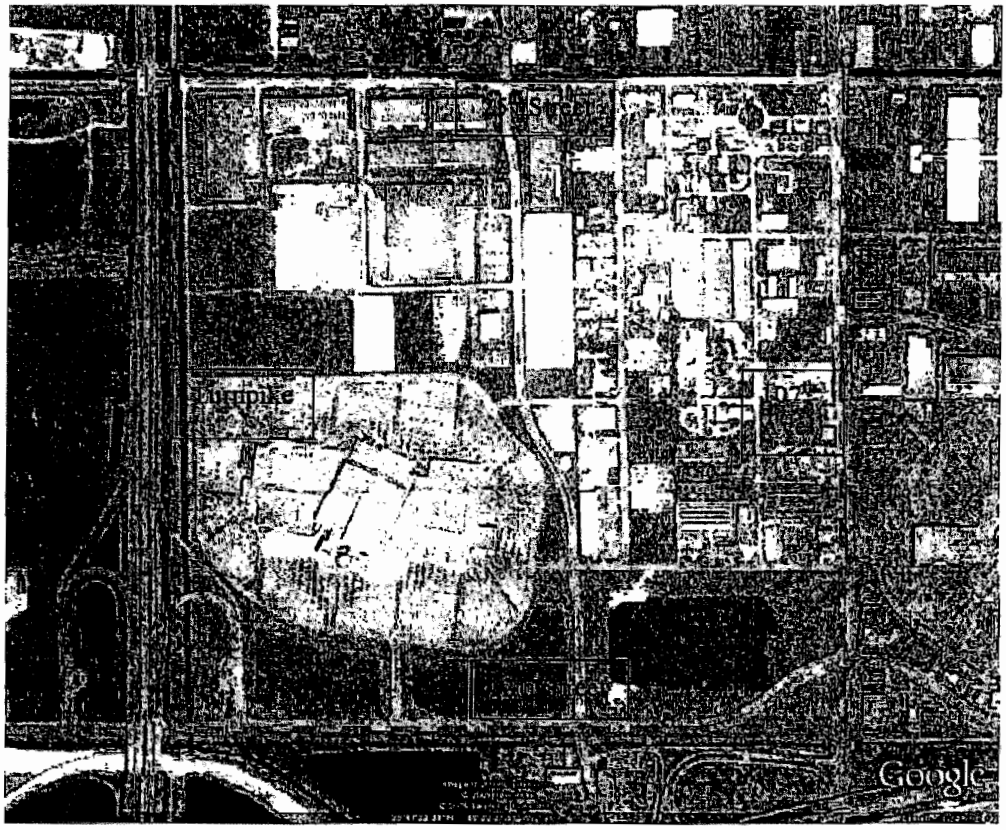


EXHIBIT A

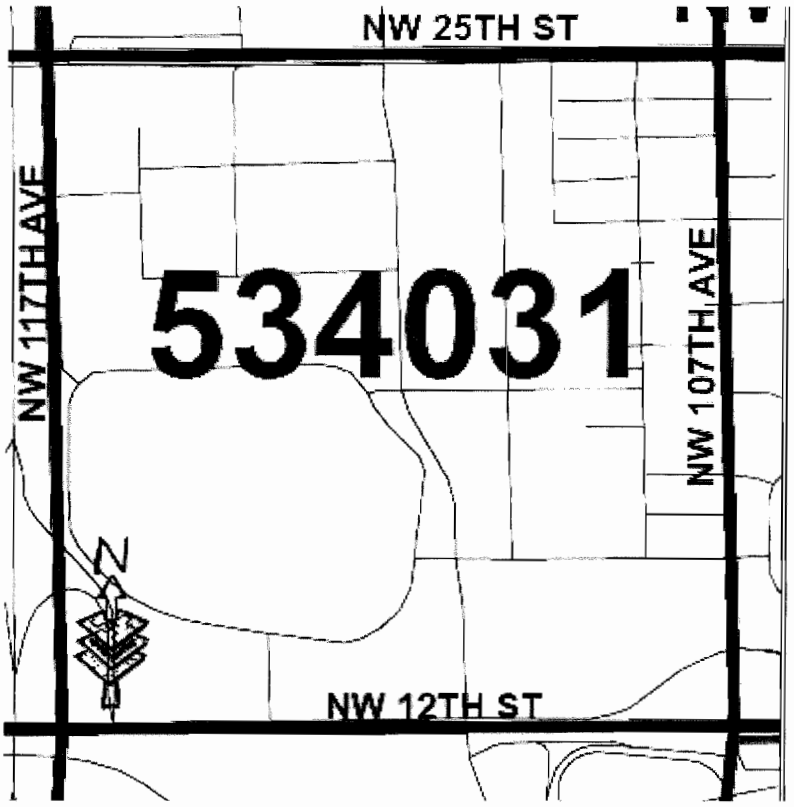


Public Hearing Notice

CITY OF DORAL

NOTICE OF PUBLIC HEARING

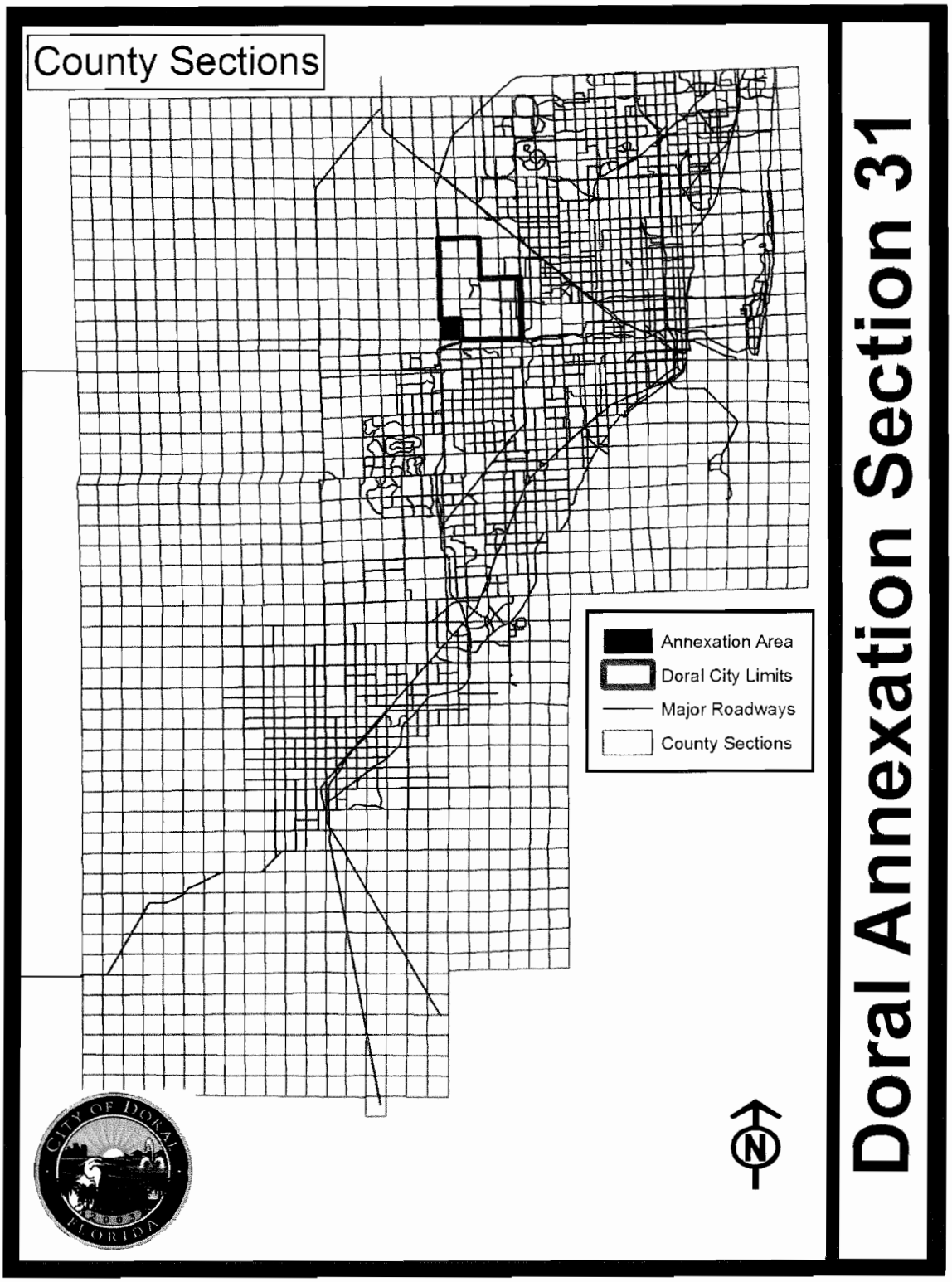
NOTICE IS HEREBY GIVEN that on **Wednesday, September 9, 2009,** the City Council of Doral will hold a Public Hearing at **1:00 P.M.** at the **City of Doral, City Hall, Council Chambers located at 8300 N.W. 53rd Street, Suite 100, Doral, FL.**, pursuant to the Miami-Dade County Charter Section 5.04 and the Miami-Dade County Ordinances, Section 20-3, to consider annexation and enactment of a Resolution concerning the annexation of certain land depicted in the following map. All interested parties are urged to attend the meeting and be heard.



Legal Description: All of Section 31, Township 53 South, Range 40 in Miami-Dade County, Florida.

Information relating the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department Located at 8300 NW 53rd Street, Suite 200, Doral, Florida. All persons are invited to appear

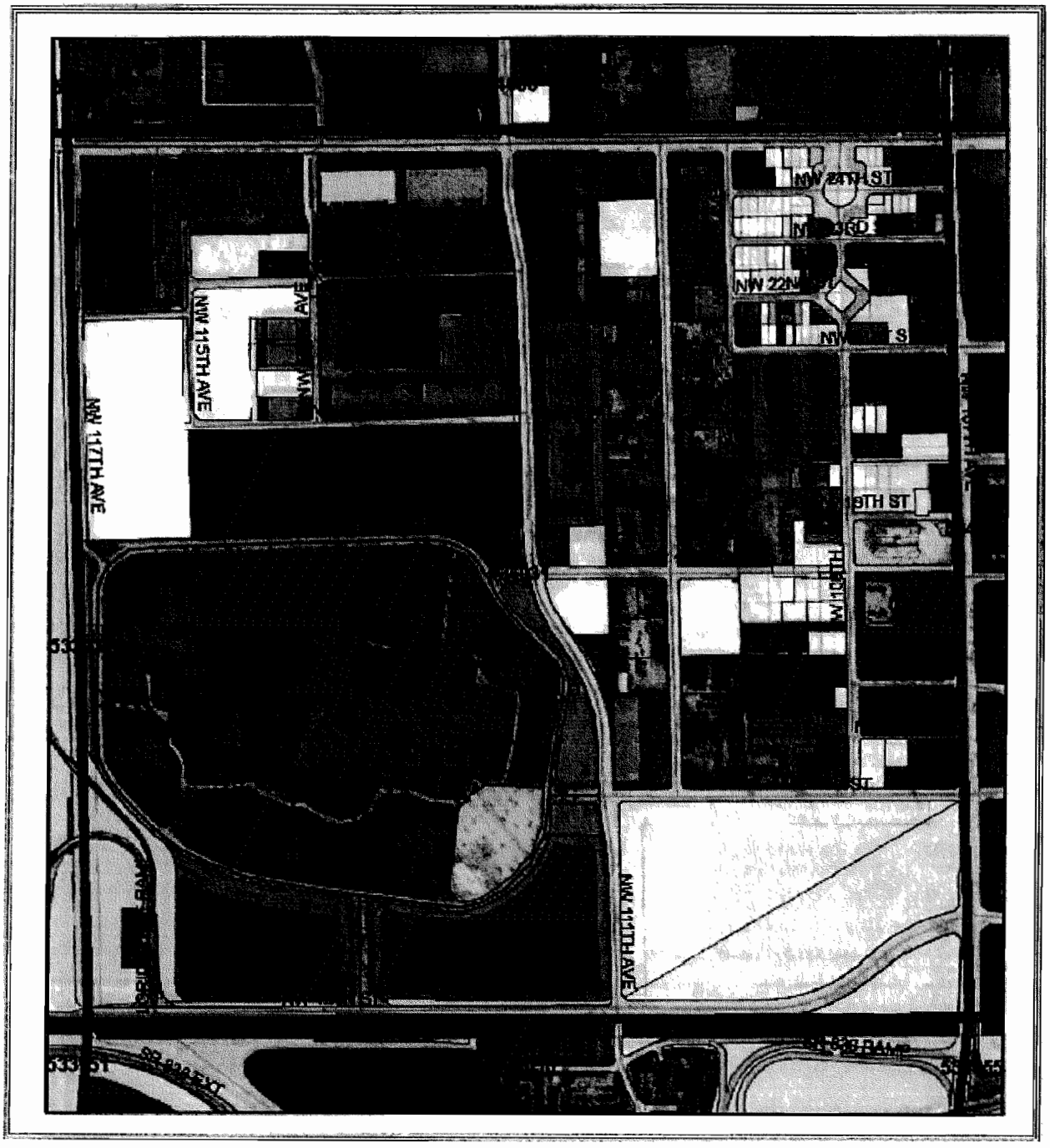
Map and Legal Description



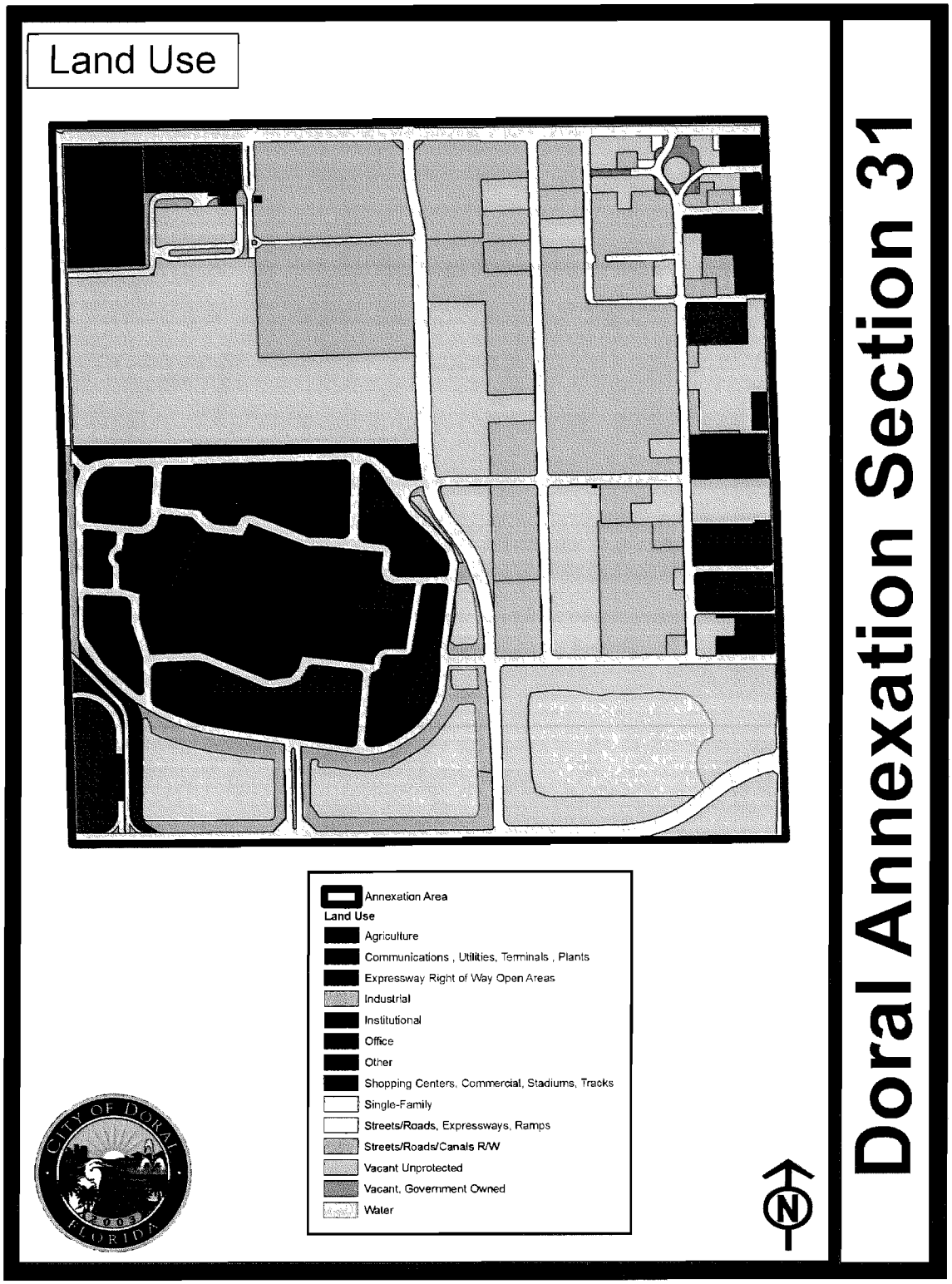
All of Section 31, Township 53, Range 40

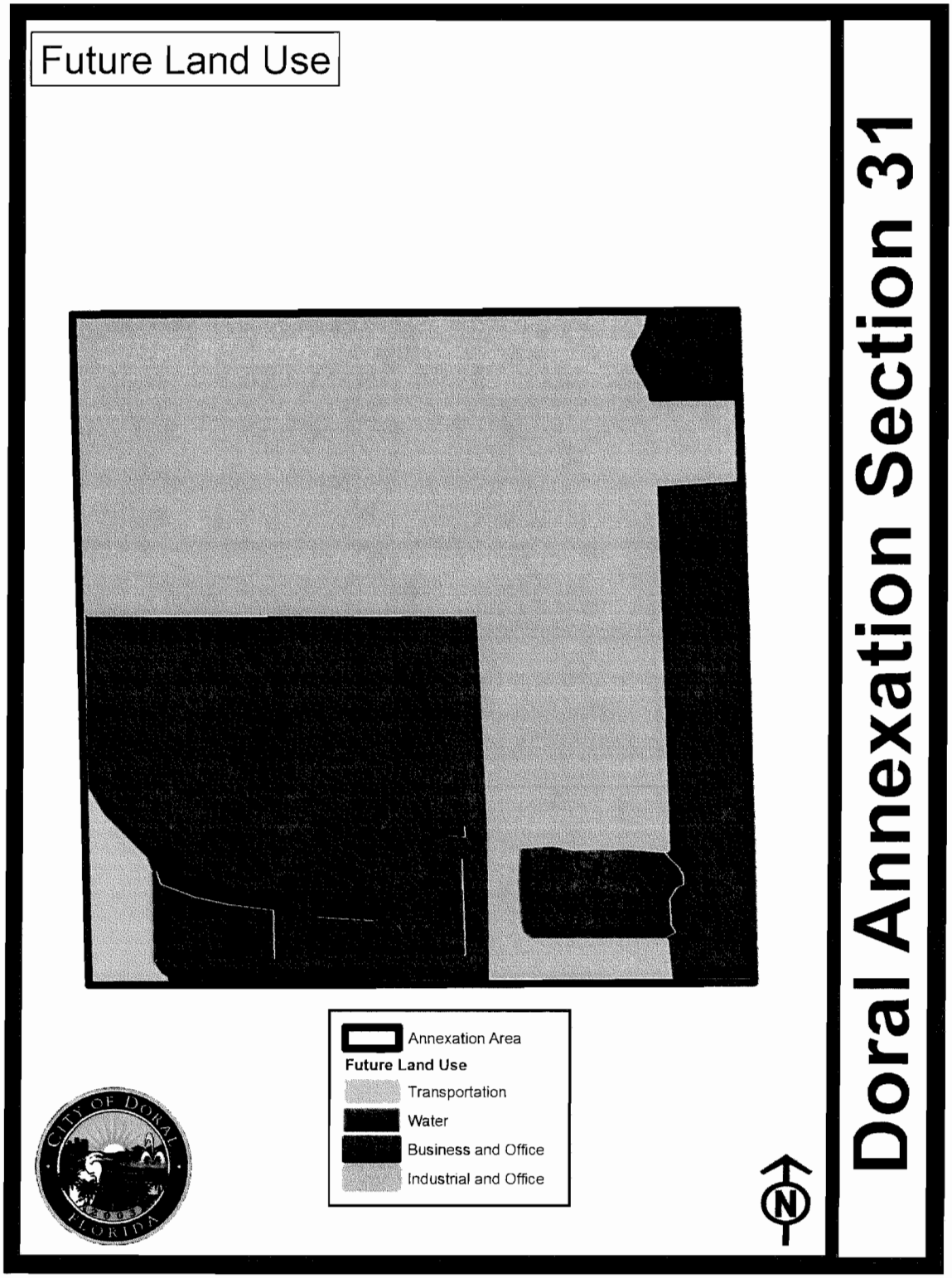
Totaling **639.2 Acres**

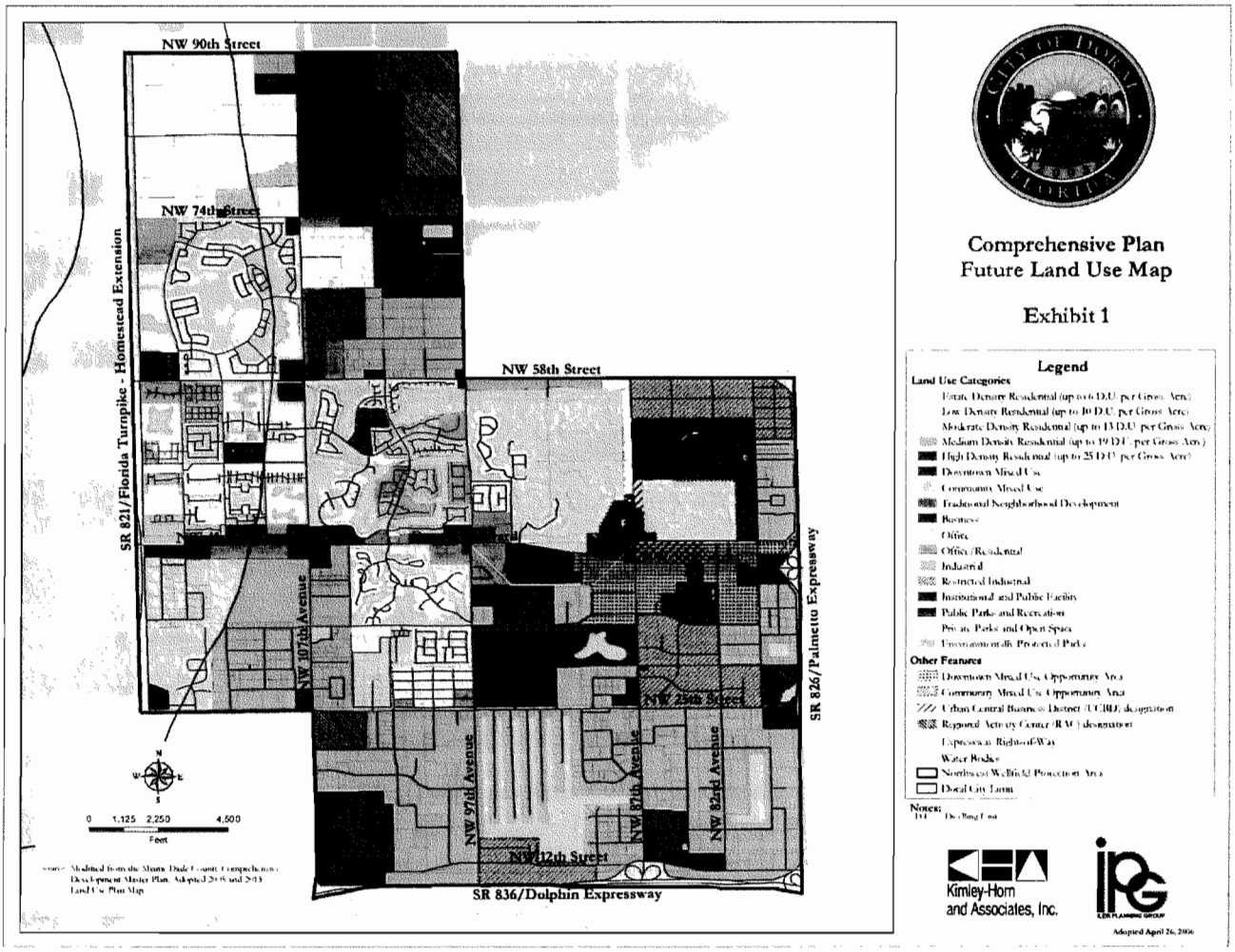
CITY OF DORAL ANNEXATION AREA



Existing Land Use Map - 2009

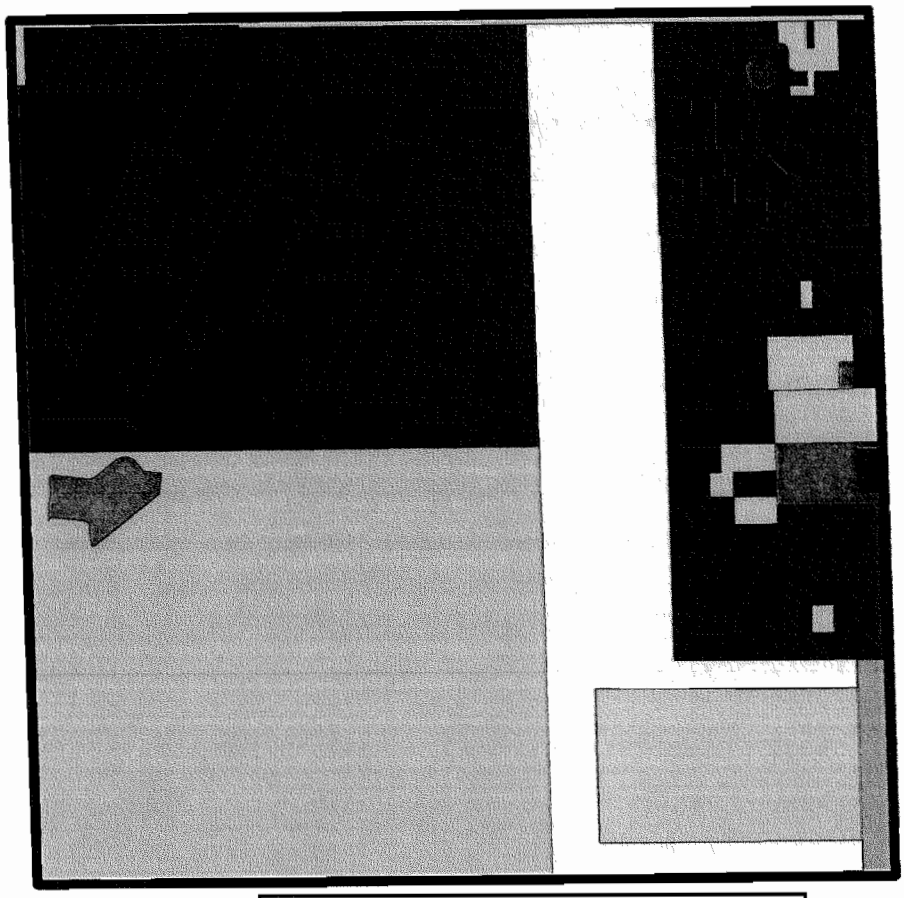



Future Land Use
Doral Annexation Section 31
Annexation Area
Future Land Use
Transportation
Water
Business and Office
Industrial and Office
N


NW 90th Street
NW 74th Street
NW 58th Street
SR 821/Florida Turnpike - Homestead Extension
SR 826/Palmetto Expressway
NW 107th Avenue
NW 97th Avenue
NW 87th Avenue
NW 82nd Avenue
NW 25th Street
NW 12th Street
SR 836/Dolphin Expressway
0 1,125 2,250 4,500
Feet
Comprehensive Plan
Future Land Use Map
Exhibit 1
Legend
Land Use Categories
Estate Density Residential (up to 6 D.U. per Gross Acre)
Low Density Residential (up to 10 D.U. per Gross Acre)
Moderate Density Residential (up to 13 D.U. per Gross Acre)
Medium Density Residential (up to 19 D.U. per Gross Acre)
High Density Residential (up to 25 D.U. per Gross Acre)
Downtown Mixed Use
Community Mixed Use
Traditional Neighborhood Development
Business
Office
Office/Residential
Industrial
Restricted Industrial
Institutional and Public Facility
Public Parks and Recreation
Private Parks and Open Space
Environmentally Protected Parks
Other Features
Downtown Mixed Use Opportunity Area
Community Mixed Use Opportunity Area
Urban Central Business District (UCBD) designation
Regional Activity Center (RAC) designation
Expressway Right-of-Way
Water Bodies
Northwest Wellfield Protection Area
Doral City Limit
Notes:
Kimley-Horn and Associates, Inc.
Adopted April 26, 2006

Doral Annexation Section 31

Zoning



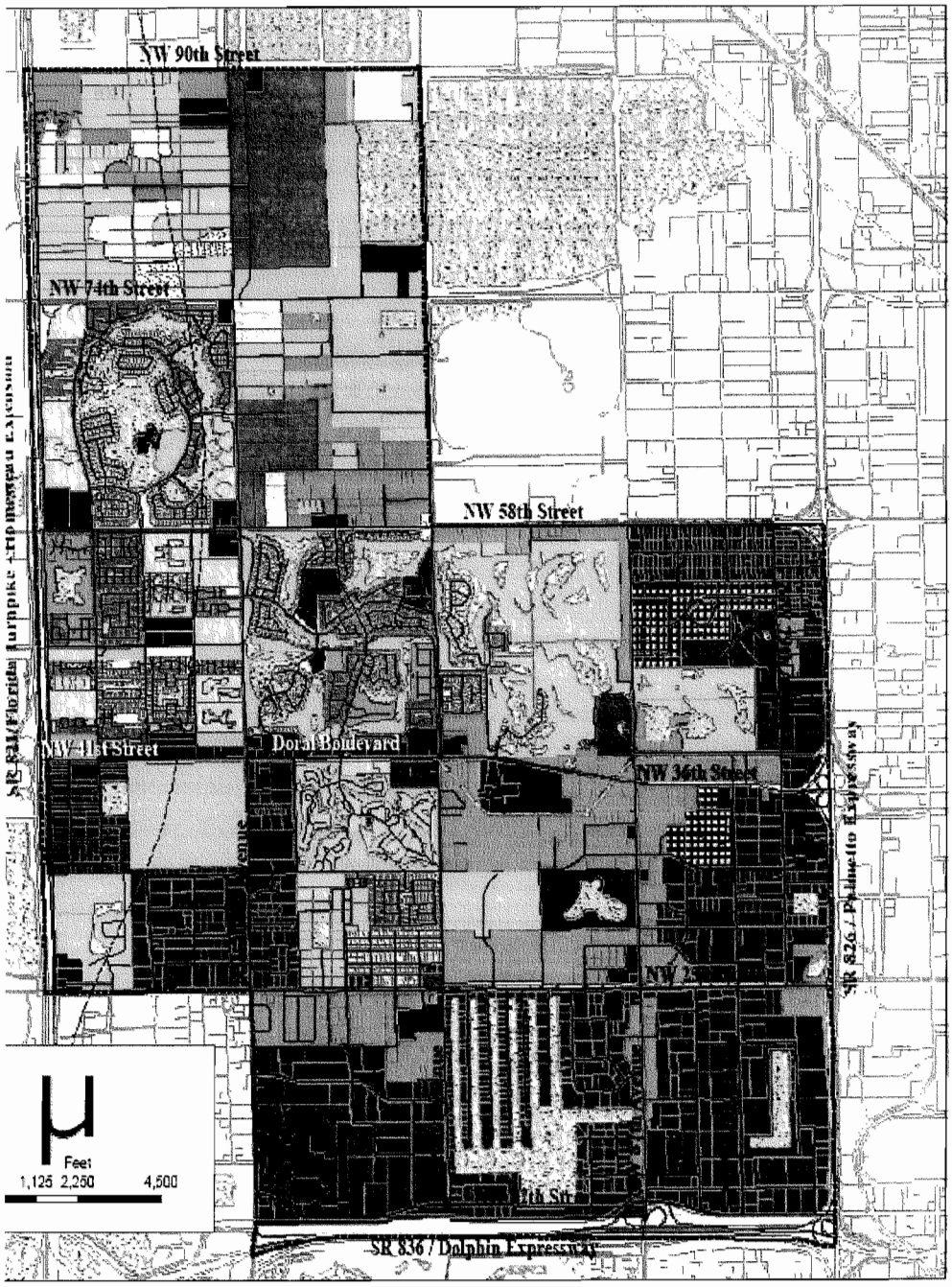
Annexation Area

Zone

- INDUSTRIAL DISTRICT, CONDITIONAL
- INDUSTRIAL, HEAVY MANUFACTURING DISTRICT
- INDUSTRIAL, LIGHT MANUFACTURING DISTRICT
- INTERIM DISTRICT
- LIBERAL BUSINESS DISTRICT
- LIMITED BUSINESS DISTRICT
- NEIGHBORHOOD BUSINESS DISTRICT
- NO ZONING DESIGNATED
- SINGLE FAMILY RESIDENTIAL DISTRICT
- SPECIAL BUSINESS DISTRICT

CITY OF DORAL 2003 FLORIDA

N



Land Development Code Zoning Map

Final Hearing - August 22, 2007

Legend

Zoning Districts

- SF-1 - Single Family - 1
- SF-2 - Single Family - 2
- SF-3 - Single Family - 3
- SF-4 - Single Family - 4
- SF-5 - Single Family -5
- MF-1 - Multi Family -1
- MF-2 - Multi Family -2
- MF-3 - Multi Family -3
- MF-4 - Multi Family -4
- O-1 - Office -1
- O-2 - Office -2
- O-3 - Office -3
- TND - Traditional Neighborhood Development
- CMU - Community Mixed Use
- DMU - Downtown Mixed Use
- PUD - Planned Unit Development
- NC - Neighborhood Commercial
- CC - Corridor Commercial
- IC - Industrial Commercial
- I - Industrial
- I-R - Industrial - Restrictive
- IPF - Institutional, Public Facilities & Parks
- GU - General Use
- PF - Private Parks
- CONSERV - Conservation Lands

Other Features

- Water Bodies
- Northwest Wellfield Protection Area
- Doral City Limit

IPG ILER PLANNING GROUP