



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 Substitute

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

DATE: March 2, 2010

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

This substitute item is being submitted to replace the original agenda item which does not have the correct application attached to it.

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.

DC/kk
Attachments

CITY OF DORAL, FLORIDA
ANNEXATION REPORT

Section 6, Township 53, Range 40



September 30, 2008



Pursuant to Resolution No. 08-100, 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
John J. Hearn, 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 re-submittal, the City of Doral (City), wishes to reinstate the annexation process begun four years ago. The City wishes to annex approximately a **one square mile area** which is contiguous to the City's current northern municipal boundary (See Location Aerial).

The Annexation Area is described as: Section 6, Township 53, Range 40 in Miami-Dade County, Florida and is bounded by NW 90th Street on the south, NW 107th Avenue on the east, NW 106th Street on the north, and the NW 117th Avenue Canal and Road Right-of-Way to the west). This area is completely accessible through the existing street network of Doral.

The City is a relatively new municipality being just over five 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.

In furtherance of this request, Flagler Development (or one of its affiliates), the majority property owner in Section 6, is supporting this application (See Attachment "A").

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 to 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 may also benefit the Annexation Area:

- Improving services and infrastructure;
- Having a local government that is aware of and concerned with the business community's development and the quality of life for local residents and businesses;
- Instilling pride and participation;
- Improving the process of development regulation; and
- Providing for a local government that is accountable for how taxes are spent and is willing to participate with all other Miami-Dade municipalities, old and new, in providing financial assistance to some of the less fortunate areas of the County.

In summary, the Annexation Area will further provide for the fiscal strength of the City by increasing its tax base and allowing for significant job creation opportunities. Through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

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Location Aerial



Doral Annexation Section 06

Resolution

RESOLUTION NO. 08 - 100

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, CONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 04-99 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS ALL OF SECTION 6, 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") initiated a proposed boundary change by and through Resolution 04-99 after public hearing on October 27, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, on that date, the City Council 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 6, 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; and

WHEREAS, by this Resolution, the City Council affirms its previous determination that the annexation of the area legally described as all of Section 6, 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:

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

Section 2. The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East 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 reaffirms its previous request to 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 6, 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.

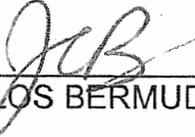
Section 6. This resolution shall take effect immediately upon its adoption.

[Section left blank intentionally]

The foregoing Resolution was offered by Councilman Van Name who moved its adoption. The motion was seconded by Councilman DiPietro and upon being put to a vote, the vote was as follows:

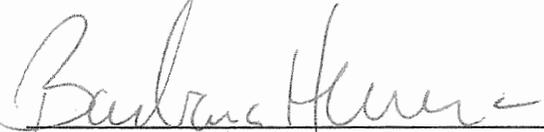
Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	Yes
Councilmember Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	Yes

PASSED AND ADOPTED this 8th day of October , 2008.



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:



JOHN J. HEARN, CITY ATTORNEY

EXHIBIT "A"

RESOLUTION NO. 04-99

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 6, 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 6, 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:

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

Section 2. The City Council hereby approves the extension and enlargement of the City's boundaries to include the area legally described as all of Section 6, Township 53 South, Range 40 East 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 6, 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.

The foregoing Resolution was offered by Councilman Van Name, who moved its adoption. The motion was seconded by Vice Mayor Cabrera and upon being put to a vote, the vote was as follows:

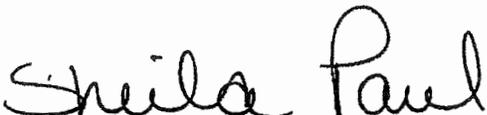
Mayor Juan Carlos Bermudez	yes
Vice Mayor Peter Cabrera	yes
Councilman Michael DiPietro	yes
Councilwoman Sandra Ruiz	yes
Councilman Robert Van Name	yes

PASSED and ADOPTED this 27th day of October, 2004.



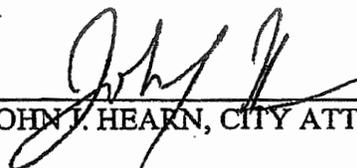
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



SHEILA PAUL, CMC, CITY CLERK

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



JOHN J. HEARN, CITY ATTORNEY

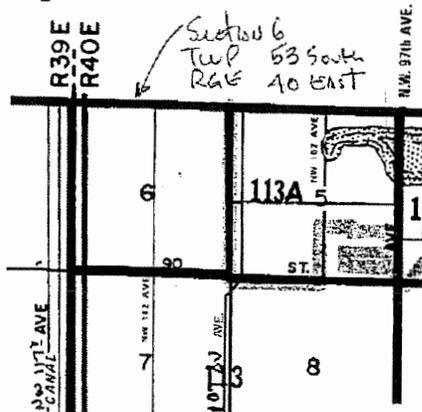
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Public Hearing Notice



CITY OF DORAL
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, October 8, 2008**, the City Council of Doral will hold a Public Hearing at 7:00 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 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.

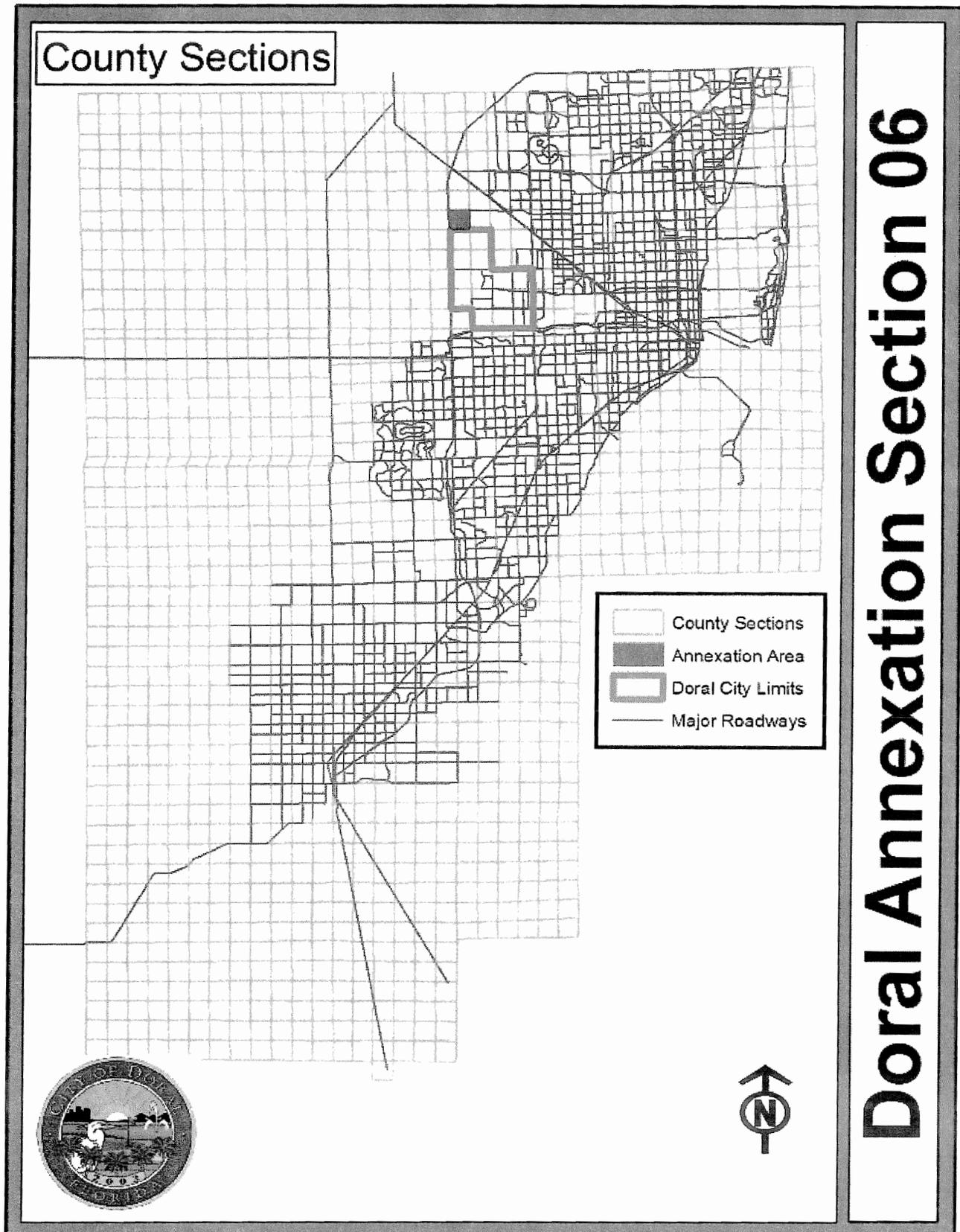
Information relating the subject application is on file and may be examined in the City of Doral, Planning and Zoning Department Located at 8300 NW 53rd Street, Suite 200, Doral, Florida. All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing 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 6, Township 53, Range 40

Totaling 640.2 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 attached.

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

September 1, 2008

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 6, Township 53, Range 40

Dear Mr. LaFerrier:

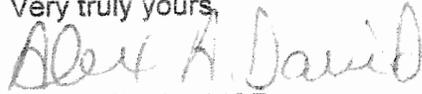
My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 90th Street on the south, NW 107th Avenue on the east, NW 106th Street on the north, and the NW 117th Avenue Canal and Road Right-of-Way to the west.

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, AICP

Attachment

19

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

Memorandum



Date: September 16, 2008

To: Kay Sullivan, Director
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 of an Area Described as Section 6, Township 53 South, Range 40 East in City Resolution No. 04-99

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:

- o The proposed annexation area, described below, is less than 50 percent developed residential. Specifically and according with the 2008 land use records, as shown in the attached table, there are no lands in residential use within the proposed annexation area.
- o The general boundaries of the proposed annexation area are NW 106th Street to the north, NW 107th Avenue to the east, NW 88th Street to the south and NW 117th Avenue to the west. The proposed annexation area is also legally described as all of Section 6, Township 53 South, Range 40 East in Miami-Dade County, Florida.

Attachment

[Signature] MCL:SB:GL

cc: Jorge Fernandez, Office of Strategic Business Management
Craig Collier, County Attorney's Office

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**City of Doral Proposed Annexation Area
Existing Land Uses**

Legal Description: Section 6, Township 53 South, Range 40 East

Existing Land Use	Acreage
Residential	0.0
Commercial & Service	68.4
Transient Residential	0.0
Industrial	220.2
Institutional	0.0
Parks, Recreational Open Space	47.8
Transportation, Communications and Utilities	104.6
Agriculture	0.0
Undeveloped	116.0
Inland Water	83.2
Coastal Water, Bays and Ocean	0.0
Total	640.2

Source: Department of Planning and Zoning, 2008



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

September 1, 2008

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 6, Township 53, Range 40

Dear Mr. Sola:

My client, the City of Doral, is reinitiating the process to have the above referenced Section of land annexed into the City and which is located north of and adjacent to the existing municipal boundaries. More particularly, the Section is bounded by NW 90th Street on the south, NW 107th Avenue on the east, NW 106th Street on the north, and the NW 117th Avenue Canal and Road Right-of-Way to the west.

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.

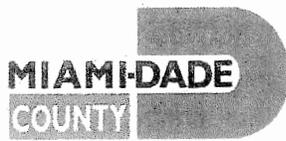
We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at (786) 514-0121.

Very truly yours,

Alex A. David, AICP

Attachment

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



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

miamidade.gov

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections**
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Services
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraisal
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Lester Sola, Supervisor of Elections of Miami-Dade County, Florida, hereby certifies that the City of Doral Annexation Request – Section 6, Township 53, Range 40 area has 0 voters.



Lester Sola
 Supervisor of Elections
 Miami-Dade County

WITNESS MY HAND
 AND OFFICIAL SEAL,
 AT MIAMI, MIAMI-
 DADE COUNTY,
 FLORIDA, ON THIS
 5th DAY OF
 SEPTEMBER 2008.

Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of Doral at its northern limit. Annexing the approximately 1.0 square mile area will also insure that the high quality of life for businesses and visitors will remain 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 office and industrial zones.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the City. And in this case, more so, because Section 7 to the south will be fully developed with residential land uses which is shown on the Comprehensive Development Master Plan Future Land Use Map.

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. Also, property owners within the proposed annexation area **will benefit from more localized government.**

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Notification of Property Owners of City Intent

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

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Land Use Plan and Zoning

The land use and zoning consists mostly of industrial and office, with a large undeveloped component, as 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 (640.2 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.

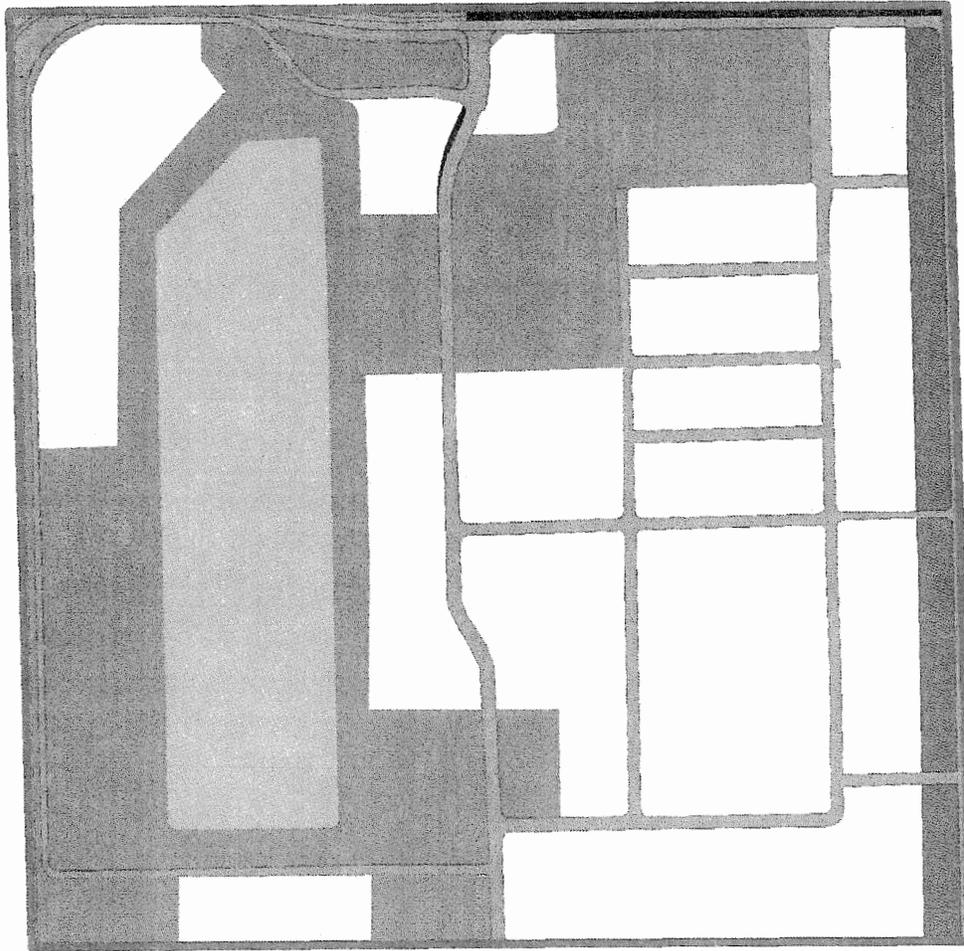
Table 1.
Inventory of Land Uses

Land Use	Number of Acres	Percent of Total
Residential	0.0	0.0
Commercial & Office	68.4	10.7
Hotels and Motels	0.0	0.0
Industrial	220.2	34.4
Institutional	0.0	0.0
Parks & Recreation Open Space	47.8	7.5
Transportation, Communications, Utilities	104.6	16.3
Agriculture	0.0	0.0
Undeveloped	116.0	18.1
Inland Water	83.2	13.0
Coastal Water	0.0	0.0
TOTAL	640.2	100.00

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

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Land Use



	Annexation Area		Streets/Roads, Expressways, Ramps
Land Use			Streets/Roads/Canals R/W
	Communications , Utilities, Terminals , Plants		Vacant Unprotected
	Expressway Right of Way Open Areas		Vacant, Government Owned
	Industrial		Water
	Industrial Extraction		



Doral Annexation Section 06

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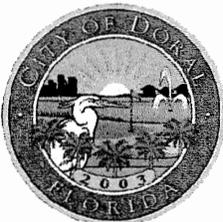
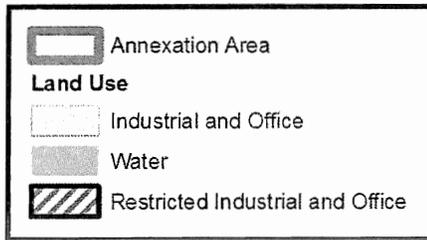
Future Land Use Designation for Section

Section 6 53 40 is designated Industrial and Office and Restricted Industrial and Office 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

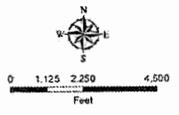
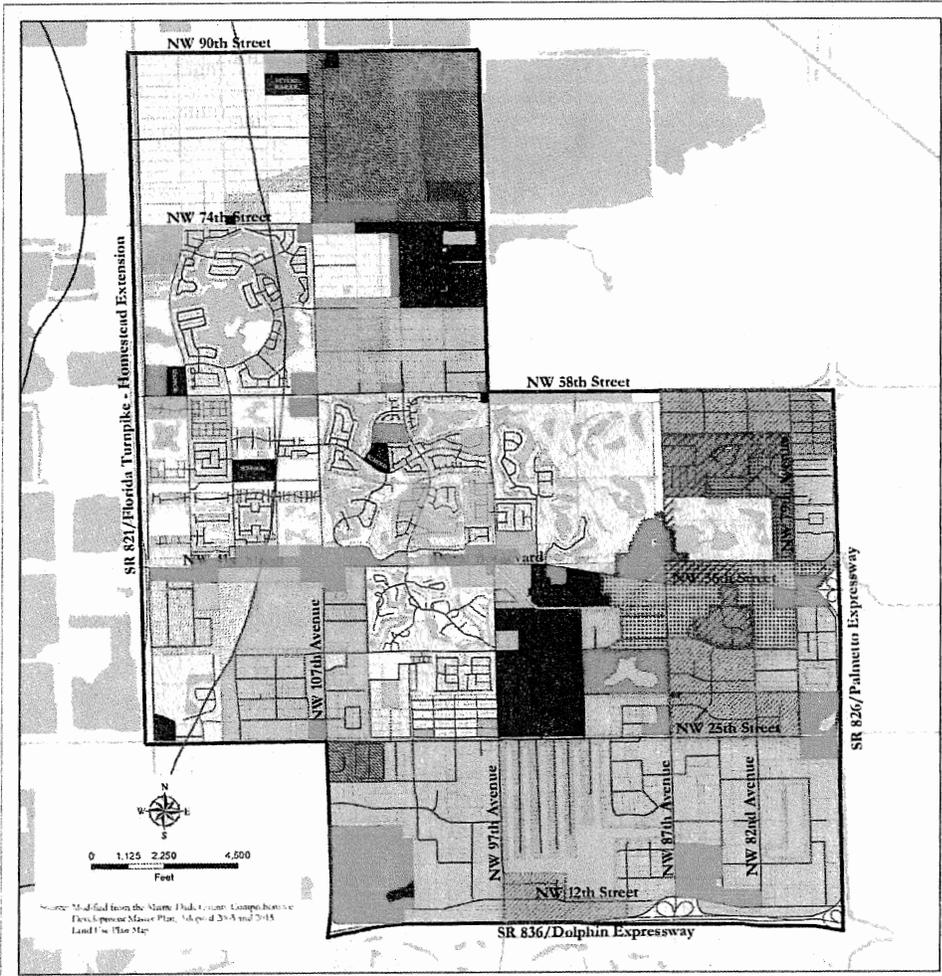


Doral Annexation Section 06



**Comprehensive Plan
Future Land Use Map**

Exhibit 1



Source: Modified from the Miami-Dade County Comprehensive
Future Land Use Plan, adopted 2008 and 2018
Land Use Use Map

Legend	
Land Use Categories	
[Pattern]	Low Density Residential (up to 6 DU ¹ per Gross Acre)
[Pattern]	Low Density Residential (up to 10 DU ¹ per Gross Acre)
[Pattern]	Medium Density Residential (up to 13 DU ¹ per Gross Acre)
[Pattern]	High Density Residential (up to 25 DU ¹ per Gross Acre)
[Pattern]	Development Mixed Use
[Pattern]	Community Mixed Use
[Pattern]	Traditional Neighbourhood Development
[Pattern]	Business
[Pattern]	Office
[Pattern]	Office/Residential
[Pattern]	Industrial
[Pattern]	Restricted Industrial
[Pattern]	Institutional and Public Facility
[Pattern]	Public Parks and Recreation
[Pattern]	Private Parks and Open Space
[Pattern]	Environmentally Protected Parks
Other Features	
[Pattern]	Downtown Mixed Use Opportunity Area
[Pattern]	Community Mixed Use Opportunity Area
[Pattern]	Urban Central Business District (UCBD) designation
[Pattern]	Regional Activity Center (RAC) designation
[Pattern]	Expressway Right-of-Way
[Pattern]	Water Bodies
[Pattern]	Northwest Wetland Protection Area
[Pattern]	Doral City Limit
Notes:	
[Symbol]	DU ¹ - Dwelling Unit



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-up 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.

Restricted Industrial and Office

Industrial and Office areas designated as "Restricted" are areas where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects "wellfield protection areas" designated in the Dade County Code (Chapter 24, Code of Miami-Dade County). The boundaries of the "Restricted" areas shall be periodically reviewed and amended as necessary to maintain consistency with wellfield protection area boundaries provided by Chapter 24, Code of Miami-Dade County. Development in Restricted Industrial and Office areas should generally be limited to office uses, but certain business, warehousing and manufacturing uses may be permitted, provided that the use employs best management practices, and the use does not involve the on-site use, handling, storage, manufacture or disposal of hazardous materials or waste as defined in Chapter 24 of the County Code. Provisions of the "Industrial and Office" category which allow and limit residential and business uses, TNDs and hotels also apply to the Restricted category. Quarrying and environmentally compatible ancillary uses may also be approved in these areas. The inclusion of this Restricted category on the LUP map does not preclude the application of these or similar use limitations to other land contained in the Industrial and Office or any other land use category where necessary to protect groundwater resources.

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Equivalent City of Doral Future Land Use Designations

- * *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.

- * *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.

- * *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) 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.

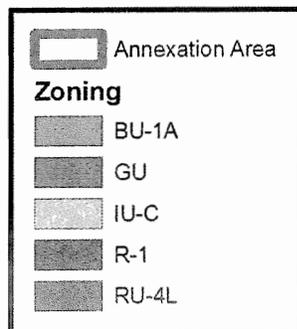
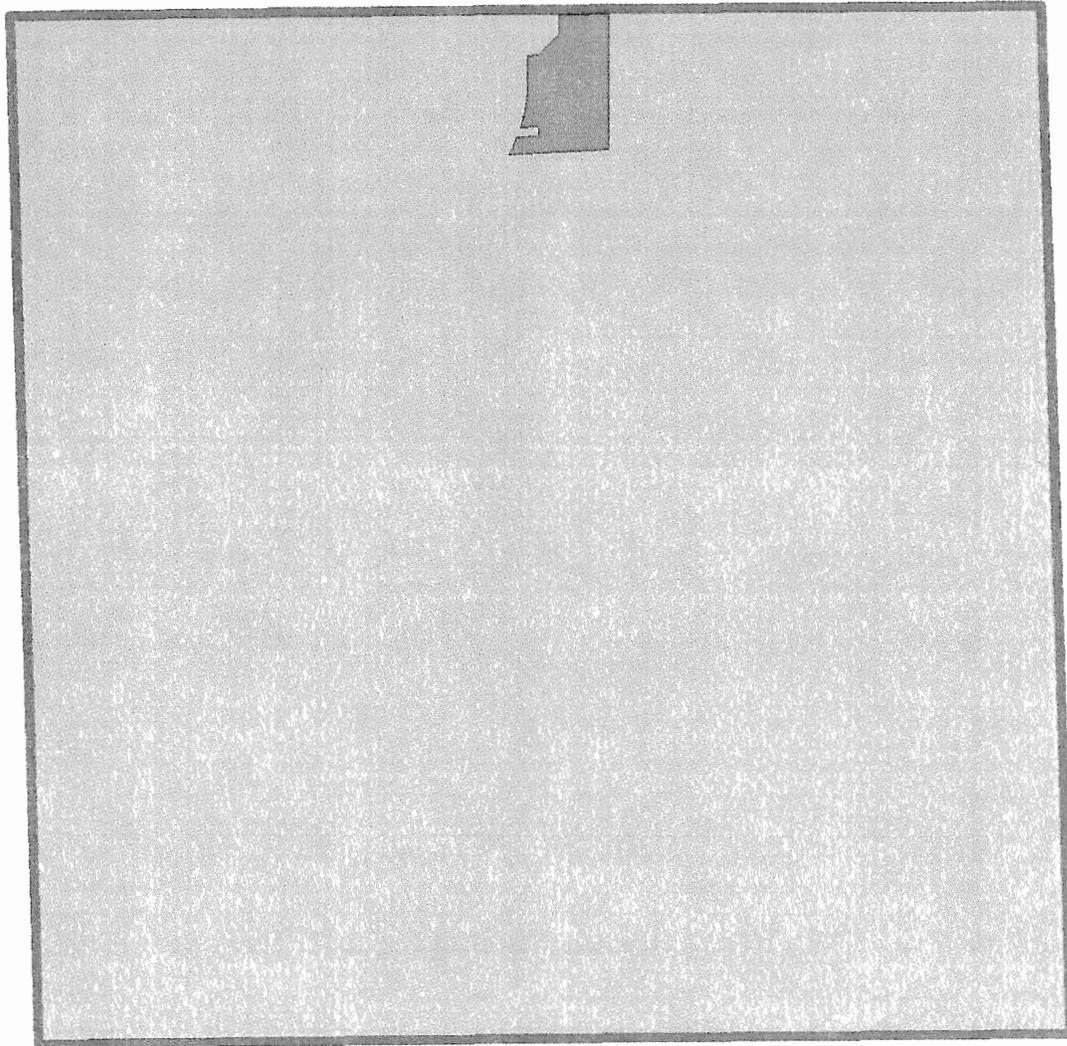
Zoning

The Annexation Area consists of lands zoned mostly Industrial with a small portion being Limited Business as shown on the Miami-Dade County Zoning Maps. Upon annexation, the City will rezone those properties to the City's closest equivalent.

Section 6 53 40 is generally zoned IU-C – Industrial District, Conditional except for approximately 9 acres at the southeast corner of NW 106th Street and NW 112th Avenue which is zoned BU-1A – Limited Business District. The City's equivalent, respectively, are "I" (Industrial) and "CC" (Corridor Commercial)

Please see the Section Map for more detailed zoning district location information. Also, for reference purposes, the relevant Zoning District descriptions are included and were obtained from the Miami-Dade County Zoning Code.

Zoning



Doral Annexation Section 06

Zoning Districts (Miami-Dade County)

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: All uses permitted in the BU-1 District, and such uses as automobile new parts and equipment sales, automobile service stations, banks, including drive-in teller service, dog and pet hospitals in air-conditioned buildings, dry cleaning establishments, furniture and grocery stores and home improvement centers.

Article XXXII. IU-C, Industrial District, Conditional

Sec. 33-267. Intent.

IU-C District shall be applied only to those lands that appropriately may be used and utilized for the development, construction and operation of large industrial projects and industrial park development of the nature, type and character commensurate with the public health, safety, comfort, convenience, and the general welfare of the County. It is intended that this district shall be utilized to provide an adequate reservoir of lands suited for the needs and requirements of large industries, and industrial park developments, to the end that desirable industrial concerns may be attracted to this area. It is intended, however, that this district shall not be used indiscriminately, so as to permit any industrial use which might be offensive or obnoxious by reason of the emanation of odors, gases, dust, noise or vibration, pollution of air or water, or otherwise detrimental to the general welfare of this community; but that it shall be restricted and confined to only those large industrial uses and industrial park type developments which produce a net gain to the community. It is recognized that the rapid development of new and different industrial uses and operations makes it impossible and impractical to accurately enumerate those which would be beneficial or detrimental to the welfare of this community. Therefore, the intent and purpose for the establishment of this district is expressly set forth, and standards set forth for the use of lands embraced within this district.

Sec. 33-268. Permitted uses.

No land, body of water, or structure in an IU-C District shall be used or permitted to be used, and no structure shall be erected, constructed, moved or reconstructed, structurally altered, used, occupied or maintained for any purpose (except as a legal nonconforming building or use), except for one (1) or more of the uses hereinafter enumerated, and then only in accordance with the conditions hereinafter set forth:

(1) Every use permitted in the 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-C District, and every use permitted in the IU-3 Districts (uses permitted in IU-2 District specifically prohibited) and all other industrial uses similar in character shall be permitted in the IU-C District, and shall include utility plants and substations such as, but not limited to, sewage, water, power, communications and gas.

(2) All residential buildings and uses shall be prohibited in IU-C Districts, except for caretakers' quarters incidental to a permitted industrial use.

City of Doral Equivalent Zoning Districts

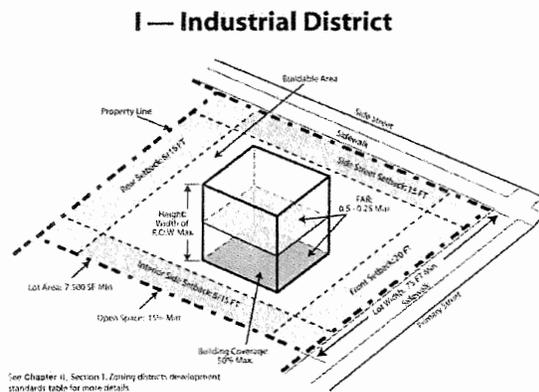
Section 18. Industrial district (I)

- (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

(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.



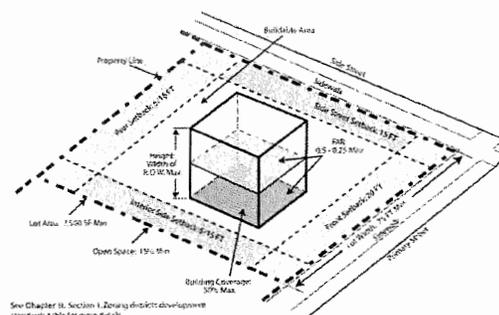
Section 19. Industrial- restrictive (I-R) district

(a) *Intent and Purpose of district:* The intent and purpose of the Industrial-Restrictive District is to allow for industrial uses in the City of Doral with sensitivity to the wellfields located in the city and which shall increase the economic activity as being in close proximity to Miami International Airport.

(b) All regulations in (I-R) district shall be in accordance with Industrial zoning district with the following exceptions:

- (1) All developments shall comply with the wellfield protection regulations as per Division 2 of Chapter 24 of Miami Dade County Code of Ordinances.
- (2) Adult Uses are prohibited
- (3) Kennels are prohibited
- (4) Petroleum storage and other similar uses are prohibited
- (5) All uses that may potentially contaminate the ground and may pose threat to the wellfields are prohibited.

I-R — Industrial-Restrictive District



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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

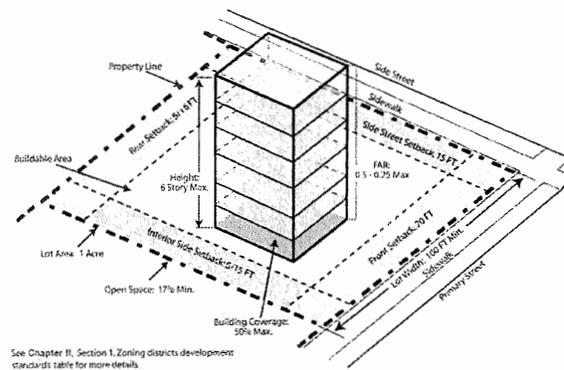
(10) Amusements

(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
 - (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



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 without degradation of police service. If the annexation is successful an increase of two sworn officers and one detective 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

Battalion 12

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

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 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. But, with the addition of the annexation area another 47.8 acres of open space will be added to the City's total.

i. Building Inspection

The City assumed this function on October 1, 2004 and is therefore responsible for all building inspections.

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.

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. Since Section 6 is undergoing rapid development Revenues and Expenditures will be constantly changing as new properties are added to the tax rolls and more services are required.

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:

$$\text{Revenue} = \text{Taxable Property} \times \text{Millage} \times .95/1000$$

SECTION TOWNSHIP RANGE	2008 TAXABLE PROPERTY ROLLS	PROPERTY TAX REVENUE*	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
06-53-40	\$425,333,301	\$988,751	\$450,000	\$538,751
		\$824,538		

* Line 1 is based on City of Doral millage
Line 2 is based on Miami-Dade County millage

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Certificate of Director of Planning & Zoning

See Section 6 above.

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Petition with Clerk of County Commission

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

48

END

Attachment "A"

49



Fort Lauderdale
Jacksonville
Los Angeles
Madison
Miami
New York
Orlando
Tallahassee
Tampa
Tysons Corner
Washington, DC
West Palm Beach

One Southeast Third Avenue
25th Floor
Miami, Florida 33131-1714

www.akerman.com

305 374 5600 *tel* 305 374 5095 *fax*

Augusto E. Maxwell
305 755 5827
augusto.maxwell@akerman.com

October 30, 2008

Via U.S. Mail

Nathan Kogon, AICP
Director of Planning & Zoning
City of Doral
8300 NW 53rd Street, Suite 100
Doral, FL 33166

Re: Proposed Annexation of Section 6

Dear Mr. Kogon:

I am writing you on behalf of Flagler Development Group, Inc. to formally state our views regarding the City of Doral's proposed Annexation of Section 6 – the entirety of which we own and has been developed as the Flagler Station Business Park.

As a threshold matter we have no objection to the proposed annexation, but in an abundance of caution we will need to closely monitor its specific details particularly as they may impact any of our development rights through possible changes to the land use regulations and to our property taxes, which impact our planned operating budgets. As you know, Flagler Station was approved as a development of regional impact in 1983 and since then has blossomed into South Florida's largest business park attracting marquis tenants such as Ryder, State Farm and Komatsu among many others. As a mature development, the park has been the subject of significant real estate investments based on a series of long term expense and revenue projections. Accordingly, as you can well understand, we must assure that these are not negatively impacted by changes associated with the City's proposed annexation.

Page Two
Letter to Nathan Kogon
October 30, 2008

Accordingly, we look forward to working closely with you and your staff to effectuate an annexation that serves the City and Flagler Station well.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Maxwell". The signature is fluid and cursive, with a large initial "A" and a long, sweeping tail.

Augusto E. Maxwell

AEM/dp

cc: Rafael Rodon, Flagler Development Group
Jose Gonzalez, Flagler Development Group

Attachment "B"

52



September 24, 2008

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

ORDER #80904

RE: Property Owners List within Section:

LEGAL DESCRIPTION:

All of Section 6, Township 53 South, Range 40 East, Miami-Dade County, Florida.

PREPARED FOR: City of Doral

TOTAL NO. OF LABELS: 22

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 6, Township 53 Sout, 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

53

THE FOLLOWING ARE PROPERTY OWNERS WITHIN SECTION 6-53-40:

LEGAL DESCRIPTION:

All of Section 6, Township 53 South, Range 40 East, Miami-Dade County, Florida.

PREPARED FOR: City of Doral

DATED: September 24, 2008

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

Gran Park 3rd Addn Pb 149-9

Lot 1 Blk 9 & Tr M Less S2080ft & Tr N &
Tr O Less S2080ft Per W/p #21497
10301 Nw 108th Ave
30-3006-001-0010

Fdg Flagler Station I Llc
10151 Deerwood Park Blvd #360-100
Jacksonville Fl 32256-0566

Lot 1 Blk 10
10800 Nw 103rd St
30-3006-001-0040

Fdg Flagler Station I Llc
10151 Deerwood Park Blvd #360-100
Jacksonville Fl 32256-0566

Lot 2 Blk 10
10805 Nw 100th St
30-3006-001-0050

Fdg Flagler Station I Llc
10151 Deerwood Park Blvd #360-100
Jacksonville Fl 32256-0566

Lot 1 Blk 11
10800 Nw 100th St
30-3006-001-0060

Fdg Flagler Station I Llc
10151 Deerwood Park Blvd #360-100
Jacksonville Fl 32256-0566

Lot 2 Blk 11
10801 Nw 97th St
30-3006-001-0070

Fdg Flagler Station I & Llc Ii
10151 Deerwood Park Blvd #360-10
Jacksonville Fl 32256-0566

Lot 1 Blk 13 Less S433.31ft & Less Beg 445fte
Of Nwly Cor Of Lot 1 Blk 13 Th N 88 Deg E 21.53ft
Ely Ad 60.79ft S 78 Deg E 138.81ft Swly Ad 84.37ft
Wly Ad 87.90ft S 24 Deg W 193.26ft N 71 Deg
W 146.12ft N 01 Deg W 310.19ft To Pob Per W/p #21049
10350 Nw 112th Ave
30-3006-001-0137

Codina Holdings Ltd
10350 Nw 112th Ave
Medley Fl 33178-1054

Port Of Lot 1 Blk 13 Desc Beg 445fte Of Nwly
Cor Of Lot 1 Blk 13 Th N 88 Deg E 21.53ft Ely
Ad 60.79ft S 78 Deg E 138.81ft Swly Ad 84.37ft
Wly Ad 87.90ft S 24 Deg W 193.26ft N 71 Deg
W 146.12ft N 01 Deg W 310.19ft To Pob Per
W/p #21049
30-3006-001-0138

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

S433.31ft Of Lot 1 Blk 13 Per W/p #21049
30-3006-001-0141

Flagler Development Company
Fdg Flagler Station I Llc
10151 Deerwood Park Blvd #360
Jacksonville Fl 32256-0566

Lot 2 Less S252ft Blk 13 Per W/p #20490
30-3006-001-0142

Flagler Development Company
Fdg Flagler Station I Llc
10151 Deerwood Park Blvd #360
Jacksonville Fl 32256-0566

S252ft Of Lot 2 & All Of Lot 3 Blk 13
Per W/p #20490
9700 Nw 112th Ave
30-3006-001-0143

Fdg Flagler Station I Llc
10151 Deerwood Park Blvd #360-10
Jacksonville Fl 32256-0566

Tr G
30-3006-001-0150

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Tr H
30-3006-001-0160

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Tr I
9991 Nw 108th Ave
30-3006-001-0170

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

Tr J
30-3006-001-0180

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Tr K
30-3006-001-0190

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Tr L

30-3006-001-0200

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

Beacon Station Pb 155-33

Lot 1 Blk 1
9705 Nw 108th Ave
30-3006-002-0010

Fdg Flagler Station I & Llc Ii
10151 Deerwood Park Blvd #360-10
Jacksonville Fl 32256-0566

Lot 2 Blk 1
10205 Nw 108th Ave
30-3006-002-0020

Fdg Flagler Station I Llc
10151 Deerwood Park Blvd #360-100
Jacksonville Fl 32256-0566

Lot 1 Blk 2
9505 Nw 108th Ave
30-3006-002-0030

Medley Acquisitions Llc
4 E Port Rd
Riviera Beach Fl 33404-6933

Lot 1 Blk 3
10900 Nw 97th St
30-3006-002-0040

Futernick Properties Llc Ii
10800 Nw 97th St #102
Medley Fl 33178-2527

Lot 2 Blk 3
10800 Nw 97th St
30-3006-002-0050

Futernick Properties Llc Ii
10800 Nw 97th St
Medley Fl 33178-2526

Beacon Station 1st Addn Pb 155-79

Lot 1 Blk 4
10505 Nw 112th Ave
30-3006-003-0010

Fdg Flagler Station I & Llc Ii
10151 Deerwood Park Blvd #360-100
Jacksonville Fl 32256-0566

Lot 2 Blk 4
30-3006-003-0020

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Lot 3 Blk 4
30-3006-003-0030

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Lot 4 Blk 4
30-3006-003-0040

Gran Central Corp
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

Port Of Lots 1 & 4 Blk 5 Desc Beg Sw Cor Of
Lot 1 Th N 01 Deg W 322.09ft Sely Ad 63.89ft
N 88 Deg E 424.94ft S 01 Deg E 895ft S 88 Deg
W 460ft N 01 Deg W 529ft To Pob Per W/p #22107
30-3006-003-0050

Fdg Flagler Station I Llc
10151 Deerwood Park Blvd #360
Jacksonville Fl 32256-0566

Port Of Lots 1 & 2 & 4 Blk 5 Desc Beg Se Cor Of
Lot 1 Th S 01 Deg E 529ft S 88 Deg W 460ft N 01
Deg W 895ft N 88 Deg E 425ft Sely Ad 54.98ft S 01
Deg E 331ft To Pob Per W/p #22107
30-3006-003-0060

Fdg Flagler Station I Llc
10151 Deerwood Park Blvd #360
Jacksonville Fl 32256-0566

Portion Of Lots 2 Thru 4 Blk 5 Desc Beg Ne Cor
Lot 3 Th S 01 Deg E 331ft Swly Ad 54.98ft S 88
Deg W 425ft N 01 Deg W 895ftn 88 Deg E 460fts
01 Deg E 529ft To Pob Per W/p #22107
9710 Nw 110th Ave
30-3006-003-0070

Fdg Flagler Station I & Llc Ii
10151 Deerwood Park Blvd #360-100
Jacksonville Fl 32256-0566

Portion Of Lots 3 & 4 Blk 5 Desc Beg Nw Cor Of
Lot 3 Th N 01 Deg W 529ft N 88 Deg E 460ft S 01
Deg E 895ft S 88 Deg W 410.92ft Nely Ad 67.69ft
N 05 Deg W 62.77ft N 01 Deg W 261.36ft To Pob
Per W/b #22107
9701 Nw 112th Ave
30-3006-003-0080

Fdg Flagler Station I & Llc Ii
10151 Deerwood Park Blvd #360-100
Jacksonville Fl 32256-0566

Beacon Station 2nd Addn Pb 156-39

Lot 2 Blk 2
10800 Nw 92nd Ter
30-3006-004-0010

Hs Miami Fl Llc
Mark E Engwall
Po Box 620257
Oviedo Fl 32762-0257

W491.48ft Of Lots 3 & 5 Blk 2 Per W/p 20790
30-3006-004-0015

Fr Cal Mia One Llc
First Ind Realty Tr Inc
311 S Wacker Dr #4000
Chicago Il 60606-6678

Lot 3 Less W491.48ft Blk 2 Per W/p #20790
30-3006-004-0020

Hs Miami Fl Llc
Mark E Engwall
Po Box 620257
Oviedo Fl 32762-0257

Beacon Station 2nd Addn Pb 156-39

Lot 4 Blk 2
11000 Nw 92nd Ter
30-3006-004-0030

Columbia Florida 92nd Indl Ll
Lincoln Advisory G
120 N La Salle St #1750
Chicago Il 60602-2492

Lot 5 Less W491.48ft Blk 2 Per W/p #20790
10810 Nw 92nd Ter
30-3006-004-0040

Hs Miami Fl Llc
Mark E Engwall
Po Box 620257
Oviedo Fl 32762-0257

Lot 3 Blk 3
9500 Nw 108th Ave
30-3006-004-0050

Pensal Investments Llc
9500 Nw 108th Ave
Medley Fl 33178-2517

Lots 4 Thru 7 Blk 3 Per Unity Of Title
9350 Nw 108th Ave
30-3006-004-0060

Principal Life Ins Co
Lincoln Property Company
300 S Orange Ave #975
Orlando Fl 32801-3381

Lot 1 & Lots 2 & 3 Less S209ft Blk 6 Per W/p #20791
9601 Nw 112th Ave
30-3006-004-0100

Genet Family West Dade
9601 Nw 112th Ave
Medley Fl 33178-2521

Lot 4 & S209ft Of Lot 3 Blk 6 Per W/p 20791
9339 Nw 110th Ave
30-3006-004-0130

All American Land Acquisition
9330 Nw 110th Ave
Medley Fl 33178-2519

Lot 5 Less N160.59ft Blk 6 Per W/p #20912
30-3006-004-0140

Flagler Dev Co
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

N160.59ft Of Lot 5 & S209ft Of Lot 2 Blk 6
Per W/p #20912
9315 Nw 112th Ave
30-3006-004-0141

Pittway Corporation
Tta Eprop Dept 356
Po Box 4900
Scottsdale Az 85261-4900

Lots 1 Thru 3 Less S62.47ft Of Lot 3 Blk 7
Per Unity Of Title
30-3006-004-0150

Sunwind Prop Inc
1745 W 33rd Pl
Hialeah Fl 33012-4515

59

Tract A
30-3006-004-0190

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Tract B
30-3006-004-0200

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Tract C
30-3006-004-0210

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

Beacon Station 3rd Addn Pb 158-8

Lot 1 Less W704.78ft Blk 8 Per W/p #21345
30-3006-005-0030

Flagler Development Company
Gran Central Corp
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256

E354ft Of W704.78ft Of Lot 1 Blk 8
Per W/p #21345
11260 Nw 91st St
30-3006-005-0031

Adhesive Tape Products Ltd
11260 Nw 91st St
Medley Fl 33178-1486

W350.78ft Of Lot 1 & E319.37ft Of Lot 2
Blk 8 Per W/p #21715
11250 Nw 91st St
30-3006-005-0032

Graybar Elec Co Inc
34 N Meramec Ave
Saint Louis Mo 63105-3941

Lot 2 Less E319.37ft Blk 8 & Beg 50.01fte Of
Sw Cor Of Sec Th N 01 Deg W 492.65ft Sely
Ad 139.69ft S 01 Deg E 392.57ft S 89 Deg W 80ft
To Pob Per W/p #21715
30-3006-005-0040

Flagler Development Co
10151 Deerwood Park Blvd
Jacksonville Fl 32256-0566

600

Beacon Station 4th Addn Pb 159-92

Port Of Lot 3 Blk 9 Desc Beg 104.03ftn Of Sw
Cor Lot 3 Th Cont N 01 Deg W 313.24ft Nely
Ad 739.64ft N 89 Deg E 341.57ft S 00 Deg
E 182.79ft S 46 Deg E 418.97ft Swly Ad 177.72ft
S 43 Deg W 657.86ft N 46 Deg W 382.71ft S 88
Deg W 225.50ft To Pob Per W/p #21558
11690 Nw 105th St
30-3006-006-0020

Fdg Flagler Station I & Llc Ii
10151 Deerwood Park Blvd #360-100
Jacksonville Fl 32256-0566

Port Of Lot 3 Blk 9 Desc Beg At Nw Cor Of Lot 4
Th N 01 Deg W 104.03ft N 88 Deg E 225.50ft S 46
Deg E 382.71ft S 43 Deg W 9.55ft N 46 Deg
W 245.17ft S 88 Deg W 315.99ft To Pob & Lot 4
Blk 9 Less S218.44ft
10451 Nw 117th Ave
30-3006-006-0030

Fdg Flagler Station I & Llc Ii
10151 Deerwood Park Blvd #360-10
Jacksonville Fl 32256-0566

Lot 5 Blk 9
30-3006-006-0050

Fdc Land Holdings Llc
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

Lot 7 Blk 9
30-3006-006-0070

Fdc Land Holdings Llc
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

Lot 8 Blk 9
30-3006-006-0080

Flagler Dev Co
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

Lot 9 Blk 9
30-3006-006-0090

Flagler Dev Co
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

Lot 10 Blk 9
30-3006-006-0100

Flagler Dev Co
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

Lot 1 Blk 10
30-3006-006-0110

Flagler Dev Co
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

61

W177.38ft Of Lot 2 Blk 10
30-3006-006-0120

Flagler Development Company
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

Lot 2 Less W177.38ft & W32.18ft Of Lot 3 Blk 10
30-3006-006-0121

Flagler Dev Co
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

Lot 3 Less W32.18ft Blk 10 Thereof
30-3006-006-0130

Biscayne Exterprise Inc
9701 Nw 89th Ave
Medley Fl 33178-1435

Tract D
30-3006-006-0140

Flagler Dev Co
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

Tract E
30-3006-006-0150

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

Tract F
30-3006-006-0160

Flagler Dev Co
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

Flagler Station Hotel Pb 165-34

Lot 1 Blk 1
30-3006-007-0010

Gfii Dvi Cardel Flg Courtyard
1001 N Us Highway 1 #800
Jupiter Fl 33477-4407

Lot 2 Blk 1
30-3006-007-0020

Flagler Dev Co
10151 Deerwood Park Blvd #100
Jacksonville Fl 32256-0566

General Tobacco Pb 165-42

Lot 1 Blk 1
30-3006-008-0010

Flagler Development Co
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566



September 24, 2008

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

ORDER #80905

RE: Property Owners List within 600 feet of:

LEGAL DESCRIPTION:

All of Section 6, Township 53 South, Range 40 East, Miami-Dade County, Florida.

PREPARED FOR: City of Doral

TOTAL NO. OF LABELS: 169

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

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 600-FOOT RADIUS FROM THE FOLLOWING LEGALLY DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

All of Section 6, Township 53 South, Range 40 East, Miami-Dade County, Florida.

PREPARED FOR: City of Doral

DATED: September 24, 2008

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

Sanderson Gardens Pb 45-5

Port Trs 36 Thru 41 & Unnamed 35ft R/w Alg S/l Sanderson Gardens Desc Beg 17.38ftn & 40fte Of Sw Cor Sec Th N 02 Deg W 182.86ft Nely Ad 550.28ft N 25 Deg E 115.50ft Nwly Ad 528.70ft S 51 Deg E 1169ft S04 Deg E 84.56ft Swly Ad 207.74ft S 80 Deg W 594.33ft S 04 Deg E 404ft Swly Ad 201.82ft S 89 Deg W 201.57ft Nwly Ad 38.26ft To Pob
22-2032-004-0140

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Tr 36 S Alg W/l Of Sd Tr 36 2013.66ft M/l To A Pt 166.80ft N Of Sw Cor Nly & Nely Ad 550.28ft N 25 Deg E 115.50ft Nely Ad 505.95ft N 39 Deg E 453.04ft N 50 Deg Walg Nly/l Of Trs 36-37-38 & 39 847.92ft M/l To Pob Less Beg Sely Cor Tr 26 Nwly 440ft M/l Sely & Swly Ad 614.21ft Nely 453.04ft To Pob
22-2032-004-0350

Tarmac Roadstone Inc
1151 Azalea Garden Rd
Norfolk Va 23502-5601

Gran Park 1st Addn Pb 141-19

Lots 14-15-16 Blk 6 Less Pb 160- 6 & Lots 10 Thru 13 Blk 6 Of Pb 133-13
11700 Nw 102nd Rd
22-2032-007-0010

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Fla Fruit Land Co Sub., Pb 2-17 Sec. 5-53-40

Trs 1 Thru 8 & 11 Thru 15 & 18 Thru 24 & N1/2
Tr 25 & 26 Thru 31 & Tr 49 Less N35ft & Less
Beg 153.05fts Of Ne Cor Of Se1/4 Cont S177ft
W453ft N177ft E453ft To Pob & Less Beg Nw
Cor Of Tr 1 E1584.53ft S136.58ft W1406.33ft
S47 Deg W 52.99ft S364.94ft S 12 Deg E 248.58ft
S446.70ft S 28 Deg E 74.24ft S242.25ft W200.90ft
N1537.10ft To Pob & 50ft Of Nw 97 Ave Lyg E &
Adj Of S118ft Of N153ft Of Tr 49 Closed Per R-c- 601
22-3005-001-0010

Lowell S & Betty L Dunn
Po Box 22577
Hialeah Fl 33002-2577

Port Of Tracts 18-27-28-29-30-31 Desc Beg Nw Cor
Of Tract 31 Th E1584.53ft S136.58ft W1406.33ft
S 47 Deg W 52.99ft S364.94ft S 12 Deg E 248.58ft
S446.70ft S 28 Deg E 74.24ft S242.25ft W200.90ft
N1537.10ft To Pob Per Lease Agreement Between
Our Security Corp & Town Of Medley Dated 4-7-89
10601 Nw 105th Way
22-3005-001-0030

Our Security Corp
Po Box 22577
Hialeah Fl 33002-2577

S1/2 Tr 25 Less Rds
22-3005-001-0260

F77-1 F77-2 & F77-3 Llc
Po Box 22577
Hialeah Fl 33002-2577

Tr 32 Less Port Lyg N Of Nw 116 Way R/w/l & Less
Beg 1160fte M/l On Nw Cor Of Tr 32 Th S 70 Deg
W 624.24ft S 19 Deg E 50ft N 70 Deg E624.24ft
Nely 174.18ft W To Pob For Canal R/w & Less
Beg 25fts Of Nw Cor Of Sec Th E487.57ft
Nely263.15ft E300ft S 71 Deg W 316.23ft
W419.49ft Swly39.88ft S4.39ft W40.01ft
N130.04ft To Pob For R/w
22-3005-001-0330

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

W1/2 Of Trs 41 Thru 45 Less S & W35ft Of Tr 41
& Less W35ft Of Tr 43 & W1/2 Of Trs 47 & 48
Less W35ft Of Tr 47
22-3005-001-0420

F82-1 Llc
Po Box 22577
Hialeah Fl 33002-2577

65

E1/2 Of Trs 41 Thru 45 Less S35 Ft Tr 41 & E1/2
Of Trs 47-48
22-3005-001-0430

F77-1 F77-2 & F77-3 Llc
Po Box 22577
Hialeah Fl 33002-2577

Liberty Grove Resub Of Tract 46, Pb 27-16

Lots 1 To 13 Inc & Blk 1 Lots 15 To 25 Inc
22-3005-002-0010

Lowell & Betty Dunn
8300 Nw 103rd St
Hialeah Gardens Fl 33016-2253

Lots 1 To 25 Inc Blk 2
22-3005-002-0020

Lowell & Betty Dunn
8083 Nw 103rd St
Hialeah Gardens Fl 33016-2201

Lots 1 To 13 Inc & Lots 15 To 25 Inc Blk 3
22-3005-002-0030

Lowell & Betty Dunn
8083 Nw 103rd St
Hialeah Gardens Fl 33016-2201

Lots 1 Thru 25 Inc Blk 4
22-3005-002-0040

Lowell & Betty Dunn
8083 Nw 103rd St
Hialeah Gardens Fl 33016-2201

Fla Fruit Land Co Sub., Pb 2-17 Sec. 31-52-40

All Of Sec Less Port Of Trs 1 Thru 8 Desc Beg
Ne Cor Of Sec Th W1352.43ft S450ft E686.31ft
S2154.20ft E586.68ft Nely140ft M/I N2639.70ft
To Pob & Less Port Of 49 Thru 64 Desc Beg Se
Cor Of Sec Th N2709.25ft S 62 Deg W 340ft M/I
Wly543.92ft S 74 Deg W 240.50ft Sw322.78ft
Wly85.16ft S243.58ft N 69 Deg W 383.26ft S176ft
S 61 Deg E 297.10ft S1835.40ft E1517.78ft To Pob
& Less Port Of Trs 2 & 15 Thru 18 & 25 Thru 32
Desc Beg Nw Cor Of Sec Th E3926.84ft
S400.28ft W1287.64ft N30.02ft W1964.31ft S2215.98ft
W675.41ft N2485.8ft To Pob & Less Port Of Trs 34
Thru 47 & 57 & 58 Desc Beg Sw Cor Of Sec Th N2285.66ft
E1350.93ft S1736.16ft E1449.69ft S550.40ft W2800.74ft
To Pob
11000 Nw 121st Way
30-2031-001-0010

Tarmac Fla Inc
1151 Azalea Garden Rd
Norfolk Va 23502-5601

Port Of Trs 34 Thru 47 & 57 & 58 Desc Beg Sw Cor
Of Sec Th N2285.66ft E1350.93ft S1736.16ft
E1449.69ft S550.40ft W2800.74ft To Pob Less S55ft
Of E700.74ft Of W2800.74ft & W100ft Of S2285.66ft
& Less Comm Nw Cor Of Secs 2 Deg E 4870.28ft N 87
Deg E 15ft For Pob Th S 33 Deg E 141.55ft S 89 Deg
E 123.61ft N 86 Deg E 293.16ft S 89 Deg E 154.63ft
S 85 Deg E 300.01ft Sely Ad 518.98ft S 73 Deg E 81ft
Sely Ad 634.35ft S 5 Deg W 22.39ft S 89 Deg W 2138.32ft
N 2 Deg W 387.08ft To Pob
30-2031-001-0050

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Port Of Trs 8 & 49 Thru 64 Desc Beg Se Cor Of
Sec Th N2709.25ft S 62 Deg W340ft M/l Wly543.92ft
S 74 Deg W 240.50ft Sw322.78ft Wly85.16ft
S243.58ft N 69 Deg W 383.26ft S176ft S 61 Deg
E 297.10ft S1835.40ft E1517.78ft To Pob Less
S330ft Of N1830ft Of W330ft Of E370ft Of Se1/4
& Less W40ft Thereof
11200 Nw 107th Ave
30-2031-001-0080

Tarmac Florida Inc
1151 Azalea Garden Rd
Norfolk Va 23502-5601

Section 36-52-39

S1/2 Of Sec Less Beg 416.23ftw & 10ftn Of Se
Cor Of Sec Th W600ft N1710ft E520ft To Wly
R/w/l Of Sr 821 S To Pob & Less Sr 821
30-2936-000-0020

Tarmac Florida Inc
1151 Azalea Garden Rd
Norfolk Va 23502-5601

Beg 416.23ftw & 10ftn Of Se Cor Of Sec Th
W600ft N1710ft E520ft To Wly R/w/l Of Sr 821
S To Pob Less Desc Comm Ne Cor Of Sec Th
S 2 Deg E 1.42ft N 9 Deg E 61.20ft For Pob Th
S 89 Deg W 472.87ft N 0 Deg W 311.09ft N 7
Deg E 86.45ft N 14 Deg E 190.96ft N 19 Deg
E 184.02ft N 23 Deg E 154.56ft N 27 Deg E 258.48ft
Nely Ad 361.22ft S 2 Deg E 401.09ft S 19 Deg
E 104.40ft S 2 Deg E 909.90ft S 9 Deg W 63.86ft To Pob
30-2936-000-0030

Flagler Development Company
Land Asset Division Bldg 100
10151 Deerwood Park Blvd #330
Jacksonville Fl 32256-0566

Florida Fruit Land Co Sub Pb 2-17 in Sec. 1-53-39

Tracts 4-6-8 & 49 Thru 54 Lyg W Of Sr 821
30-3901-001-0010

Murphy Act Lands Former
3900 Commonwealth Blvd
Tallahassee Fl 32399-6515

Tract 3 Less Beg Se Cor W415.15 Ft N330.09ft
E415.16ft S330.07ft To Pob For R/w
30-3901-001-0020

Evelyn C Sabayrac
514 Oak Harbour Dr
Juno Beach Fl 33408-2141

Tract 5 Less Beg Se Cor W415.15fN330.09ft
E415.15ft S330.09ft To Pob For R/w
30-3901-001-0030

Tarmac America Llc
455 Fairway Dr #200
Deerfield Beach Fl 33441-1805

Tract 7 Less E415.15ft For R/w
30-3901-001-0040

Expressway Invt
J M Casanova
4820 Nw 98th Pl
Doral Fl 33178-1928

Trs 1-2 Lyg W Of Sr 821 & 10 Thru 13 &
N1/2 Of Tr 14 & 15 Thru 48 & 57 Thru 64
& All Blks 1 & 2 Penn Parc Part 1 Pb 29-20
Aka Tr 9 & Roads Closed Per R-1279-
30-3901-001-0060

Tarmac Fl Inc
1151 Azalea Garden Rd
Norfolk Va 23502-5601

Tracts 55 & 56 Less Beg Se Cor Of Sec
W415.15ft N660.18ft E 415.12ft S660.15ft
To Pob For R/ 74r-71681
30-3901-001-0140

Mueller Ind Dev Corp
Wellisch Et Als
8603 S Dixie Hwy #206
Miami Fl 33143-7860

Section 12-53-39

All of Section 12-53-39
30-3912-000-0010

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

Section 8-53-40

Port Of Sec 8 Desc Beg 2559.37fts & 570fte Of
Nw Cor Of Sec N 88 Deg E 304ft S 01 Deg
E 495ft S 88 Deg W 304ft N 01 Deg W 495ft
To Pob & Beg Nw Cor Of Sec S 01 Deg E 4318.53ft
N 89 Deg E 2657.34ft N 01 Deg W 960.59ft M/l
N 89 Deg W2306.99ft N 01 Deg W 697.19ft S 88
Deg W 310ft N 01 Deg W 60ft N 88 Deg E 310ft
N 01 Deg W 1364ft S 88 Deg W 104ft S 01 Deg
E 104.32ft S 88 Deg W 206ft N 01 Deg W 254.32ft
N 88 Deg E 206ft S 01 Deg E 100ft N 88 Deg
E 104ft N 01 Deg W 946.86ft S 89 Deg W 310.09ft
N 01 Deg W 146.79ft Nly Nely Ely Ad 82.94ft N 89
Deg E 476.88ft N 01 Deg W 40.02ft N 89 Deg W 570ft
To Pob & Beg 970ftw Of Nw Cor Of Sec Th S 89 Deg
E 4295.41ft S 01 Deg E 1219.58ft N 89 Deg W 2608.82ft
N 01 Deg W 1179.56ft S 89 Deg W
8200 Nw 107th Path
35-3008-000-0010

Atlas Property I Llc
2301 Nw 87th Ave #6th
Doral Fl 33172-2403

Port Of W1/2 Of Sec 8 Desc Beg 1095.37fts & 40fte Of
Nw Cor Of Sec N 88 Deg E 206ft S 01 Deg E 100ft N 88
Deg E 104ft N 01 Deg W 946.86ft S 89 Deg W 310.09ft
N 01 Deg W 146.79ft Nly Nely Ely Ad 82.94ft N 89 Deg
E 476.88ft S 01 Deg E 200.06ft S 89 Deg W 50.01ft S 01
Deg E 250.07ft N 89 Deg E450.13ft N 01 Deg W 490.14ft
N 89 Deg E 353.16ft S 01 Deg E 413.43ft S 88 Deg W 203.52ft
S 01 Deg E 380ft S 88 Deg W 197.05ft S 01 Deg E 330ft N 88
Deg E 217.50ft S 01 Deg E 50ft S 88 Deg W 321.50ft S 01
Deg E 220.25ft N 88 Deg E 321.50ft S 01 Deg E 50ft N 88
Deg E 14.50ft S 01 Deg E 241.75ft N 88 Deg E 1.33ft S 01
Deg E 82ft N 88 Deg E 158.84ft S 01 Deg E 115ft S 88 Deg
W 45ft S 01 Deg E 265ft N 88 Deg E 44.17ft S 01 Deg
E 880.60ft N S
35-3008-000-0011

Century Grand I Llp
7270 Nw 12th St #410
Miami Fl 33126-1926

E400ft Of W970ft Of N240ft & E450ft Of W970ft Of
S250ft Of N490ft
10590 Nw 90th St
35-3008-000-0020

Florida Power & Light Co
700 Universe Blvd
Juno Beach Fl 33408-2657

Fl Fruit Land Co Sub Pb 2-17 in Section 7-53-40

E210ft Of W1085ft Of Tract 16
35-3007-001-0161

Section 7 159 Llc
3441 Alhambra Cir
Coral Gables Fl 33134-6211

E180ft Of W925ft Of Tr 18
35-3007-001-0182

John Steinbauer
9500 Sw 73rd Ave
Miami Fl 33156-2919

E180ft Of W745ft Of Tr 18
35-3007-001-0183

Cubcon Land Group Llc
10731 Nw 58th St
Doral Fl 33178-2801

E180ft Of W565ft Of Tr 18
35-3007-001-0184

Cubcon Land Group Llc
10731 Nw 58th St
Doral Fl 33178-2801

Ibis Villas At Doral Condo

Portion of Unsold units of Ibis Villas
11116 Nw 88th
35-3007-010-

Grand At Doral Two Ltd, The
Tittle Svcs Of Dade Cnty Inc
782 Nw 42nd Ave #202
Miami Fl 33126-5545

Portion of Unsold units of Ibis Villas
11116 Nw 88th Ter
35-3007-010-

Country Club Of Miami & Assoc
8433 W Okeechobee Rd
Hialeah Gardens Fl 33016-2110

Unit 103 Bldg 1
11116 Nw 88th Ter 103
35-3007-010-0030

Nelcy Ortiz
11116 Nw 88th Ter #103
Doral Fl 33178-1630

Unit 402 Bldg 4
8804 Nw 109th Pl 402
35-3007-010-0260

Analys & Milagros De Armas
8804 NW 109 Pl #402
Doral Fl 33178-2924

Unit 404 Bldg 4
8804 Nw 109th Pl 404
35-3007-010-0260

Luisa Inciarte
9737 Nw 41st St
Doral Fl 33178-2924

Unit 406 Bldg 4
8804 Nw 109th Pl 406
35-3007-010-0280

Pablo J Valdes
1224 Almeria Ave
Coral Gables Fl 33134-5506

Unit 501 Bldg 5
8803 Nw 109th Pl 501
35-3007-010-0310

Sg Mortgage Secs Trust 2007 Nc
Po Box 13716
Sacramento Ca 95853-3716

Unit 502 Bldg 5
8803 Nw 109th Pl 502
35-3007-010-0320

Rodolfo E Luciani
5579 Nw 72nd Ave
Miami Fl 33166-4251

Unit 503 Bldg 5
8803 Nw 109th Pl 503
35-3007-010-0330

Niurka F Esquivel
14200 Sw 34th St
Miami Fl 33175-7417

Unit 504 Bldg 5
8803 Nw 109th Pl 504
35-3007-010-0340

Luis Gonzalez
20801 Nw 3rd Ct
Pembroke Pines Fl 33029-2176

Unit 505 Bldg 5
8803 Nw 109th Pl 505
35-3007-010-0350

Orlando Perez
13041 Sw 140th Street Rd
Miami Fl 33186-8910

Unit 506 Bldg 5
8803 Nw 109th Pl 506
35-3007-010-0360

Jose R Rincon
8803 Nw 109th Pl #506
Doral Fl 33178-1705

Unit 507 Bldg 5
8803 Nw 109th Pl 507
35-3007-010-0370

Angel Mohamad
8803 Nw 109th Pl #507
Doral Fl 33178-1705

Unit 508 Bldg 5
8803 Nw 109th Pl 508
35-3007-010-0380

Luis M De Los Santos
8803 Nw 109th Pl #508
Doral Fl 33178-1705

Unit 601 Bldg 6
8802 Nw 109th Ct 601
35-3007-010-0390

Maite & Mayle Martinez
8330 Nw 10th St #11
Miami Fl 33126-2717

Unit 602 Bldg 6
8803 Nw 109th Pl 602
35-3007-010-0400

Carrington Mtg Lo Trust 2006-n
1610 E Saint Andrew Pl
Santa Ana Ca 92705-4931

Unit 603 Bldg 6
8802 Nw 109th Ct 603
35-3007-010-0410

Tula Rincon
8802 Nw 109th Ct #603
Doral Fl 33178-1663

Unit 604 Bldg 6
8803 Nw 109th Pl 604
35-3007-010-0420

Claudia M Montoya
10775 Nw 20th St
Doral Fl 33178

Unit 605 Bldg 6
8802 Nw 109th Ct 605
35-3007-010-0430

Roberto M & Yamile Rubio
8802 Nw 109th Ct #605
Doral Fl 33178-1663

Unit 606 Bldg 6
8802 Nw 109th Ct 606
35-3007-010-0440

Dino Restrepo
8802 Nw 109th Ct #606
Doral Fl 33178-1663

Unit 607 Bldg 6
8802 Nw 109th Ct 607
35-3007-010-0450

Luz S Hoyos
3310 Sw 192nd Ave
Miramar Fl 33029-5822

Unit 608 Bldg 6
8802 Nw 109th Ct 608
35-3007-010-0460

Mario Varela
442 Sigmond St
Freeport Ny 11520-4154

Unit 701 Bldg 7
8801 Nw 109th Ct 701
35-3007-010-0470

Pedro J Alegria
7355 Sw 89th St #729n
Miami Fl 33156-7600

72

Unit 702 Bldg 7
8801 Nw 109th Ct 702
35-3007-010-0480

Martha Clark
9340 Fontainebleau Blvd #307
Miami Fl 33172-6321

Unit 703 Bldg 7
8801 Nw 109th Ct 703
35-3007-010-0490

Carlos A Moreno
8403 Nw 108th Pl
Doral Fl 33178-1577

Unit 704 Bldg 7
8801 Nw 109th Ct 704
35-3007-010-0500

Francisco J Somoza
8801 Nw 109th Ct #704
Doral Fl 33178-1655

Unit 705 Bldg 7
8801 Nw 109th Ct 705
35-3007-010-0510

Carmen Balbuena
8801 Nw 109th Ct #705
Doral Fl 33178-1655

Unit 706 Bldg 7
8801 Nw 109th Ct 706
35-3007-010-0520

Caridad Gonzalez
7225 Bedlington Rd
Miami Lakes Fl 33014-2098

Unit 707 Bldg 7
8801 Nw 109th Ct 707
35-3007-010-0530

Noel Melo
8829 Nw 112th Ave #707
Doral Fl 33178

Unit 708 Bldg 7
8801 Nw 109th Ct 708
35-3007-010-0540

Carlos A Villalon
5466 Nw 105th Ct
Doral Fl 33178-2698

Unit 801 Bldg 8
10908 Nw 88th Ter 801
35-3007-010-0550

Carlos A Villalon
5466 Nw 105th Ct
Doral Fl 33178-2698

Unit 802 Bldg 8
10908 Nw 88th Ter 802
35-3007-010-0560

Jose V Garnica
10901 Nw 88th Ter #802
Doral Fl 33178-1599

Unit 803 Bldg 8
10908 Nw 88th Ter 803
35-3007-010-0570

Herman D Levyne
7225 Bedlington Rd
Miami Lakes Fl 33014-2098

Unit 804 Bldg 8
10908 Nw 88th Ter 804
35-3007-010-0580

Delia R Rincon
10901 Nw 88th Ter #804
Doral Fl 33178-1599

Unit 805 Bldg 8
10908 Nw 88th Ter 805
35-3007-010-0590

Federico Garlin
14354 Sw 98th Ter
Miami Fl 33186-8818

Unit 806 Bldg 8
10901 Nw 88th Ter 806
35-3007-010-0600

Federal National Mortgage Assn
7105 Corporate Dr
Plano Tx 75024-4100

Unit 1103 Bldg 11
8902 Nw 109th Ct 1103
35-3007-010-0750

Oscar A Parra
8902 Nw 109th Ct #1103
Doral Fl 33178-1659

Unit 1203 Bldg 12
8902 Nw 109th Ct 1203
35-3007-010-0810

Douglas Esser
8902 Nw 109th Ct #1203
Doral Fl 33178-1659

Unit 1204 Bldg 12
8902 Nw 109th Ct
35-3007-010-0820

Carlos Fernandes
1661 Sw 109th Ter
Davie Fl 33324-7177

Unit 1301 Bldg 13
10921 Nw 88th Ter 1301
35-3007-010-0850

Oscar Garcia
10775 Nw 70th St
Doral Fl 33178-3654

Unit 1302 Bldg 13
10921 Nw 88th Ter 1302co
35-3007-010-0860

Sg Trust 2007-nc1
701 Corporate Center Dr
Raleigh Nc 27607-5084

Unit 1303 Bldg 13
10921 Nw 88th Ter 1303
35-3007-010-0870

Rosa E Ullauri
8252 Nw 68th St
Miami Fl 33166-2759

Unit 1304 Bldg 13
35-3007-010-0880

Josefina Palazuelos
2730 Sw 156th Ct
Miami Fl 33185

Unit 1305 Bldg 13
10921 Nw 88th Ter 1305
35-3007-010-0890

Federico Garlin
14354 Sw 98th Ter
Miami Fl 33186-8818

Unit 1306 Bldg 13
35-3007-010-0900

Federico Garlin
14354 Sw 98th Ter
Miami Fl 33186-8818

Unit 1401 Bldg 14
35-3007-010-0910

Rodolfo E Luciani
12701 Sw 49th Ct
Miramar Fl 33027-5821

Unit 1403 Bldg 14
35-3007-010-0930

Alvaro J Perez
2813 Executive Park Dr #122
Weston Fl 33331-3603

Unit 1404 Bldg 14
35-3007-010-0940

Lazarito & Luz M Valdes
8851 Nw 110th Pl #1404
Doral Fl 33178-2194

Unit 1407 Bldg 14
35-3007-010-0970

Manuel R & Maria E Junco
2257 Quail Roost Dr
Weston Fl 33327-1449

Unit 1410 Bldg 14
35-3007-010-1000

Pablo J Valdes
1224 Almeria Ave
Coral Gables Fl 33134-5506

Unit 1501 Bldg 15
11053 Nw 89th Ter 1501
35-3007-010-1010

Minerva Ravelo
8988 Nw 112th Ter
Hialeah Gardens Fl 33018-4517

75

Unit 1502 Bldg 15
35-3007-010-1020

Pilar Perez
11053 Nw 89th Ter #1502
Doral Fl 33178-1646

Unit 1504 Bldg 15
35-3007-010-1040

Guido A Morales
12350 Nw 11th Ln
Miami Fl 33182-2404

Unit 1506 Bldg 15
35-3007-010-1060

Leslie E Morales Carrero
12350 Nw 11th Ln
Miami Fl 33182-2404

Unit 1507 Bldg 15
11053 Nw 89th Ter 1507
35-3007-010-1070

Pablo J Valdes
1224 Almeria Ave
Coral Gables Fl 33134-5506

Unit 1508 Bldg 15
11053 Nw 89th Ter 1508
35-3007-010-1080

Miguel & Zulma C Gonzalez
3463 Sw 150th Ct
Miami Fl 33185-3970

Unit 1601 Bldg 16

35-3007-010-1090

Federal National Mortgage Assn
400 Countrywide Way
Simi Valley Ca 93065-6298

Unit 1602 Bldg 16
35-3007-010-1100

Pablo J Valdes
1224 Ameria Ave
Coral Gables Fl 33134

Unit 1603 Bldg 16
11063 Nw 89th Ter 160316
35-3007-010-1110

Alain & Gassan Maiki
7985 Nw 114th Path
Medley Fl 33178-2509

Unit 1604 Bldg 16
35-3007-010-1120

Adolfo E Molina Lebron
7801 Nw 37th St
Doral Fl 33166-6503

Unit 1606 Bldg
11063 Nw 89th Ter 1606
35-3007-010-1140

Jose R Perez Lajos
11063 Nw 89th Ter #1606
Doral Fl 33178-1651

76

Unit 1607 Bldg 16
11063 Nw 89th Ter 1607
35-3007-010-1150

Cwabs Inc Series 2007-1
11063 Nw 89th Ter #1607
Doral Fl 33178-1651

Unit 1608 Bldg 16
35-3007-010-1160

Vinicio & Rosa C Veras
15356 Sunset Dr
Miami Fl 33193-1634

Unit 1703 Bldg 17
35-3007-010-1190

Beatriz Gonzalez
7220 Nw 36th St #560
Miami Fl 33166-6750

Unit 1704 Bldg 17
11062 Nw 89th Ter 1704
35-3007-010-1200

Claudio & Maria Martinez
11062 Nw 89th Ter #1704
Doral Fl 33178-1649

Unit 1801 Bldg 18
35-3007-010-1230

Gilma Josefina Matos
11061 Nw 88th Ter
Doral Fl 33178-1615

Unit 1806 Bldg 18
11061 Nw 88th Ter 1806
35-3007-010-1280

Pablo J Valdes
1224 Almeria Ave
Coral Gables Fl 33134-5506

Islands At Doral Northwest Pb 164-34

Tract I
11403 Nw 89th St
35-3007-011-4540

Promenade At Doral Llc Ii
7284 W Palmetto Park Rd #106
Boca Raton Fl 33433-3406

West Doral Lakes Pb 165-062

Tract A less Condominium
10750 Nw 89th Ave
35-3007-013-0010

Dr Horton Inc.
1245 S Military Trail #100
Derrfield Beach Fl 3442

Tract B (storm Water Mgmt)
10750 Nw 89th Ave
35-3007-013-0020

Coronado Cmnty Dev District
Governmental Manag
5701 Nw 88th Ave #370
Tamarac Fl 33321-4465

Janette Villas At Doral Pb 166-002

Trs A, B, C & D
35-3007-016-0010 -0040

Jannette Villas At Doral Inc
8433 W Okeechobee Rd
Hialeah Gardens Fl 33016-2110

Coronado at Doral IV Condominium

Units 102, 103, 104, 201, 203, 205, 206, 207, 208
8933 NW 107 Ct
35-3007-017-

Dr Horton Inc.
1245 S Military Trail #100
Derrfield Beach Fl 3442

Unit 101
8933 NW 107 Ct #101
35-3007-017-0010

Eladio Hernandez
8933 NW 107 Ct #101
Doral Fl 33178

Unit 201
8933 NW 107 Ct #201
35-3007-017-0050

Maria Dias Moblicci &
Maria C Cavalheira
8933 NW 107 Ct #201
Doral Fl 33178

Unit 204
8933 NW 107 Ct #204
35-3007-017-0080

Juan C Paez
8933 NW 107 Ct #204
Doral Fl 33178

Coronado At Doral 1 Condominium

Unit 101-1
8999 Nw 107th Ct 101-1
35-3007-018-0010

Luis Alberto Guzman Alfonso
8999 Nw 107th Ct #101-1
Doral Fl 33178-2166

Unit 102-1
8999 Nw 107th Ct 102-1
35-3007-018-0020

Chung C Lum Caldera
8999 Nw 107th Ct #102-1
Doral Fl 33178-2166

Unit 103-1
8999 Nw 107th Ct 103-1
35-3007-018-0030

Julian Alzate
8999 Nw 107th Ct #103-1
Doral Fl 33178-2166

Unit 104-1
8999 Nw 107th Ct 104-1
35-3007-018-0040

Michael A & Jane C D Morales
8999 Nw 107th Ct #1041
Doral Fl 33178-2132

Unit 105-1
8999 Nw 107th Ct 105-1
35-3007-018-0050

Rafael S Rivero
8999 Nw 107th Ct #1051
Doral Fl 33178-2132

Unit 106-1
8999 Nw 107th Ct 106-1
35-3007-018-0060

Miguel A Ursini
8999 Nw 107th Ct #106-1
Doral Fl 33178-2133

Unit 107-1
8999 Nw 107th Ct 107-1
35-3007-018-0070

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 108-1
8999 Nw 107th Ct 108-1
35-3007-018-0080

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 109-1
8999 Nw 107th Ct 109-1
35-3007-018-0090

Joaquim & Rosana Costa
8999 Nw 107th Ct #109-1
Doral Fl 33178-2133

Unit 110-1
8999 Nw 107th Ct 110-1
35-3007-018-0100

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 111-1
8999 Nw 107th Ct 111-1
35-3007-018-0110

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 201-1
8999 Nw 107th Ct 201-1
35-3007-018-0120

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 202-1
8999 Nw 107th Ct 202-1
35-3007-018-0130

Lauri V Gutierrez Oldenburg
8999 Nw 107th Ct #202-1
Doral Fl 33178-2133

Unit 203-1
8999 Nw 107th Ct 203-1
35-3007-018-0140

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 204-1
8999 Nw 107th Ct 204-1
35-3007-018-0150

Giuseppe A De Rivera Costaguti
8999 Nw 107th Ct #204-1
Doral Fl 33178-2133

Unit 205-1
8999 Nw 107th Ct 205-1
35-3007-018-0160

Marino G Polito Panzarella
8999 Nw 107th Ct #205-1
Doral Fl 33178-2133

Unit 206-1
8999 Nw 107th Ct 206-1
35-3007-018-0170

Manuel R Quesada
8999 Nw 107th Ct #2061
Doral Fl 33178-2132

Unit 207-1
8999 Nw 107th Ct 207-1
35-3007-018-0180

Yrisbell D D Alvarez
8999 Nw 107th Ct # 207
Doral Fl 33178-2132

Unit 208-1
8999 Nw 107th Ct 208-1
35-3007-018-0190

Geraldina & Rene I Arenas
8999 Nw 107th Ct #208
Doral Fl 33178-2133

Unit 209-1
8999 Nw 107th Ct 209-1
35-3007-018-0200

Mayerly Martinez
8999 Nw 107th Ct #2091
Doral Fl 33178-2132

Unit 210-1
8999 Nw 107th Ct 210-1
35-3007-018-0210

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 211-1
8999 Nw 107th Ct 211-1
35-3007-018-0220

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 212-1
8999 Nw 107th Ct 212-1
35-3007-018-0230

Victor N Nieves
8999 Nw 107th Ct Unit 212
Doral Fl 33178-2167

Unit 213-1
8999 Nw 107th Ct 213
35-3007-018-0240

Victor M & Victor D Daly
8999 Nw 107th Ct # 213
Doral Fl 33178-2132

Unit 214-1
8999 Nw 107th Ct 214-1
35-3007-018-0250

Luz Bella Castillo
8999 Nw 107th Ct #214
Doral Fl 33178-2167

Unit 215-1
8999 Nw 107th Ct 215-1
35-3007-018-0260

Thalia K Alvarez
8999 Nw 107th Ct #2151
Doral Fl 33178-2132

Unit 216-1
8999 Nw 107th Ct 216-1
35-3007-018-0270

Gladys R Nieto
8999 Nw 107th Ct #216-1
Doral Fl 33178-2167

Unit 217-1
8999 Nw 107th Ct 217-1
35-3007-018-0280

Ellery A Albarran
8999 Nw 107th Ct #2171
Doral Fl 33178-2132

Unit 218-1
8999 Nw 107th Ct 218-1
35-3007-018-0290

Marvis J Jimenez
8999 Nw 107th Ct #218-1
Doral Fl 33178-2167

Unit 219-1
8999 Nw 107th Ct 219-1
35-3007-018-0300

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 220-1
8999 Nw 107th Ct 220-1
35-3007-018-0310

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 221-1
8999 Nw 107th Ct 221-1
35-3007-018-0320

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 222-1
8999 Nw 107th Ct 222-1
35-3007-018-0330

Winston L Amselem
8999 Nw 107th Ct #222-1
Doral Fl 33178-2167

Unit 101-3
8900 Nw 107th Ct 101-3
35-3007-018-0340

Jorge C S Gonzalez
8900 Nw 107th Ct #1013
Doral Fl 33178-2140

Unit 102-3
8900 Nw 107th Ct 102-3
35-3007-018-0350

Antonio H Gonzalez
8900 Nw 107th Ct #102
Doral Fl 33178-2141

Unit 103-3
8900 Nw 107th Ct 103-3
35-3007-018-0360

Annette Y Vazquez
8900 Nw 107th Ct #103-3
Doral Fl 33178-2141

Unit 104-3
8900 Nw 107th Ct 104-3
35-3007-018-0370

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 105-3
8900 Nw 107th Ct 105-3
35-3007-018-0380

Mariluz Bravo Fuenmayor
8900 Nw 107th Ct #105-3
Doral Fl 33178-2141

Unit 106-3
8900 Nw 107th Ct 106-3
35-3007-018-0390

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 107-3
8900 Nw 107th Ct 107-3
35-3007-018-0400

Henry J Alana Daboin
8900 Nw 107th Ct #107-3
Doral Fl 33178-2141

Unit 108-3
8900 Nw 107th Ct 108-3
35-3007-018-0410

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 109-3
8900 Nw 107th Ct 109-3
35-3007-018-0420

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 110-3
8900 Nw 107th Ct 110-3
35-3007-018-0430

Erwin Santa Cruz
8900 Nw 107th Ct #110-3
Doral Fl 33178-2141

Unit 111-3
8900 Nw 107th Ct 111-3
35-3007-018-0440

Jose A Navarro
8900 Nw 107th Ct #1113
Doral Fl 33178-2140

Unit 201-3
8900 Nw 107th Ct 201-3
35-3007-018-0450

Walter R & Ana Maria Alves
8900 Nw 107th Ct #201-3
Doral Fl 33178-2141

Unit 202-3
8900 Nw 107th Ct 202-3
35-3007-018-0460

Dalvis E Velasco
8900 Nw 107th Ct #202-3
Doral Fl 33178-2141

Unit 203-3
8900 Nw 107th Ct 203-3
35-3007-018-0470

H M Morales Llc
8900 Nw 107th Ct #203
Doral Fl 33178-2141

Unit 204-3
8900 Nw 107th Ct 204-3
35-3007-018-0480

Luis F & Braulio Mejia
8900 Nw 107th Ct #204
Doral Fl 33178-2141

Unit 205-3
8900 Nw 107th Ct 205-3
35-3007-018-0490

Rafael A Ocando
8900 Nw 107th Ct #205-3
Doral Fl 33178-2141

Unit 206-3
8900 Nw 107th Ct 206-3
35-3007-018-0500

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 207-3
8900 Nw 107th Ct 207-3
35-3007-018-0510

Maria J Fuentes
8900 Nw 107th Ct Unit 207
Doral Fl 33178-2114

Unit 208-3
8900 Nw 107th Ct 208-3
35-3007-018-0520

Cecilia M Perez
8900 Nw 107th Ct #208-3
Doral Fl 33178-2114

Unit 209-3
8900 Nw 107th Ct 209-3
35-3007-018-0530

Marianella Rafalli
8900 Nw 107th Ct #209
Doral Fl 33178-2114

Unit 210-3
8900 Nw 107th Ct 210-3
35-3007-018-0540

Mayra L Rodriguez
8900 Nw 107th Ct #210
Doral Fl 33178-2114

Unit 211-3
8900 Nw 107th Ct 211-3
35-3007-018-0550

Henrique Fernandez
8900 Nw 107th Ct #211-3
Doral Fl 33178-2114

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Unit 212-3
8900 Nw 107th Ct 212-3
35-3007-018-0560

Sixta Rizo
8900 Nw 107th Ct #212-3
Doral Fl 33178-2114

Unit 213-3
8900 Nw 107th Ct 213-3
35-3007-018-0570

Brijbalah & Kebrina T Maharaj
8900 Nw 107th Ct #213-3
Doral Fl 33178-2114

Unit 214-3
8900 Nw 107th Ct 214-3
35-3007-018-0580

Adriana I Faria
8900 Nw 107th Ct #214-3
Doral Fl 33178-2114

Unit 215-3
8900 Nw 107th Ct 215-3
35-3007-018-0590

Violeta Sales
8900 Nw 107th Ct #215-3
Doral Fl 33178-2114

Unit 216-3
8900 Nw 107th Ct 216-3
35-3007-018-0600

Carlos Aguilar
8900 Nw 107th Ct #216-3
Doral Fl 33178-2114

Unit 217-3
8900 Nw 107th Ct 217-3
35-3007-018-0610

Orlando Lindo
Caridad Del Cobre #89 A 41
Calle 125 E Qta Valencia Venezuela

Unit 218-3
8900 Nw 107th Ct 218-3
35-3007-018-0620

Viviana Guzman
8900 Nw 107th Ct #218-3
Doral Fl 33178-2114

Unit 219-3
8900 Nw 107th Ct 219-3
35-3007-018-0630

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 220-3
8900 Nw 107th Ct 220-3
35-3007-018-0640

Kelly Padron
8900 Nw 107th Ct #220-3
Doral Fl 33178-2114

Unit 221-3
8900 Nw 107th Ct 221-3
35-3007-018-0650

Gladys Huot
8900 Nw 107th Ct #221
Doral Fl 33178-2114

Unit 222-3
8900 Nw 107th Ct 222-3
35-3007-018-0660

Eliana Ferrari
8900 Nw 107th Ct #222
Doral Fl 33178-2165

Unit 101-4
10805 Nw 89th Ter 101-4
35-3007-018-0670

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 102-4
10805 Nw 89th Ter 102-4
35-3007-018-0680

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 103-4
10805 Nw 89th Ter 103-4
35-3007-018-0690

Maria M Fleming
10805 Nw 89th Ter #1034
Doral Fl 33178-2117

Unit 104-4
10805 Nw 89th Ter 104-4
35-3007-018-0700

Francisco E Zulueta
10805 Nw 89th Ter #1044
Doral Fl 33178-2117

Unit 105-4
10805 Nw 89th Ter 105-4
35-3007-018-0710

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 106-4
10805 Nw 89th Ter 106-4
35-3007-018-0720

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 107-4
10805 Nw 89th Ter 107-4
35-3007-018-0730

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 108-4
10805 Nw 89th Ter 108-4
35-3007-018-0740

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 109-4
10805 Nw 89th Ter 109-4
35-3007-018-0750

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 201-4
10805 Nw 89th Ter 201-4
35-3007-018-0760

Luis A A D Santos
10805 Nw 89th Ter #2014
Doral Fl 33178-2117

Unit 202-4
10805 Nw 89th Ter 202-4
35-3007-018-0770

Henry F & Adriana A Maia
10805 Nw 89th Ter #2024
Doral Fl 33178-2117

Unit 203-4
10805 Nw 89th Ter 203-4
35-3007-018-0780

Alejandro Garcia
10805 Nw 89th Ter #2034
Doral Fl 33178-2117

Unit 204-4
10805 Nw 89th Ter 204-4
35-3007-018-0790

Luis J Polo
10805 Nw 89th Ter #204-4
Doral Fl 33178-2118

Unit 205-4
10805 Nw 89th Ter 205-4
35-3007-018-0800

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 206-4
10805 Nw 89th Ter 206-4
35-3007-018-0810

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 207-4
10805 Nw 89th Ter 207-4
35-3007-018-0820

Jose M Laprea Rodriguez
Calle 72 #3b-126 Edf La Llovizna
11b La Lago Maracaibo Venezuela

Unit 208-4
10805 Nw 89th Ter 208-4
35-3007-018-0830

Enrique Vivas
10805 Nw 89th Ter #208
Doral Fl 33178-2118

Unit 209-4
10805 Nw 89th Ter 209-4
35-3007-018-0840

Fernando A Corona
10805 Nw 89th Ter #2094
Doral Fl 33178-2117

Unit 210-4
10805 Nw 89th Ter 210-4
35-3007-018-0850

Carmine Valentini
10805 Nw 89th Ter #210-4
Doral Fl 33178-2118

Unit 211-4
10805 Nw 89th Ter 211-4
35-3007-018-0860

Marco A B Garcia
10805 Nw 89th Ter #2114
Doral Fl 33178-2117

Unit 212-4
10805 Nw 89th Ter 212-4
35-3007-018-0870

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 213-4
10805 Nw 89th Ter 213-4
35-3007-018-0880

Eduardo & Elizabeth Martinez
7756 Nw 113th Ave
Medley Fl 33178-1582

Unit 214-4
10805 Nw 89th Ter 214-4
35-3007-018-0890

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 215-4
10805 Nw 89th Ter 215-4
35-3007-018-0900

Julian Bastiani
10805 Nw 89th Ter #215
Doral Fl 33178-2118

Unit 216-4
10805 Nw 89th Ter 216-4
35-3007-018-0910

David F Pachon
15825 Sw 49th Ct
Miramar Fl 33027-4939

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Unit 217-4
10805 Nw 89th Ter 217-4
35-3007-018-0920

Junelly R Suarez
10805 Nw 89th Ter #2174
Doral Fl 33178-2117

Unit 218-4
10805 Nw 89th Ter 218-4
35-3007-018-0930

Luca Serman
10805 Nw 89th Ter #218
Doral Fl 33178-2169

Unit 101-5
10850 Nw 89th Ter 101-5
35-3007-018-0940

Tibisay Zamora
10850 Nw 89th Ter #101
Doral Fl 33178-2120

Unit 102-5
10850 Nw 89th Ter 102-5
35-3007-018-0950

Grace D Sosa
10850 Nw 89th Ter #102
Doral Fl 33178-2120

Unit 103-5
10850 Nw 89th Ter 103-5
35-3007-018-0960

Humberto Betancourt
10850 Nw 89th Ter #103
Doral Fl 33178-2120

Unit 104-5
10850 Nw 89th Ter 104-5
35-3007-018-0970

Sonia Perera
10850 Nw 89th Ter #104
Doral Fl 33178-2120

Unit 105-5
10850 Nw 89th Ter 105-5
35-3007-018-0980

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 106-5
10850 Nw 89th Ter 106-5
35-3007-018-0990

Laxchme E Jeewan
10850 Nw 89th Ter #106
Doral Fl 33178-2120

Unit 201-5
10850 Nw 89th Ter 201-5
35-3007-018-1000

Nerio Soto
10850 Nw 89th Ter #2015
Doral Fl 33178-2119

Unit 202-5
10850 Nw 89th Ter 202-5
35-3007-018-1010

Maria T Guma
10850 Nw 89th Ter #2025
Doral Fl 33178-2119

Unit 203-5
10850 Nw 89th Ter 203-5
35-3007-018-1020

Marco A C Maldonado
10850 Nw 89th Ter #2035
Doral Fl 33178-2119

Unit 204-5
10850 Nw 89th Ter 204-5
35-3007-018-1030

Giovanni O & Daniela S Rossi
10885 Nw 89th Ter #204
Doral Fl 33178-2127

Unit 205-5
10850 Nw 89th Ter 205-5
35-3007-018-1040

Ivan A M Gomez
10850 Nw 89th Ter #2055
Doral Fl 33178-2119

Unit 206-5
10850 Nw 89th Ter 206-5
35-3007-018-1050

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 207-5
10850 Nw 89th Ter 207-5
35-3007-018-1060

D R Horton Inc
245 S Military Trl #100
Deerfield Beach Fl 33442

Unit 208-5
10850 Nw 89th Ter 208-5
35-3007-018-1070

Gabriel Raffalli
10850 Nw 89th Ter #208-5
Doral Fl 33178-2170

Unit 209-5
10850 Nw 89th Ter 209-5
35-3007-018-1080

Jose Fernando Brito
10850 Nw 89th Ter #209
Doral Fl 33178-2170

Unit 210-5
10850 Nw 89th Ter 210-5
35-3007-018-1090

Maria V Da Silva
10850 Nw 89th Ter #210
Doral Fl 33178-2170

Unit 211-5
10850 Nw 89th Ter 211-5
35-3007-018-1100

Jose Luis Gutierrez Atencio
Ave Fuerzas Armadas Casa 31
Maracaibo Venezuela

Unit 212-5
10850 Nw 89th Ter 212-5
35-3007-018-1110

Luis Manuel Fernandez Gomez
10850 Nw 89th Ter #212
Doral Fl 33178-2170