



MEMORANDUM

Agenda Item No. 15(B)3

TO: Honorable Chairwoman Rebeca Sosa, and
Members, Board of County Commissioners

DATE: June 4, 2013

FROM: Honorable Harvey Ruvin, Clerk
Circuit and County Courts

SUBJECT: Proposed Boundary Change
to the City West Miami

Christopher Agrippa, Division Chief
Clerk of the Board

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 West Miami requesting a boundary change to the City of West Miami. (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.

CA/kk
Attachment



YOLANDA AGUILAR
City Manager

CLERK OF THE BOARD
2013 APR 19 AM 11:09

CLERK OF THE BOARD
MIAMI-DADE COUNTY FLA.
MI

April 19, 2013

Honorable Harvey Ruvin
Clerk of the Board
111 NW 1st Street, Suite 17-202
Miami, FL 33126

RE: Submittal of Annexation Report for a Portion of the NE ¼ of Section 11, Township 54, Range 40. City of West Miami

Dear Mr. Ruvin:

Please accept this correspondence as the formal submittal of the City of West Miami's intent to initiate the above referenced annexation request.

This request is made pursuant to Section 20-3, Code of Miami-Dade County whereby procedures are set forth to initiate a proposed boundary change by a municipal governing body.

Attached to this letter are three (3) of the report. Each detailed report includes the following:

- 1) A Resolution of the City Commission reaffirming its intentions
- 2) A legal description and map of the area proposed to be annexed
- 3) Proof of Public Hearing notice
- 4) Certificates from the Supervisor of Elections and the Director of the Planning and Zoning Department
- 5) Certified list of noticed property owners

An additional report will be submitted to the Office of Management and Budget.

It is requested that this item be placed expeditiously on the Miami-Dade Commission agenda for acceptance.

If you have any questions or require further information or clarification please call my office at (305) 266-1122 or the project consultant, Alex A. David, Bell David Planning Group at (786) 514-0121.

Sincerely,

Yolanda Aguilar, City Manager

Attachments

cc: Mayor and Commission
Annery Gonzalez, City Clerk
Jose Villalobos, Esq., City Attorney
Jorge Forté, REALM Consulting, Inc.
Alex A. David, AICP, Bell David Planning Group

CITY OF WEST MIAMI

901 S.W. 62nd Avenue • West Miami, FL 33144 • Phone: (305) 266-1122 • Fax: (305) 261-9914
E-mail: cwmyaguilar@bellsouth.net



ANNERY GONZALEZ
City Clerk

CERTIFICATE

I, City Clerk of the City of West Miami, Florida, do hereby certify that the attached is the original **RESOLUTION # 2013-08** passed and adopted the 20th day of March 2013.

IN WITNESS WHEREOF, I have hereunto set my hand as the City official responsible for keeping the official records of the City and affixed hereto the official seal of the City as of March 26th, 2013.

A handwritten signature in cursive script that reads "Annery Gonzalez". The signature is written in black ink and is positioned above a horizontal line.

Annery Gonzalez
City Clerk

Seal:

CITY OF WEST MIAMI

901 S.W. 62nd Avenue • West Miami, FL 33144 • Phone: (305) 266-1122 • Fax: (305) 261-9914



RESOLUTION # 2013-08

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF WEST MIAMI IN ORDER TO ANNEX ADJACENT UNINCORPORATED AREA BOUNDED BY S.W. 8TH STREET TO THE NORTH, S.W. 12TH STREET TO THE SOUTH, S.W. 67TH AVENUE TO THE EAST AND S.W. 71ST AVENUE TO THE WEST, LEGALLY DESCRIBED MORE SPECIFICALLY IN EXHIBIT "A" OF THIS RESOLUTION; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AND FOLLOWING THE TERMS OF ARTICLE I, SECTION 20-3 OF THE CODE OF MIAMI-DADE COUNTY TITLED "INITIATED BY GOVERNING BODY OF MUNICIPALITY"; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED ANNEXATION AND BOUNDARY CHANGE 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 West Miami (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 Commission 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 Commission has determined that the annexation of the area legally described in Exhibit "A" attached hereto and made a part hereof, is necessary, appropriate and in the best interest of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI THAT:

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

Section 2. The City Commission hereby approves the enlargement of the City's boundaries to the areas legally described in Exhibit A, attached hereto and made a part hereof, 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 Commission 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 in Exhibit A.


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.

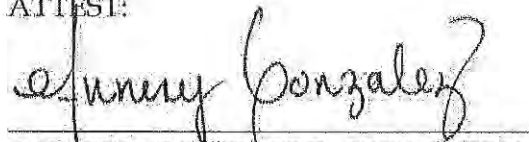
PASSED AND ADOPTED this 20th day of March, 2013.

APPROVED:



EDUARDO H. MUÑINA, MAYOR

ATTEST:



ANNERY GONZALEZ, CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:



JOSE A. VILLALOBOS, CITY ATTORNEY

THE FOREGOING RESOLUTION WAS OPENED BY COMMISSIONER BLANCA WHO MOVED FOR ITS ADOPTION. THE MOTION WAS SECONDED BY COMMISSIONER BLANES AND UPON PASSAGE WAS PUT TO A VOTE AS FOLLOWS:

ROLL CALL VOTE:

MAYOR EDUARDO H. MUHÑA	<u>Y</u>
VICE-MAYOR LUCIANO L. SUAREZ	<u>Y</u>
COMMISSIONER CANDIDA BLANCA	<u>Y</u>
COMMISSIONER JUAN M. BLANES	<u>Y</u>
COMMISSIONER ELSA J. VAZQUEZ	<u>N</u>

EXHIBIT "A" TO RESOLUTION # 2013- 08

The following are boundaries for the area of the proposed annexation of unincorporated properties by the City of West Miami:

LEGAL DESCRIPTION

A portion of land lying in the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

The North 1/2 of the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, LESS the following described parcel:

BEGIN at the Northwest Corner of the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, that is also the intersection of the Centerlines of S.W. 8th Street (Tamiami Trail and State Road 90) and S.W. 72nd Avenue; thence run along the Centerline of said S.W. 8th Street, North $87^{\circ}26'43''$ East for a distance of 534.34 feet to a point of intersection with the Centerline of S.W. 71st Avenue; thence run along the Centerline of said S.W. 71st Avenue, South $01^{\circ}24'22''$ East for a distance of 1318.81 feet to a point of intersection with the Centerline of S.W. 12th Street; thence run along the Centerline of said S.W. 12th Street, South $87^{\circ}39'22''$ West for a distance of 539.32 feet to a point of intersection with the Centerline of S.W. 72nd Avenue; thence run along the Centerline of said S.W. 72nd Avenue, North $01^{\circ}11'17''$ West for a distance of 1316.94 feet to the POINT OF BEGINNING; containing an area of 63.2 acres, more or less.



CITY OF WEST MIAMI, FLORIDA
ANNEXATION REPORT

April 8, 2013



Pursuant to Resolution No. 2013-08, the City of West Miami duly authorizes the submittal of this Annexation Report to Miami-Dade County.

Submitted by:

Mayor Eduardo H. Muñiña
Vice-Mayor Luciano L. Suarez
Commissioner Juan M. Blanes
Commissioner Candida Blanca
Commissioner Elsa J. Vazquez

Staff

Yolanda Aguilar, City Manager
Jose A. Villalobos, City Attorney
Annery Gonzalez, City Clerk
Juan Pena, Director of Public Works

Prepared by:

REALM Consulting

And



Dell David Planning Group, Inc.
Maintaining Florida's Planning Expertise

774 NE 126th Street, Suite 1
North Miami, FL 33161

(786) 514-0121

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Attachment "A" – Certified List of Property Owners

Attachment "B" – Letter of Support

Attachment "C" – Ord. 133 - Levy for Recreation System

Attachment "D" – Ord. 2013-02 – Additional Homestead Exemption for Senior Citizens

1. Executive Summary

"Little Big Town, a Haven of Happy Homes" – the slogan of a City with a unique and rich history that started with the idea to incorporate because, at the time, Dade County wanted to reduce cocktail hours and ban gambling. Area residents would have none of that!

At the time of incorporation in 1947 there were only 700 residents. Within the span of a few short years the population grew to almost 6,000 - where it remains today. Many of the first residents were WW II veterans taking advantage of free lots in the area. Today, a number of original residents or their descendants still call the City of West Miami home. And although the demographics of the City have changed the quality of life and the desire to maintain the small town atmosphere has not.

What has changed is that the City now believes that the timing for annexation efforts is right due to present annexation and incorporation efforts throughout Miami-Dade County. The area to the City's West is an area that has future development potential and a residential area that is comparable to areas existing within the City. The City is in a position to provide the proposed annexation area with high quality municipal services, better access to local government services without extraordinary additional resources.

Therefore, with this submittal, the City of West Miami (City), wishes to initiate the annexation process. The City wishes to annex approximately 64 acres (0.1 square mile) which are contiguous to the City's current western municipal boundary (See Location Aerial).

The Annexation Area is described as a portion of: Section 11 Township 54, Range 40 in Miami-Dade County, Florida. More particularly, the area being requested for annexation is bounded by SW 8th Street to the North, SW 12th Street to the South, SW 67th Avenue to the East and SW 71st Avenue to the West. This area is completely accessible through the existing street network of West Miami.

The 2012 population figures showed that approximately 5,800 persons reside in the City of West Miami. The City is also home to 300 businesses. The addition of the Annexation Area would increase the City's population by almost 700 and would also add numerous new businesses.

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;
- 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;

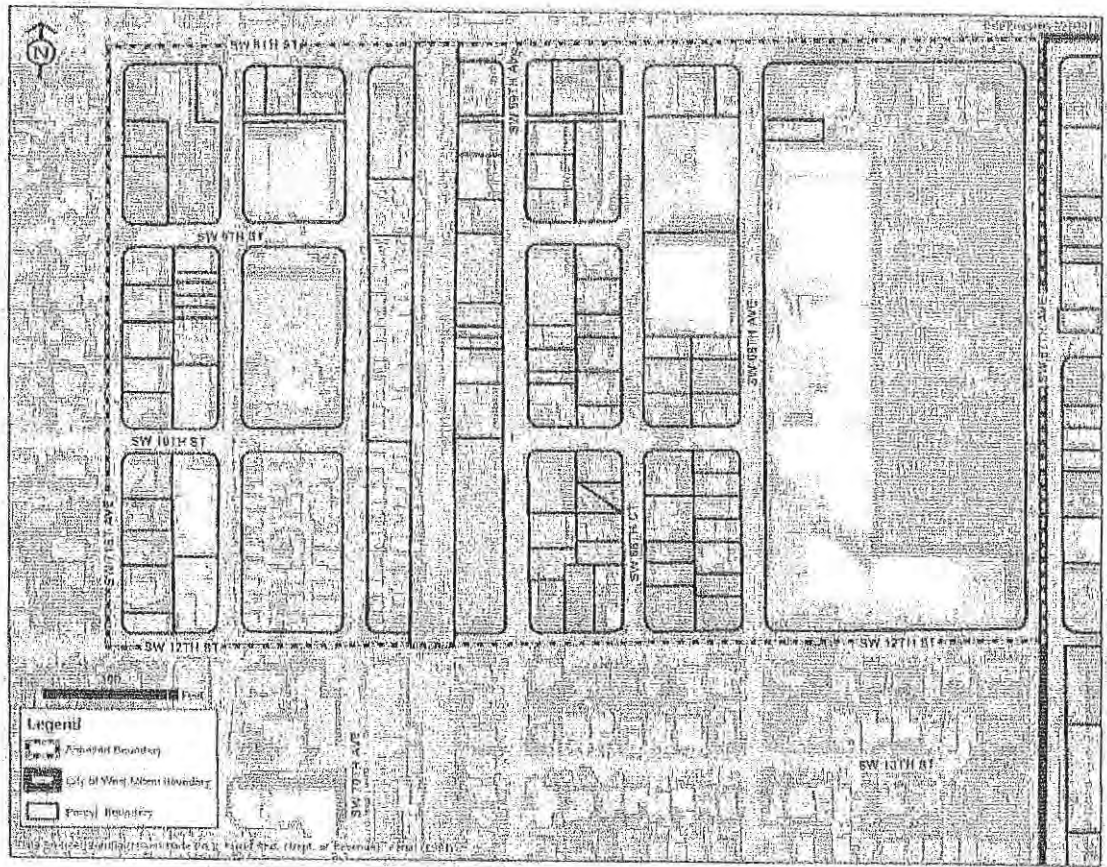
- By providing a dedicated mill of the City's total millage for the City's recreation system and community center; and,
- Granting an additional Homestead Exemption to Qualifying Senior Citizens.

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 and review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

2. Location Aerial



Proposed Annexation Area



3. Resolution

The application for annexation of a 64 acre portion of Section 11 was approved under Resolution No. 2013-08 by the City Commission of the City of West Miami.



RESOLUTION # 2013-08

RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF WEST MIAMI IN ORDER TO ANNEX ADJACENT UNINCORPORATED AREA BOUNDED BY S.W. 8TH STREET TO THE NORTH, S.W. 12TH STREET TO THE SOUTH, S.W. 67TH AVENUE TO THE EAST AND S.W. 71ST AVENUE TO THE WEST, LEGALLY DESCRIBED MORE SPECIFICALLY IN EXHIBIT "A" OF THIS RESOLUTION; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AND FOLLOWING THE TERMS OF ARTICLE I, SECTION 20-3 OF THE CODE OF MIAMI-DADE COUNTY TITLED "INITIATED BY GOVERNING BODY OF MUNICIPALITY"; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED ANNEXATION AND BOUNDARY CHANGE 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 West Miami (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 Commission 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 Commission has determined that the annexation of the area legally described in Exhibit "A" attached hereto and made a part hereof, is necessary, appropriate and in the best interest of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF WEST MIAMI THAT:

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

Section 2. The City Commission hereby approves the enlargement of the City's boundaries to the areas legally described in Exhibit A, attached hereto and made a part hereof, 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 Commission 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 in Exhibit A.

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.

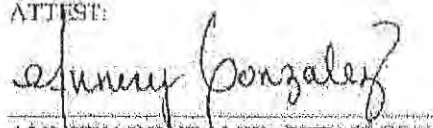
Section 6. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 20th day of March, 2013.

APPROVED:


EDUARDO H. MUÑINA, MAYOR

ATTEST:


ANNERY GONZALEZ, CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:



JOSE A. VILLALOBOS, CITY ATTORNEY

THE FOREGOING RESOLUTION WAS OPENED BY COMMISSIONER BLANCA WHO MOVED FOR ITS ADOPTION. THE MOTION WAS SECONDED BY COMMISSIONER BLANES AND UPON PASSAGE WAS PUT TO A VOTE AS FOLLOWS:

ROLL CALL VOTE:

MAYOR EDUARDO H. MUÑOZ	<u>Y</u>
VICE-MAYOR LUCIANO L. SUAREZ	<u>Y</u>
COMMISSIONER CANDIDA BLANCA	<u>Y</u>
COMMISSIONER JUAN M. BLANES	<u>Y</u>
COMMISSIONER ELSA J. VAZQUEZ	<u>N</u>

EXHIBIT "A" TO RESOLUTION # 2013- 08

The following are boundaries for the area of the proposed annexation of unincorporated properties by the City of West Miami:

LEGAL DESCRIPTION

A portion of land lying in the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

The North 1/2 of the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, LESS the following described parcel:

BEGIN at the Northwest Corner of the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, that is also the intersection of the Centerlines of S.W. 8th Street (Tamiami Trail and State Road 90) and S.W. 72nd Avenue; thence run along the Centerline of said S.W. 8th Street, North 87°26'43" East for a distance of 534.34 feet to a point of intersection with the Centerline of S.W. 71st Avenue; thence run along the Centerline of said S.W. 71st Avenue, South 01°24'22" East for a distance of 1318.81 feet to a point of intersection with the Centerline of S.W. 12th Street; thence run along the Centerline of said S.W. 12th Street, South 87°39'22" West for a distance of 539.32 feet to a point of intersection with the Centerline of S.W. 72nd Avenue; thence run along the Centerline of said S.W. 72nd Avenue, North 01°11'17" West for a distance of 1316.94 feet to the POINT OF BEGINNING; containing an area of 63.2 acres, more or less.

4. Public Hearing Notice – Thursday March 7, 2013



**CITY OF WEST MIAMI
NOTICE OF PUBLIC HEARING
ON PROPOSED ANNEXATION**

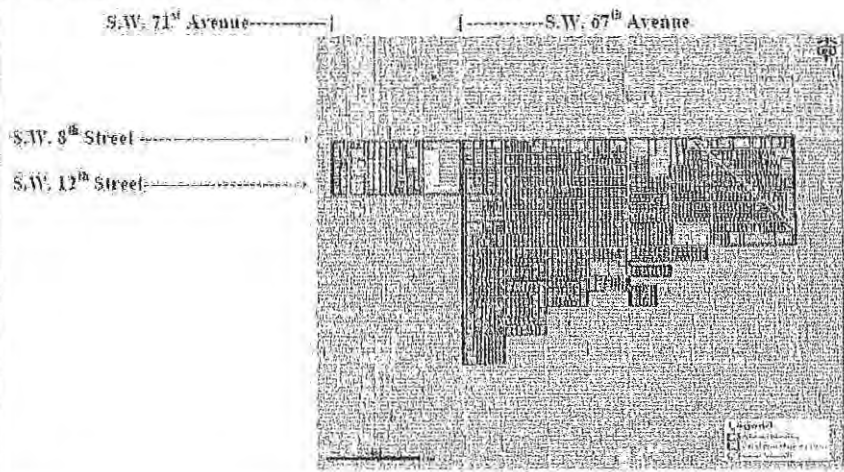
NOTICE IS HEREBY GIVEN that the City Commission of the City of West Miami, Florida will hold a public hearing at 7:30 P.M. on Wednesday, March 20th, 2013 at the Commission Chambers at City Hall located at 901 S.W. 62nd Avenue, Miami, Florida 33144, on a proposal to include within the boundaries of the City of West Miami the shaded area titled "Annexed Boundary" shown on the map below.

The Miami-Dade County Code requires the governing body of a municipality to hold a public hearing prior to adopting a resolution approving annexation. A notice of the public hearing must be sent to all property owners within the annexation area and all property owners within 600 feet of the annexation area. All interested parties are urged to attend.

The Annexation Area is bounded by SW 8th Street to the North, SW 12th Street to the South, SW 67th Avenue to the East and SW 71st Avenue to the West.

Additional information requests and questions may be directed to the Office of the City Manager or the Office of the City Clerk, (305)266-1122.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND THAT, FOR SUCH PURPOSE, HE 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. PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK ANNERY GONZALEZ AT (305)266-1122 BY NOON ON THE MONDAY PRIOR TO THE MEETING.



Annery Gonzalez
City Clerk
March 7th, 2013

5. Map and Legal Description

See Section 2. above for location

A portion of Section 11, Township 54, Range 40 or as further described: an area bounded by SW 8th Street to the North, SW 12th Street to the South, SW 67th Avenue to the East and SW 71st Avenue to the West.

Total Number of Acres: 61.4

6. Certification of County Supervisor of Registration (Elections) and Department of Regulatory and Economic Resources – Request Letters and Responses



BELL DAVID PLANNING GROUP, INC.
AICP and RPA Certified Planners

March 2, 2013

Ms. Penelope Townsley, 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 West Miami Annexation Request – A Portion of Section 11, Township 64, Range 40

Dear Ms. Townsley:

My client, the City of West Miami, is initiating the process to have the above referenced land annexed into the City and which is located west of and adjacent to the existing municipal boundaries. More particularly, the area being requested for annexation is bounded by SW 8th Street to the North, SW 12th Street to the South, SW 67th Avenue to the East and SW 71st Avenue to the West.

As referenced in Chapter 20 "Municipalities", Section 3(0), 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 to be submitted.

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

Very truly yours,

Alex A. David
Alex A. David, AICP

Attachment

cc: Yolanda Aguilar, City Manager, City of West Miami
Jorge Forje, REALM Consultants

774 Br. 126th Street, Suite 1 - North Miami, FL 33161 - Office: 786-514-0121 Fax: 786-514-0507
www.bellanddavid.com alex@bellanddavid.com



Elections
 2700 NW 37th Avenue
 Miami, Florida 33172
 T 305-499-VOIE F 305-499-8547
 TTY: 305-499-8488
 miamidade.gov


CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

I, Tara C. Smith, Chief Deputy Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the City of West Miami, as described on the attached document, has 176 voters.

A Portion of Section 11, Township 54, Range 40:

Bounded by SW 8th Street to the North, SW 12th Street to the South, SW 67th Avenue to the East and SW 71st Avenue to the West.


 Tara C. Smith
 Chief Deputy Supervisor of Elections

WITNESS MY HAND
 AND OFFICIAL SEAL,
 AT MIAMI, MIAMI-DADE
 COUNTY, FLORIDA,
 ON THIS 11th DAY OF
 MARCH, 2013



BELL DAVID PLANNING GROUP, INC.
 Integrating People, Places and Resources

March 2, 2013

Mr. Jack Osterholt, Director
 Miami Dade County
 Department of Regulatory and Economic Resources
 111 NW 1st Street, 29th Floor
 Miami, FL 33128

RE: Certificate of the Director Determining Percent of Residential Development
 City of West Miami Annexation Request-- A Portion of Section 11, Township 54, Range 40

Dear Mr. Osterholt:

My client, the City of West Miami, is initiating the process to have the above referenced land annexed into the City and which is located west of and adjacent to the existing municipal boundaries. More particularly, the area being requested for annexation is bounded by SW 8th Street to the North, SW 12th Street to the South, SW 67th Avenue to the East and SW 71st Avenue 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 (now *PER*) 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 units, and the area is less than fifty (50) percent developed residential, the Commission may by ordinance effect the boundary change in accordance with Section 5.04.3 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 (now *PER*)."

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

Very truly yours,

Alex A. David
 Alex A. David, AICP

Attachment:

cc: Mark Woerner, AICP, Asst. Director of Planning, *PER*
 Yarenda Aguilar, City Manager, City of West Miami
 Jorge Fortis, REALM Consultants

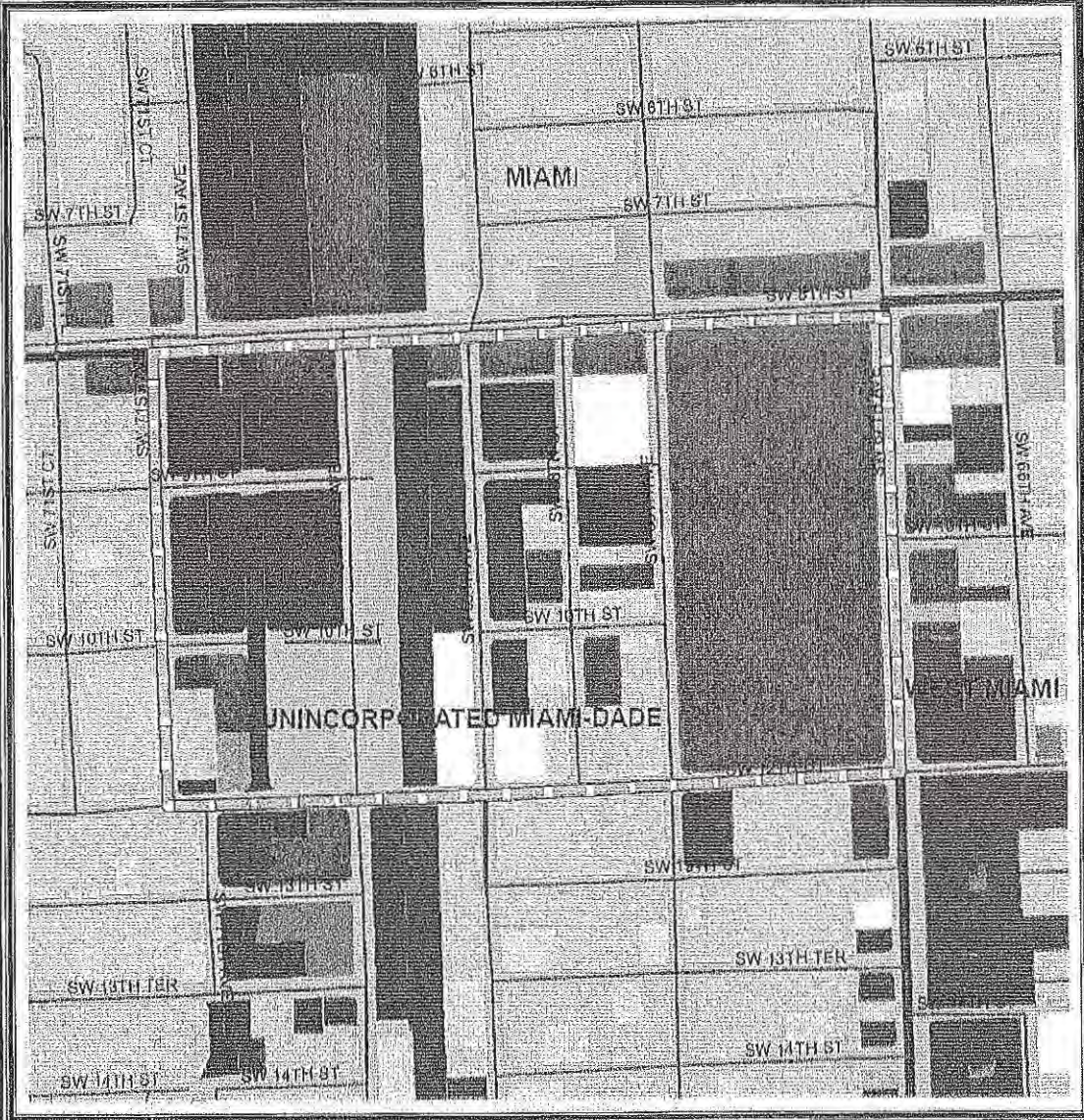
324 NE 126th Street, Suite 1 North Miami, FL 33161 Office: 786.514.0121 Fax: 305.676.0567
www.bellbd.com #202bellbd.com

RER RESPONSE

City of West Miami Proposed Annexation Area				
From North to South (SW 8th St. to SW 12th St.) and From East to West (SW 67th Ave. to SW 71st Ave.)				
2013 Existing Land Use – Annexation Area and City of West Miami				
Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	West Miami (Area Acres)	West Miami (Percent of Total)
Residential	10.6	17.2	268.3	59.1
Commercial & Office & Transient Residential	19.9	32.4	36.1	8.0
Industrial	10.0	16.4	2.3	0.5
Institutional	1.6	2.6	12.1	2.7
Parks/Recreation	0.0	0.0	7.2	1.6
Transportation, Communication, Utilities	16.4	26.7	124.6	27.4
Agriculture	0.0	0.0	0.0	0.0
Undeveloped	2.9	4.7	3.6	0.8
Inland Waters	0.0	0.0	0.0	0.0
Total:	61.4	100.0	454.1	100.0
Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Section, March 2013				

CITY OF WEST MIAMI PROPOSED ANNEXATION AREA

From North to South (SW 8th St. to SW 12th St.) and From East to West (SW 67th Ave. to SW 71st Ave.)



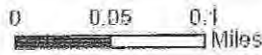
Legend

- | | |
|---|---------------------------------------|
| SINGLE-FAMILY | COMMUNICATIONS, UTILITIES, TERMINALS |
| TWO-FAMILY DUPLEX | AGRICULTURE |
| MOBILE HOME PARKS | AGRICULTURE |
| TOWNHOMES | PARKS, RECREATION, CONSERVATION AREAS |
| LOW-DENSITY MULTI-FAMILY | WATER CONSERVATION AREAS |
| HIGH-DENSITY MULTI-FAMILY | VACANT, DEVELOPABLE AREAS |
| TRANSIENT RESIDENTIAL (HOTELS, MOTELS) | VACANT, PROTECTED, GOVERNMENT OWNED |
| COMMERCIAL (SHOPPING CENTERS, STADIUMS) | VACANT, PROTECTED, PRIVATELY OWNED |
| OFFICE | VACANT, UNPROTECTED |
| INSTITUTIONAL | WATERSHED |
| INDUSTRIAL EXTRACTION | PROPOSED ANNEXATION AREA |
| INDUSTRIAL | MUNICIPAL BOUNDARY |
| SPORTS, RECREATION | |



Regulatory and Economic Resources Department
Planning Research Section

Delivering Excellence in Service



WMA 2013

7. Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of West Miami at its western limit. Annexing the approximately 64 acre (0.1 square mile) area will also insure that the quality of life for businesses and residents will remain through continued proper planning and development practices. The City believes the annexation area is compatible with and complementary to development already existing in West Miami.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the City. Again, through more localized planning, review and enforcement of regulations the needs of this neighborhood residential area, employment and economic center will be fully realized.

Additionally, by increasing in size and population the City will be in a more advantageous position to apply for grants and have greater representation at the state and local levels.

Finally, since the City of West Miami is fiscally very sound it will be able to service the area without impact to residents, businesses and other stakeholders within the current municipal boundaries. Also, property owners within the proposed annexation area **will benefit from more localized government.**

8. Notification of Property Owners of City Intent

Formal notice of the public hearing by the City proceeding with the annexation has been sent to property owners within the area and within 600 feet thereof. Proof of compliance with this section shall be required. (See Attachment "A" - CERTIFIED LIST OF PROPERTY OWNERS)

9. Land Use Plan and Zoning

The land use and zoning consists of a mix of residential, commercial, industrial and office, with several undeveloped parcels, 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 Regulatory and Economic Resources the Annexation Area is approximately 64.1 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 may be found under Section 6 of this report.

Table 1.
Inventory of Land Uses

Land Use	Number of Acres	Percent of Total
Residential	10.6	17.2
Commercial & Office	19.9	32.4
Hotels and Motels	0.0	0.0
Industrial	10.0	16.4
Institutional	1.6	2.6
Parks & Recreation Open Space	0.0	0.0
Transportation, Communications, Utilities	16.4	26.7
Agriculture	0.00.0	
Undeveloped	2.9	4.7
Inland Water	0.0	0.0
Coastal Water	0.0	0.0
TOTAL	61.4	100.0

The City has adopted both a Comprehensive Development Master Plan and Land Development Code.

The Miami-Dade Existing Land Use Map – 2013 is shown above.

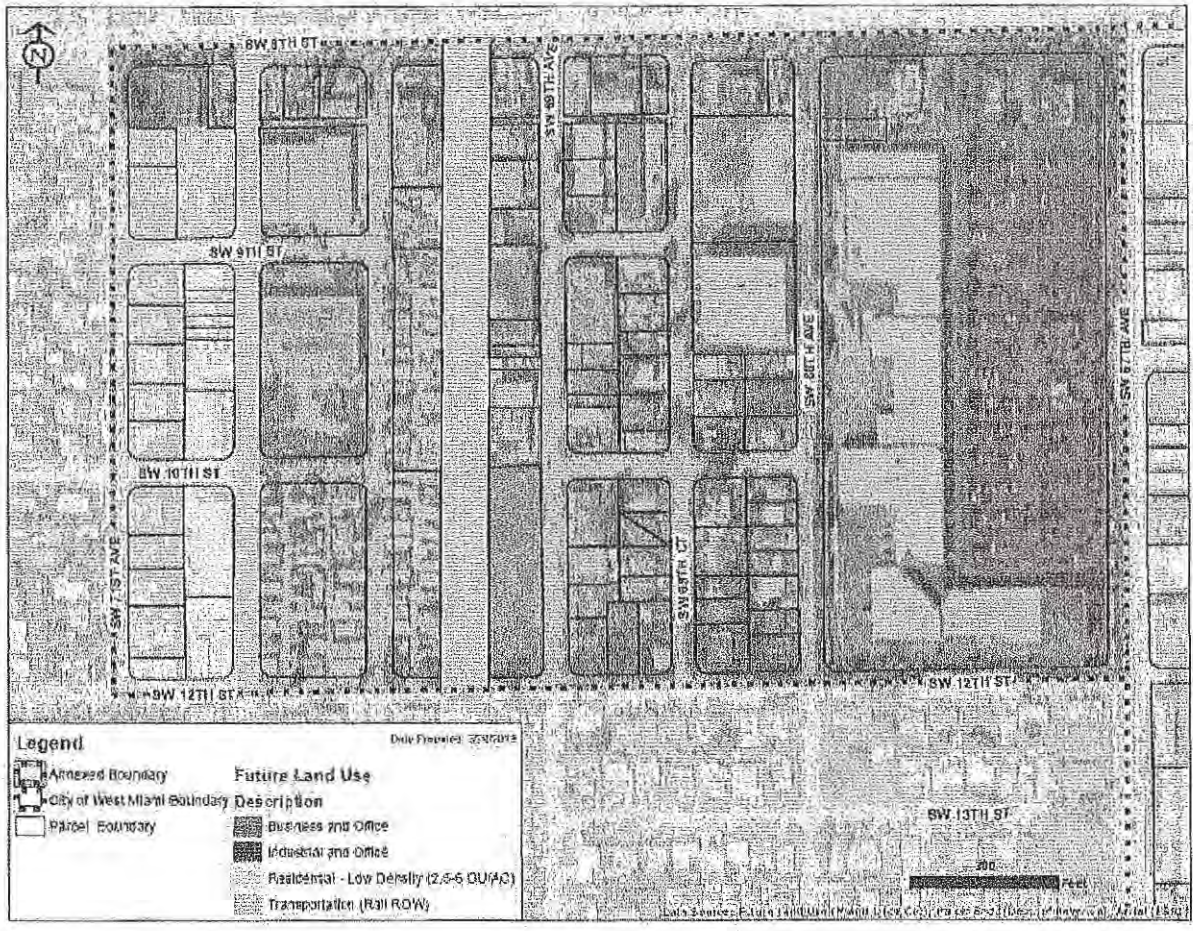
Future Land Use Designation for Annexation Area

Section 11 54 40 is designated *Business and Office* and *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 West Miami Comprehensive Plan.

Miami-Dade County Annexation Area Future Land Use Map



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

Business and Office

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

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

Residential communities section may be used within the limits provided in this paragraph.

Industrial and Office

Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, 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 telecommunication facilities, including switching and transmission facilities, satellite telecommunication 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 shops 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 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 a depth of 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 the two or more sides. (Multiple sides created by an out parcel shall count as one side only). TND located within Industrial and Office areas shall be allocated 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. Workshops 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 per 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.

Low Density

The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

Transportation

The LUP map includes a summarized portrayal of the major components of Miami-Dade County's existing and future transportation network. Included are roadways, rapid transit corridors, railways and major switching yards, and such major terminals as the County airports and the Miami-Dade Seaport.

City of West Miami Future Land Use Map



Equivalent City of West Miami Future Land Use Designations

RESIDENTIAL USES

Low Density – (up to 8 units per acre)

Land shown in this category include all land within the City currently zoned for single-family use.

Moderate Density – (up to 15 units per acre)

* * *

As proposed, it is envisioned that these areas will serve as a transition zone between the adjacent commercial/multi-family areas and the low density residential neighborhood.

High Density – (up to 49 units per acre)

* * *

COMMERCIAL USES

General Retail/Service

* * *

Commercial Parking

* * *

RECREATIONAL AND OPEN SPACE USES

PUBLIC BUILDINGS & GROUNDS:

Public

Those lands shown as public buildings are those which exist today. No additional land needs are anticipated for public building purposes

Semi-Public

Commercial Mixed-Use - (up to 105 units per net acre)

The City of West Miami has determined that, in the interest of encouraging redevelopment within the Commercial Use Districts on the north, east and west municipal boundaries, the City must convert these areas into "Commercial Mixed-Use Corridors." This will require a change in allowed intensity, density, height restrictions and the overall makeup of the districts. In addition to these changes, the City also decided to create design standards as a means of creating a built environment that stimulates redevelopment. To oversee the feasibility, development and implementation of these changes, the City Commission appointed a Revitalization Board. The Board will

assure oversight and accountability. To further facilitate the process, the City commissioned a "traffic study", as part of the Off-Street Parking requirements, to determine whether the proposed land use changes would be able to meet all concurrency issues with traffic, curb cut locations, and other transit-related issues of the State and County agencies. The study was positive.

The proposed Commercial Mixed-Use development will be allowed along the SW 67 Avenue, SW 57 Avenue, and SW 8 Street Corridors. The commercial mixed-use corridors comprise 38.5 acres. Allowable uses will include a mix of the following categories: apartments, condominiums, retail and commercial offices/services. Below are the specific requirements:

Density:

- Buildings that have apartments, condominiums or offices will have a **2.5 F.A.R.**
- Buildings that have mixed use of apartments, condominiums, offices with commercial retail stores on the first floor will have a **3.0 F.A.R.**
- 70% of gross floor area for residential
- 20% of gross floor area for office use
- 10% of gross floor area for commercial

Density per Net Acre: Maximum density will be **105 units per net acre**, with a minimum unit size of six hundred and fifty (650) square feet. All areas of commercial property within the City limits have the same standards.

Intensity: Within the Commercial Corridors designated for mixed-use, a total of 50% of the land area shall be allowed to have mixed use projects. No more mixed use development shall be approved once the 50% threshold is achieved.

Building Height: Ninety (90) feet of building height with five (5) foot of parapet including all equipment and ornamental features shall be the established height.

- All "commercial mixed-use" properties shall have a maximum of eight-story structure. This includes the roof system. It excludes a basement located below grade (grade to be established by the height of the existing sidewalk).
- There shall be a maximum of ninety-five (95) feet measured from the sidewalk to the highest point of the structure.
-

Off-Street Parking:

- One level of underground parking is permitted.
- Off-street Parking shall meet all concurrency requirements and shall abide by the Miami-Dade County Off-Street Parking Ordinance.
- The overall height of a parking garage shall not exceed fifty (50) feet in the areas zoned Commercial or Apartment District and thirty-five (35) feet in an R5 (commercial off-street parking) District.
- The setback for a parking garage in a Commercial or Apartment District shall be twenty-five (25) from the property line abutting any R1, R2, R3 and R4 Districts. The setback for a parking garage in an R5 (commercial off-street parking) district shall be (25) feet from the property line abutting any R1 and R2 Districts.

- A twenty-five (25) feet service alley shall be required on parcels abutting to the rear of R1, R2 and Apartment Districts.
- A fifteen (15) feet landscaped buffer shall be required in the twenty-five feet setback for R-5 District.

Building Design: The Commercial Mixed-Use Corridors shall be of Mediterranean "Parisian" style. The ground floor shall be used for commercial uses, in addition to normal lobby and service areas. The building base shall create an arched arcade, which acts as a pedestrian transition from the adjacent sidewalk.

Commercial Office

Intent and scale:

The office category allows 90 percent of a complete development for the use of permanent and transitory residential facilities such as hotels, general office uses, clinics and laboratories and limited commercial activities incidental to principal uses, limited services and supporting facilities such as auditoriums, libraries, convention facilities, places of worship and primary and secondary schools may also be allowed and mixed commercial-office uses.

Intensity:

For residential uses as for "A"

For office uses:

Minimum Lot size: Twenty thousand (20,000) square feet.

Minimum Lot width: One hundred (100) feet.

Building Foot print: Maximum of four-tenths (0.40) times the net lot area.

Open space: Minimum of ten-hundredths (0.10) times the net lot area.

Permitted principal uses:

As for Commercial parcels with 90% office uses:

1. Offices not selling merchandise on the premises.
2. Medical or dental offices.
3. Medical and dental laboratories and doctor operated medical clinics.
4. Financial institutions.
5. Post secondary public or private educational facilities.
6. Federal, state and local government offices
7. Health spa or studio:
 - a. Health studios or spas under twenty-five thousand (25,000) square feet may be located anywhere within a building.
 - b. Health studios or spas twenty-five thousand (25,000) square feet in size and larger may be located only on ground level.

Building Height:

Ninety (90) feet of building height with five (5) foot of parapet including all equipment and ornamental features shall be the maximum established height.

a. All buildings in the "C" Commercial shall have a maximum of **eight-story structure.**

i. This includes roof system. It excludes a basement located completely below grade (grade to be established by the height of the existing sidewalk).

ii. There shall be a maximum height of ninety-five (95') feet measured from the public sidewalk to the highest point of the structure. The required arcade and the roof shall have a minimum height of thirteen (13') feet; the balance of the ninety-five (95') feet

shall be distributed as determined by the Architect, Florida Building Code and the City Design Guide.

b. The roof shall be a Mansard design with a sixty-degree angle or as approve by the Design Guide as meeting the design intent.

c. The roof systems shall include a dormer type of window, which aligns with the vertical alignment of the windows directly below.

2. Bulk and Density;

a. Commercial zoned parcels used for office uses as described above with mixed uses with the 90% office and 10% commercial, located along SW 67 AVE., SW 57 AVE. and SW 8 ST. shall be limited to the following density requirements.

b. Buildings that have commercial retail stores and office condominiums will be calculated 2.0 F.A.R. by the net land area. The area for parking shall be calculated 25% of the allowed F.A.R. for parking. All elevators and stairways are excluded.

3. Bulk Density per Net Acre:

a. One hundred and five (105) units per acre with a minimum unit size of six hundred and fifty (650) square feet.

b. All parcel areas of zoned commercial property within city limits have the same standards when used for 90 % office condominium.

4. Off-Street Parking;

a. One level of underground parking is permitted.

b. Off-Street Parking shall meet all concurrency requirements and shall meet the Miami-Dade County Off-Street Parking Ordinance and the City of West Miami off-street parking ordinance in Zoning Ordinance 282 Section 5.

c. All developments shall require a "traffic study" as part of the Off-Street Parking requirements. Traffic study must meet all concurrency issues with traffic, curb cut locations and transit related issues of State and County agencies.

d. The overall height of the parking garage shall not exceed Fifty (50') feet in a Commercial or Apartment District and thirty five (35') feet in an R5 (commercial off-street parking) District.

e. The setback for the parking garage in Commercial and Apartment District shall be twenty-five (25') feet from the property line abutting any R1, R2, R3 and R4 Districts.

f. The setback for parking garage in an R5 (commercial off-street parking) district shall be twenty-five (25') feet from the property line abutting any R1 and R2 District.

g. A twenty-five (25') feet service

e alley shall be required on commercial parcels abutting to the rear of R1, R2 and Apartment Districts.

h. A fifteen (15') feet landscape buffer shall be required in the twenty-five feet setback for "R1, R2 and R5" district.

i. All buildings shall not encroach into the vertical plane established by the intersection of the building's vertical wall and a 60-degree angle beginning at the top of roof elevation of the portion of building facing R1, R2, R3, R4 and A Districts at the corresponding setbacks which dimension shall not exceed thirty five (35') feet in height.

5. Building Design:

a. The building shall be of Mediterranean "Parisian" style whose front side and rear facades shall contain the following elements:

i. The building base shall create an arched arcade, which acts as a pedestrian

transition from the adjacent sidewalk. The arcade shall be a minimum of ten (10') feet in depth by thirteen (13') feet in height.

b. The ground floor shall be used for commercial uses, in addition to normal lobby and service areas. Parking bonuses may apply if the commercial uses are small and community oriented.

c. The window fenestration shall include molding and balconies as part of the design. The window linear alignment shall be consistent with the building style.

d. The roof shall have a pitch that is visible from the street and consistent with the building design, a sixty (60) degree angle shall be the minimum.

e. The roof shall be clad with cement slate or clay tile, copper or metal shingles or other materials as permitted by the board shall be used.

f. Signage shall be incorporated into the design elements of the building façade.

g. Where the site is adjacent to a bus or transit stop, arcade seating and outdoor cafes are encouraged and shall receive Parking credits of five percent (5%) reduction.

h. Developments with recommended street closures or partial closures of streets adorn with pavers, bollards, seating and canopies shall receive bonus parking credits of five percent (5%) reduction.

6. Street Closures:

Developments with a traffic study recommending street closures or partial street closures shall be allowed to have "uses" that promote outdoor dining, outdoor art displays or special events.

Zoning

The Annexation Area consists of lands zoned Business, Industrial, Residential and Interim as shown on the Miami-Dade County Zoning Map. Upon annexation, the City will rezone those properties to the City's closest equivalent.

The Annexation Area which is located in Section 11 54 40 consists of the following zoning districts: BU-1A, BU-2, IU-1, IU-2, RU-1, RU-2, RU-3, RU-3B and GU.

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.

Miami-Dade County Zoning Map



Zoning Districts (Miami-Dade County)

Article XIII. GU, Interim District

Sec. 33-194. Boundary.

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

Sec. 33-196. Standards for determining zoning regulations to be applied to GU property.

(A) All properties in the GU District, which are inside the Urban Development Boundary, as shown on the Land Use Plan Map of the Comprehensive Development Master Plan, and which have not been previously trended or otherwise approved through the public hearing process for a specific use, shall be subject to the following trend determination process:

If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use.

* * *

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

Sec. 33-199. Uses Permitted.

No land, body of water and/or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed, structurally altered or maintained for any purpose in a RU-1 District which is designed, arranged or intended to be used or occupied for any purpose other than the following, unless otherwise specifically provided herein:

(1) Every use as a one-family residence, including every customary use not inconsistent therewith, including a private garage.

(1.1) Workforce housing units in compliance with the provisions of Article XIIA of this code.

(2) Municipal recreation building, playgrounds, parks or reservations owned and operated by a municipality, County, State or the United States Government.

(2.1) Private recreation area, private recreation building or playground owned and maintained by a homeowner's or tenant association

(3) Golf courses.

* * *

(7) Servants' quarters, only upon approval after public hearing.

(8) Noncommercial pigeon lofts.

(9) Family day care and after-school care for children is permitted upon compliance with the following conditions:

* * *

(10) Group homes.

Article XV. RU-2, Two-Family Residential District

Sec. 33-201. - Uses permitted.

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

(1) Every use permitted in RU-1, RU-1M(a) and RU-1M(b) Districts.

(1.1) Workforce housing units in compliance with the provisions of Article XIIA of this code.

(2) On lots meeting the requirements for two-family use, every use as a duplex or two-family residence, including two (2) private garages. Where two (2) separate buildings are erected to house separate families on a single lot, one (1) shall be placed to the rear of the other and not side by side within the minimum lot width required herein.

(3) Every use as a secondary or subordinate single-family residence or one-family garage apartment on the rear portion of a lot where there is only one (1) single-family residence on the front portion of said lot.

Article XVI. RU-3, Four Unit Apartment House District

Sec. 33-203. 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, or moved or structurally altered or maintained for any purpose in an RU-3 District, unless otherwise provided herein, excepting for one (1) or more of the following uses:

(1) Every use permitted in RU-1, RU-1M(a), RU-1M(b) and RU-2 Districts.

(1.1) Workforce housing units in compliance with the provisions of Article XIIA of this code.

(2) Rooming houses.

(3) Day nurseries serving the adjacent neighborhood.

(4) Garage apartments.

(5) Churches, schools, colleges and universities, including dormitories.

(6) Not more than four (4) families shall occupy a building in an RU-3 District.

(6.1) Multiple family housing developments. Only after staff review of the site plan.

* * *

(7) Community residential home.

All uses listed above shall conform to all the requirements listed in the applicable sections that apply to the four-unit apartment building, except that RU-1 and RU-2 standards shall apply to RU-1 and RU-2 uses, and except that schools, churches, colleges and universities, including dormitories shall conform to the setback requirements of the section on buildings for public assemblage, and further provided that day nurseries, private schools, private colleges and universities shall comply with the requirements of sections 33-151.11 through 33-151.22 of this code.

Article XVII. RU-3B, Bungalow Court District

Sec. 33-204. - 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, structurally altered or maintained for any purpose in an RU-3B District, unless otherwise provided herein, excepting for one (1) or more of the following uses:

- (1) Every use permitted in RU-1, RU-2 and RU-3 Districts.
- (2) Bungalow courts, provided the lot so used is at least one hundred (100) feet wide, and contains at least ten thousand (10,000) square feet of lot area.
- (3) The special provisions of RU-3B District shall apply to BU District (business) when the BU District adjoins an RU-3B District, i.e., the bungalow court type of use shall be permitted in a business BU-1, BU-2, or BU-3 District only when such business district adjoins an RU-3B District.

* * *

Sec. 33-207.1. Repeal of RU-3B District.

Article XVII of Chapter 33 of the Code of Miami-Dade County, Florida, entitled "RU-3B, Bungalow Court District" is hereby repealed, as it is the finding of County Commission that the use of property within the unincorporated area for bungalow court use, as provided in such article, provokes the overcrowding of property, an undue concentration of population, and is against the public health, morals, safety and welfare of the County; provided that any lots, parcels, tracts or areas heretofore zoned RU-3B shall retain such zoning classification and rights derived thereunder, until the same are rezoned in accordance with law.

Section 33-207.1 was derived from Ord. No. 61-17, which was enacted as an addition to this Code and codified as § 33-207.1. Since the RU-3B classification is still effective for previously zoned areas, Article XVII has been retained.

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 XXVI, BU-2, Special Business District.

Sec. 33-252. - Purpose.

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

Sec. 33-253. - Uses permitted.

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, occupied or maintained for any purpose in any BU-2 District except for one (1) or more of the following uses:

(1) All uses permitted in the BU-1 and BU-1A Districts except that residential uses are subject to approval at a public hearing.

(2) Automobile parking garages, not over six (6) stories in height, shall be permitted provided they are not located closer than two hundred (200) feet to an RU-1, RU-2, RU-TH or EU District or to a hospital, church or building used for public assemblage. Automobile parking garages shall meet all open space, lot coverage and other applicable requirements of this article.

(2.05) Commuter Colleges/Universities.

(2.1) Hospitals (other than animal hospitals); subject to conditions.

* * *

(2.2) Hotel and motel uses, subject to all provisions of the RU-4A District pertaining to such uses.

(3) Liquor package stores.

(4) Major department stores.

(5) Marinas for the following purposes only: Commercial boat piers or slips for docking purposes; yacht or boat storage; for laying up, but not for repairs or overhaul; and boats carrying passengers on excursion, sightseeing, pleasure or fishing trips.

(6) Night clubs located no closer than five hundred (500) feet of any RU or EU District, if approved at a public hearing.

(7) Office parks.

(8) Pubs and bars.

(9) Regional shopping centers.

Article XXIX, IU-1, Industrial, Light Manufacturing District
(Condensed)

Sec. 33-259. Uses permitted.

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

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

Adult entertainment uses as defined in Section 33-259.1,

Adult day care center,

Animal hospitals,

Auditoriums,

Auto painting, repair, service stations, sales and rentals,

Bakeries,

Banks,

Commuter colleges/universities,

Day nursery, kindergarten, schools and after school care, technical schools,

Dog kennels,

Furniture manufacturing,

Garages,

Hotel and motel use,

Laboratories,

Lumberyards,

Office buildings,

Parking lots—commercial and noncommercial,

Passenger and freight—stations and terminals,

Police and fire stations,

Post offices,

Radio and television transmitting stations and studios,

Religious facilities,

Restaurants,

Salesrooms and storage show rooms,

Retail uses subject to conditions,

Telecommunications hubs,

Warehouse, including membership, storage and home improvement,

Sec. 33-259.1. Additional uses permitted.

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

- (1) Adult bookstore;
- (2) Adult theater;
- (3) Adult entertainment club;
- (4) Adult video store;
- (5) Massage establishment;
- (6) Adult modelling establishment;
- (7) Encounter studio.

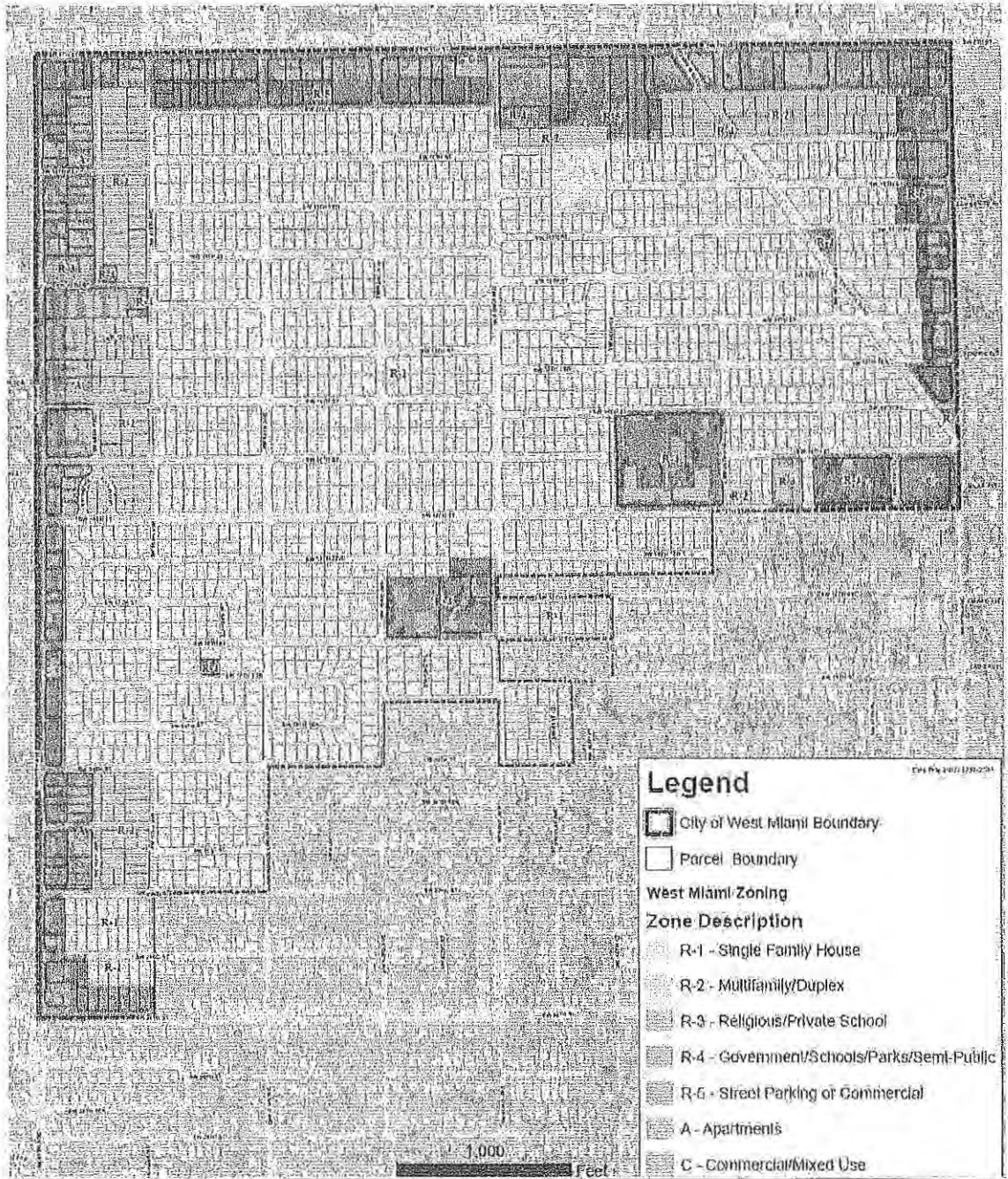
Article XXX. IU-2, Industrial, Heavy Manufacturing District

Sec. 33-262. Uses permitted.

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

- (1) Every use permitted in IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-2 District.
- (2) Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers.
- (3) Rock and sand yards.
- (4) Cement and clay products, such as concrete blocks, pipe, etc.
- (5) Soap manufacturing, vegetable byproducts, only.
- (6) Railroad shops.
- (7) Sawmills.
- (8) Petroleum products storage tank not exceeding 30,000-gallon capacity or a group of such tanks with an aggregate capacity not in excess of thirty thousand (30,000) gallons.
- (9) Petroleum products storage tank with a capacity of over thirty thousand (30,000) gallons or a group of such tanks with an aggregate capacity in excess of thirty thousand (30,000) gallons if approved after public hearing or if placed below the surface of the ground or in a rockpit.
- (10) Dynamite storage.
- (11) Construction debris materials recovery transfer facility, provided such use shall be conducted entirely within an enclosed building consisting of a minimum of 15,000 square feet. Counted toward this minimum floor area shall be areas set aside for office shop space and equipment storage associated with the construction debris materials recovery transfer facility.

City of West Miami Zoning Map



City of West Miami Equivalent Zoning Districts

Section 4. USE DISTRICT REGULATIONS

4.1. "R1" USE DISTRICTS. (91-02)

4.11 In the "R1" residence or single-family districts no building or land shall be used and no building be hereafter erected, constructed, reconstructed, or structurally altered which is designed or intended to be used or occupied for any purpose except "R1" use, unless otherwise provided for in this ordinance.

4.12 (a) Not more than one principal building shall be erected on a lot in "R1" Use District; except that one utility shed as provided in subsection 4A.4 and one of the following detached buildings may be constructed on a residential lot: garage, carport, gazebo, shade house, playhouse and chickee. Such utility shed and detached accessory building shall not be constructed unless in conjunction with or as an accessory to the principal building. No utility shed, or an allowed detached accessory building described above, shall be used or occupied as living quarters nor shall any commercial use or activity be conducted therein in "R-1" Use District. Except for a utility shed, the area of a accessory building shall be included and become a part of the allowed maximum of 35% lot coverage as set forth in subsection 4.17 of this ordinance. The setback thereof shall be the same as principal building except garages may have 3 foot side yard and 3 foot rear yard setbacks.

(b) A detached garage, gazebo, shade house, playhouse or chickee may contain electrical or plumbing facilities, except there shall be no electrical or plumbing facilities or fixtures for bathroom or kitchen use.

4.13 Every principal building in "R-1" Use District shall contain not less than 1,000 square feet of floor area exclusive of porches, garages or Porte cochers.

4.14 Every principal building in "R-2" Use District shall contain not less than 700 square feet of floor area per dwelling unit exclusive of porches, garages or Porte cochers.

4.15 In "R" Use Districts the front setbacks shall be not less than 25 feet from the zoned street line, 7.5 feet or 10% of lot width, whichever is greater, from the side property lines and 15 feet from the rear property line, except for swimming pools and swimming pool enclosures as set forth in Section 11.3. On corner lots, the front setback shall be 25 feet from the zoned street line and the exterior side setback shall be 15 feet from the zoned street line. The interior side setback shall be 7.5 feet, and the rear setback shall be 15 feet. In "R-3" Use Districts the side setbacks shall be not less than 15 feet or 10% of lot width, whichever is greater. Front and rear setbacks shall be as set forth above.

4.16 In the principal building constructed on a lot in "R" Use District, no individual room shall be completely separated from the remainder of the principal building. Only one kitchen shall be provided on any lot in "R-1" Use Districts and only one kitchen shall be provided per dwelling unit on any lot in "R-2" Use District.

4.17 No R-1 or R-2 USE shall exceed one (1) story, and each residential improvement on an R-1 or R-2 Lot shall comply with the following open space and lot coverage requirements:

(a) Minimum of 35% of the net residential land area shall be maintained in landscaped open space, which space may include recreation areas not paved with asphalt, concrete, or similar impervious materials and swimming pools excluding abutting apron areas; and setback areas.

(b) Maximum of 35% of the net residential land area may be covered with or occupied by the principal residential building, and an accessory building except a utility shed is excluded.

(c) Maximum of 30% of the net residential land area may be covered with open parking areas, vehicular drives, and service structures and devices.

Provided, however, that no paved area shall be closer than three (3) feet to any side or rear lot line except for driveways providing ingress and egress across such side or rear property line.

4.18 Inside lots in "R" Use Districts shall have a depth of not less than one hundred (100) feet, a frontage of not less than sixty (60) feet and an area of not less than six thousand (6,000) square feet. Corner lots in "R" Use Districts shall have a depth of not less than one hundred (100) feet, a frontage of not less than seventy (70) feet, and an area of not less than seven thousand (7,000) square feet.

4.19 (a) No auxiliary use shall be permitted in an "R" Use District which requires manual labor, the storage or transfer of goods or materials, the carrying on of a trade in its ordinary sense or the use of a workshop. This does not prohibit the maintenance of a personal or hobby workshop from which no profit is derived and which does not create a nuisance; nor does it prohibit Home Occupations within the principal dwelling as defined below.

(b) Home Occupation. Any occupation within the principal dwelling and clearly incidental thereto, carried on by the members of the family residing on the premises, provided that no other person is employed, that no stock in trade is kept or commodities sold, no mechanical equipment is used except such that is normally used for family, domestic, or household purposes, and there is no exterior indication other than a sign permitted by the Use District regulations that the building is being used for any purpose other than a dwelling. When within the above requirements, a home occupation includes but is not limited to the following: (a) art studio; (b) dressmaking; (c) professional office of a lawyer, engineer, architect, accountant, salesman, real estate agent, insurance agent, or other similar occupation; however, a home occupation shall not be interpreted to include barber shops, beauty parlor, restaurants, or office of a physician or dentist where mechanical equipment is used, teaching of music, or any other occupation requiring loud and disturbing sounds. (91-02)

4.2 "A" USE DISTRICT.

4.21 In "A" Use Districts no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed or altered, which is designed, arranged or intended to be used for any purpose, unless otherwise provided for in this ordinance, except for the use heretofore permitted in Paragraph 3.3 hereof, for "A" Use Districts.

4.22 Two story apartment buildings shall not exceed a height of 25 feet and three story buildings shall not exceed a height of 35 feet provided, however, that where parking is provided within the building an additional 5 feet height is permitted. In no event shall any building exceed 40 feet.

4.23. Apartment units shall provide a minimum floor area of not less than 550 square feet for units not containing more than one bedroom. Apartment units shall provide floor area of not less than 650 square feet per unit for units containing two bedrooms and an

additional 100 square feet for each additional bedroom contained in each such unit. Living units containing bathroom facilities and kitchen facilities with no separate bedrooms shall be known as efficiency units, and shall provide floor area of not less than 450 square feet per unit. Hotel rooms shall provide a floor area of not less than 300 square feet including closet and bathroom.

4.24 Inside lots in "A" Districts shall have a depth of not less than one hundred (100) feet, a frontage of not less than fifty (50) feet and an area of not less than five thousand (5,000) square feet. Corner lots in "A" Districts shall have a depth of not less than one hundred (100) feet, a frontage of not less than sixty (60) feet and an area of not less than six thousand (6,000) square feet.

4.25 In "A" Districts the setbacks shall not be less than 25 feet from the zoned street line, and the side setback shall be 9 feet or 15% of the width of the lot, whichever is greater. On corner lots the exterior side setback shall be 15 feet from the zoned street line. Rear setbacks shall be 20 feet from the rear lot line plus an additional one foot for each two feet of building height above 25 feet. Where more than one building is erected on a lot, a minimum spacing of 10 feet shall be required between buildings.

4.26 Apartment buildings shall not contain more than one dwelling unit for each 900 square feet of lot area.

4.27 The combined area occupied by all principal and accessory buildings shall not exceed 30% of the lot area for buildings of a height less than 25 feet, and shall not exceed 28% of the lot area for three story structures.

4.3 "C" USE DISTRICTS (87-04)

4.31 In the "C" district no building or land shall be used and no building shall be hereafter erected, constructed, reconstructed, enlarged or altered, which is designed, arranged or intended to be used for any purpose, unless a Special Use Permit is obtained under Section 2A, except one or more of the following uses:

1. Accounting offices
2. Administration offices
3. Advertising agency, detective agency
4. Air conditioning Sales & Service
5. Antique and curio shops
6. Architects offices
7. Art Gallery
8. Attorneys-at-law offices
9. Bakery (retail sales on premise)
10. Banks and stock exchange offices
11. Barber shops and beauty parlors
12. Bicycle sales and repairs, new and used (non-motorized)
13. Bond or investment dealers
14. Cabinet Maker
15. Carpet Cleaning
16. Ceramic Shop
17. Clothiers, Tailors, retail clothing stores
18. Coin Dealer
19. Coffee Bar
20. Collection Agency
21. Confectionery and ice cream and beverage stores (non-alcoholic)

22. Cosmetics
23. Data Processing service
24. Delivery Service (Messenger)
25. Drafting Service
26. Dry Cleaning Agency (no work on premises)
27. Electrical supply store
28. Electronic Sale
29. Engineering offices
30. Ethical pharmacy
31. Fabric Store
32. Financial Planning Consultants
33. Floor, wall & ceiling coverings
34. Florist
35. Food Market (except live animals or poultry)
36. Foreign Currency Exchange offices
37. Furniture sales (retail store)
38. Glass & Mirror Sales including cutting, fitting and framing
39. Gunsmith and repairs (retail sales)
40. Hardware store (retail sales)
41. Home appliance store (retail sales & repair)
42. Insurance offices
43. Interior decorating, costuming,
draperies (retail sales)
44. Jewelry and watch repair (retail sales)
45. Locksmith
46. Luggage (retail sales)
47. Marine Hardware (no installation or
repairs on premises)
48. Medical and Dental Office
49. Medical Equipment & Supplies Sales-Rental Service
50. Mobile Telephone Sales & Service
51. Mortgage Broker offices
52. Mortgage Company offices
53. Music stores, radio and television
(retail sales & repair)
54. Optical Sales
55. Pet Grooming (no overnight boarding or services)
56. Photo processing
57. Printer
58. Real estate broker and sales offices
59. Residential uses may be permitted as a combination of permitted business
uses and residential uses housed in the same building; the floor area of the
residential use shall not exceed fifty percent (50%) of the floor area of the
building.
60. Rug and carpet (retail sales)
61. Savings and Loan Association
62. Secretarial Service
63. Sewing Machine Sales & Service
64. Shoe repair shops
65. Shoe stores (retail sales)

- 66. Sporting goods (retail sales)
- 67. Stamp Dealer
- 68. Stationery and office supplies (retail sales)
- 69. Telephone Sales & Service
- 70. Tool repair
- 71. Toy Store
- 72. Travel agency
- 73. Upholsterers (87-04)

4.32 (85-03) It is the intention of this Zoning ordinance that commercial uses within the City of West Miami shall be limited to retail sales and service stores that do not cause obnoxious odors or noises, or which would constitute an eyesore or nuisance, or be detrimental to a residential community. All uses shall comply in every respect with the requirements of the Florida State Board of Health. Any other business not herein specifically listed shall be only permitted in commercial use districts upon the issuance of a Special Use Permit under Section 2A.

10. List of Services to be Provided

a. Police

The City of West Miami Police Department comprises 18 full-time (including the Chief of Police and Police Captain), 1 part-time and 5 reserve officers for the current 2012/2013 budget year. With a \$2.2 Million current year budget the Police Department budget would increase slightly in subsequent years following successful annexation.

Upon completion of the annexation process and municipal boundary change the City would provide immediate coverage to the area without degradation of police service. Currently, the City does respond to calls for assistance from M-D County Police Department on an as needed basis. If the annexation is successful an increase of 3 part-time and 3 reserve officers would be contemplated. The additional cost to the City for additional personnel and associated costs is approximately \$130,000.00.

b. Fire Protection

Fire Protection is provided by Miami-Dade County fire services for the City of West Miami residents and businesses. Primary Fire Rescue service for the proposed annexation area will be provided by Fire Station 40, as referenced below. The proposed annexation area lies within the following station-territory.

Station	Address	Unit
West Miami 40	975 SW 62 Ave.	Rescue Pumper Engine

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 West 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 a portion (Trail Plaza Shopping Center) of the Annexation Area through its collection and treatment system and will continue to do so. The Shopping Center is connected to the County system through a City of West Miami force main. Also, MDWASD has the capacity to handle any future development in this area. The City will examine the potential and negotiate for additional sewer extensions.

e. Garbage and Refuse Collection and Disposal

The County's Department of Public Works and Waste Management will continue to serve existing residential customers, unless renegotiated, 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. The City also provides structured summer camps and after school care.

i. Building Inspection

Currently, the City contracts with Miami-Dade County to provide building inspections.

j. Zoning Administration

The City will be responsible for all zoning related matters.

k. Local Planning Services

The City will be responsible for local planning services.

l. Special Services Not Listed Above

The City will be responsible for all applications for plat approval and waivers of plat and other special services as needed.

m. General Government

The City has a Commission-Manager form of government. The Mayor and four Commission members (Members of the Commission) are vested with all legislative powers as set forth in the municipal charter of the City and are elected at-large for two year terms. The Commission'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 Commission for the administration of all City affairs. These duties include responsibility for all City departments and operations. The current number of employees is approximately 60 and may be expanded as the City takes on additional responsibilities. The City's current budget is approximately \$4.4 Million.

11. Timetable for Supplying Services

a. Police

Immediate. With the additional police resources proposed, the City would be able to adequately handle any policing needs in the annexation area. The City currently provides service to the area through the Police Mutual Aid Agreement.

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 a portion (Trail Plaza) of 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 Public Works Waste Management and Collection System, unless renegotiated.

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.

i. Building Inspection

Immediate/No Change. The City contracts with Miami-Dade County to provide building inspections.

j. Zoning Administration

Immediate. The City will assume this function.

k. Local Planning Services

Immediate. The City will assume this function.

l. Special Services Not Listed Above

Immediate. Platting functions and other special services will be assumed by the City.

m. General Government

Immediate. After the annexation process is completed, the City of West Miami will be responsible for all general government services.

12. Financing of Services

a. Police

The City will fund this service through its General Fund via tax collections and other revenue sources.

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 Public Works and Waste Management will continue to serve existing residential customers (Sec. 20-8.4), unless renegotiated, 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 and PTP.

h. Park and Recreation Facilities and Services

The operation and maintenance of these facilities will be funded through the General Fund. Pursuant to Ordinance 133 one mill of the City's total millage is dedicated for the City's recreation system and community center. As stated previously, no new parks are required to service the Annexation Area.

i. Building Inspection

Building Inspections are financed through user fees. The City contracts with Miami-Dade County to provide building inspections.

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.

13. Tax Load on Annexation Area

Gross Revenue is based on the 2012 Taxable Property Rolls and other revenues. The Cost of Providing Services (Expenditures) is based on expected costs the City believes it will incur.

The City of West Miami Budget (FY 12-13) process has been completed and maintains a millage rate of 6.8858 with one mill of the City's total millage dedicated for the City's recreation system and community center. The current Miami-Dade County millage rate is 1.9283.

Property Tax Revenue is determined by the following formula:

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

SECTION TOWNSHIP RANGE	2012 TAXABLE PROPERTY ROLLS	PROPERTY TAX REVENUE*	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
11-54-40	\$67,417,862	\$441,021	\$231,000	\$210,021

* Based on City of West Miami millage - Approximate

14. Certification of Director of Planning & Zoning (now RER)

See Section 6 above.

15. Petition with Clerk of County Commission

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

END

Attachment "A" – Certified List of Property Owners



The Zoning
Specialists Group, Inc.

March 6, 2013

ORDER #130302

City of West Miami
901 SW 62nd Ave
West Miami, Florida 33144

RE: Property Owners List within 600 feet of:

LEGAL DESCRIPTION:

A portion of land lying in the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

The North 1/2 of the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, LESS the following described parcel:

BEGIN at the Northwest Corner of the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, that is also the intersection of the Centerlines of S.W. 8th Street (Tamiami Trail and State Road 90) and S.W. 72nd Avenue; thence run along the Centerline of said S.W. 8th Street, North 87°26'43" East for a distance of 534.34 feet to a point of intersection with the Centerline of S.W. 71st Avenue; thence run along the Centerline of said S.W. 71st Avenue, South 01°24'22" East for a distance of 1318.81 feet to a point of intersection with the Centerline of S.W. 12th Street; thence run along the Centerline of said S.W. 12th Street, South 87°39'22" West for a distance of 539.32 feet to a point of intersection with the Centerline of S.W. 72nd Avenue; thence run along the Centerline of said S.W. 72nd Avenue, North 01°11'17" West for a distance of 1316.94 feet to the POINT OF BEGINNING; containing an area of 63.2 acres, more or less.

LOCATION: located between SW 67th and SW 71st Avenues, and between SW 8th & 12th Streets, Miami-Dade County, Florida.

PROJECT: Annexation of Portion of the NE 1/4 of Section 11-54-40

TOTAL NO. OF LABELS: 579

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 600 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

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

7900 NW 155th Street • Suite 104 • Miami Lakes, FL 33016

Phone: 305-826-1210

<http://www.thezoningspecialistsgroup.com>

OWNERS LIST

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

LEGAL DESCRIPTION:

A portion of land lying in the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

The North 1/2 of the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, LESS the following described parcel:

BEGIN at the Northwest Corner of the Northeast 1/4 of Section 11, Township 54 South, Range 40 East, Miami-Dade County, Florida, that is also the intersection of the Centerlines of S.W. 8th Street (Tamiami Trail and State Road 90) and S.W. 72nd Avenue; thence run along the Centerline of said S.W. 8th Street, North 87°26'43" East for a distance of 534.34 feet to a point of intersection with the Centerline of S.W. 71st Avenue; thence run along the Centerline of said S.W. 71st Avenue, South 01°24'22" East for a distance of 1318.81 feet to a point of intersection with the Centerline of S.W. 12th Street; thence run along the Centerline of said S.W. 12th Street, South 87°39'22" West for a distance of 539.32 feet to a point of intersection with the Centerline of S.W. 72nd Avenue; thence run along the Centerline of said S.W. 72nd Avenue, North 01°11'17" West for a distance of 1316.94 feet to the POINT OF BEGINNING; containing an area of 63.2 acres, more or less.

LOCATION: located between SW 67th and SW 71st Avenues,
and between SW 8th & 12th Streets, Miami-Dade County, Florida.

DATED: March 6, 2013

LEGAL DESCRIPTION, PROPERTY ADDRESS * & TAX FOLIO NUMBER.

OWNERS & MAILING ADDRESS

Fair Lawn Sec A PB 12-39 Lot 1 Blk 1
Property Address: 6610 6 St SW
Folio No. 0140010200010

Emma E Companioni
6610 SW 6th St
Miami, FL 33144-3715

Fair Lawn Sec A PB 12-39 Lot 2 Blk 1
Property Address: 610 66 Ave SW
Folio No. 0140010200011

Armando Gomez & W Eimma
610 SW 66th Ave
Miami, FL 33144-3753

Fair Lawn Sec A PB 12-39 Lot 3 Blk 1
Property Address: 620 66 Ave SW
Folio No. 0140010200020

Miguel Diaz & W Gladys
620 SW 66th Ave
Miami, FL 33144-3753

1 54 40 Fair Lawn Sec A PB 12-39 Lot 4 Blk 1
Property Address: 630 66 Ave SW
Folio No. 0140010200030

Federal Home Loan Mortgage Corp
5000 Plano Pkwy
Carrollton, TX 75010-4900

Fair Lawn Sec A PB 12-39 Lot 5 Blk 1
Property Address: 640 66 Ave SW
Folio No. 0140010200040

Hilda Alfonso & Alina Alfonso Gonzalez
640 SW 66th Ave
Miami, FL 33144-3753

Fair Lawn Sec A PB 12-39 Lot 6 Blk 1
Property Address: 650 66 Ave SW
Folio No. 0140010200050

Barbara Knighton (Trust)
650 SW 66th Ave
Miami, FL 33144-3753

Fair Lawn Sec A PB 12-39 Lot 7 Blk 1
Property Address: 700 66 Ave SW
Folio No. 0140010200060

Mirsa Cabrera
700 SW 66th Ave
Miami, FL 33144-3755

Fair Lawn Sec A PB 12-39 Lot 8 Blk 1
Property Address: 720 66 Ave SW
Folio No. 0140010200070

Jaime J Diaz & W Marelys Fleitas
720 SW 66th Ave
Miami, FL 33144-3755

1 54 40 Fair Lawn Sec A PB 12-39 Lot 9 Blk 1
Property Address: 768 66 Ave SW
Folio No. 0140010200080

Israel Pacheco Iluminada Pacheco
768 SW 66th Ave
Miami, FL 33144-3755

Fair Lawn Sec A PB 12-39 Lots 10 & 11 Less Beg SE Cor Of Lot 10 Th S 88
Property Address: 6601 8 St SW
Folio No. 0140010200090

Osmar Corp
12801 Old Cutler Rd
Miami, FL 33156-6409

Fair Lawn Sec A PB 12-39 Lots 12 & 13 Blk 1
Property Address: 6617 8 St SW
Folio No. 0140010200100

7 Star Plaza Inc
PO Box 441833
Miami, FL 33144-1833

Fair Lawn Sec A PB 12-39 Lot 14 Blk 1
Property Address: 6621 8 St SW
Folio No. 0140010200120

7 Star Plaza Inc
PO Box 441833
Miami, FL 33144-1833

Fairlawn Sec 1 PB 12-39 Lots 15 16 20 & 21 Less W5ft Of Lots 20 & 21 Blk 1
Property Address: 6655 8 St SW
Folio No. 0140010200130

7 Star Plaza Inc
PO Box 441833
Miami, FL 33144-1833

Fairlawn Sec 1 PB 12-39 Lots 17 Thru 19 Less W5ft Of Lot 19 Blk 1
Property Address: 6667 8 St SW
Folio No. 0140010200135

7 Star Plaza Inc
PO Box 441833
Miami, FL 33144-1833

Fairlawn Sec A PB 12-39 Lots 22 Thru 25 Less W5ft Blk 1
Property Address: 661 67 Ave SW
Folio No. 0140010200140

7 Star Plaza Inc
PO Box 441833
Miami, FL 33144-1833

Fair Lawn Sec A PB 12-39 Lots 26 & 27 Less W5ft To City Blk 1
Property Address: 651 67 Ave SW
Folio No. 0140010200180

Lidia A & Maria E Amaro
& Mercedes Beltran
651 SW 67th Ave
Miami, FL 33144-3605

Fairlawn Sec A PB 12-39 Lots 28 & 29 Less W5ft For St Blk 1
Property Address: 641 67 Ave SW
Folio No. 0140010200200

Juan Ortega
641 SW 67th Ave
Miami, FL 33144-3605

Fairlawn Sec A PB 12-39 Lots 30 & 31 Less W5ft For St Blk 1
Property Address: 631 67 Ave SW
Folio No. 0140010200210

Ofelia Abreu L E
Rem Gladys Cordoves Etals
10721 SW 29th St
Miami, FL 33165-2413

Fair Lawn Sec A PB 12-39 Lots 32 & 33 Less W5ft For St Blk 1
Property Address: 621 67 Ave SW
Folio No. 0140010200220

Enrique Demoya Jacqueline Demoya
5825 SW 82nd Ave
Miami, FL 33143-1619

Fairlawn Sec A PB 12-39 Lots 34 & 35 Less W5ft For St Blk 1
Property Address: 611 67 Ave SW
Folio No. 0140010200230

Mayte Abreu
611 SW 67th Ave
Miami, FL 33144-3605

Zena Gardens PB 46-51 Lot 2 Blk 7
Property Address: 6840 6 St SW
Folio No. 0140020010890

Georgina Revuelta
6840 SW 6th St
Miami, FL 33144-3620

Zena Gardens PB 46-51 Lot 3 Blk 7
Property Address: 6830 6 St SW
Folio No. 0140020010900

Ramon A Alvarez & W Sylvia
6831 SW 7th St
Miami, FL 33144-3623

Zena Gardens PB 46-51 Lot 4 Blk 7
Property Address: 6820 6 St SW
Folio No. 0140020010910

Antonio F Gonzalez Esther Gonzalez
6820 SW 6th St
Miami, FL 33144-3620

2 54 40 Zena Gardens PB 46-51 Lot 5 Blk 7
Property Address: 6810 6 St SW
Folio No. 0140020010920

Manuel M Hevia & W Merida
6810 SW 6th St
Miami, FL 33144-3620

Zena Gardens PB 46-51 Lot 6 Blk 7
Property Address: 604 68 Ave SW
Folio No. 0140020010930

Carlos Cachaldora
604 SW 68th Ave
Miami, FL 33144-3630

Zena Gardens PB 46-51 Lot 7 Blk 7
Property Address: 624 68 Ave SW
Folio No. 0140020010940

Maria T Perez
624 SW 68th Ave
Miami, FL 33144-3630

Zena Gardens PB 46-51 Lot 8 Blk 7
Property Address: 6811 7 St SW
Folio No. 0140020010950

Oswaldo Mendez &
W Paula R & Irela Hernandez & H Angel
6811 SW 7th St
Miami, FL 33144-3623

Zena Gardens PB 46-51 Lot 9 Blk 7
Property Address: 6821 7 St SW
Folio No. 0140020010960

Onelia Menendez & Julie Figueredo
& S Fernandez
6821 SW 7th St
Miami, FL 33144-3623

Zena Gardens PB 46-51 Lot 10 Blk 7
Property Address: 6831 7 St SW
Folio No. 0140020010970

Ramon A Alvarez & W Sylvia
6831 SW 7th St
Miami, FL 33144-3623

Zena Gardens PB 46-51 Lot 11 Blk 7
Property Address: 6841 7 St SW
Folio No. 0140020010980

Tomasa De Juan
6841 SW 7th St
Miami, FL 33144-3623

Zena Gardens PB 46-51 Lot 12 Blk 7
Property Address: 635 69 Ave SW
Folio No. 0140020010990

Dalia Rojas & H Michael Puerto
635 SW 69th Ave
Miami, FL 33144-3637

Zena Gardens PB 46-51 Lot 7 Blk 8
Property Address: 534 68 Ave SW
Folio No. 0140020011060

Armando Salas Amaro & W Yolanda
534 SW 68th Ave
Miami, FL 33144-3650

2 54 40 Zena Gardens PB 46-51 Lot 8 Blk 8
Property Address: 6811 6 St SW
Folio No. 0140020011070

Ofelia A Perez
6811 SW 6th St
Miami, FL 33144-3619

Zena Gardens PB 46-51 Lot 4 Blk 5
Property Address: 6750 7 St SW
Folio No. 0140020010760

2 54 40 Zena Gardens PB 46-51 Lot 5 Blk 5
Property Address: 6740 7 St SW
Folio No. 0140020010770

Zena Gardens PB 46-51 Lot 6 Blk 5
Property Address: 6730 7 St SW
Folio No. 0140020010780

2 54 40 Zena Gardens PB 46-51 Lot 7 Blk 5
Property Address: 6720 7 St SW
Folio No. 0140020010790

Zena Gardens PB 46-51 Lot 8 Blk 5
Property Address: 6710 7 St SW
Folio No. 0140020010800

2 54 40 Zena Gardens PB 46-51 Lot 9 Blk 5
Property Address: 704 67 Ave SW
Folio No. 0140020010810

Zena Gardens PB 46-51 Lot 1 Blk 6
Property Address: 705 69 Ave SW
Folio No. 0140020010820

Zena Gardens PB 46-51 Lot 2 Blk 6
Property Address: 6840 7 St SW
Folio No. 0140020010830

2 54 40 Zena Gardens PB 46-51 Lot 3 Blk 6
Property Address: 6830 7 St SW
Folio No. 0140020010840

2 54 40 Zena Gardens PB 46-51 Lot 4 Blk 6
Property Address: 6820 7 St SW
Folio No. 0140020010850

Zena Gardens PB 46-51 Lot 5 Blk 6
Property Address: 6810 7 St SW
Folio No. 0140020010860

Zena Gardens PB 46-51 Lot 6 Blk 6
Property Address: 704 68 Ave SW
Folio No. 0140020010870

Zena Gardens PB 46-51 Lot 1 Blk 7
Property Address: 621 69 Ave SW
Folio No. 0140020010880

Rosa Enriquez
6750 SW 7th St
Miami, FL 33144-3622

Fernando Fernandez
625 SW 68th Ave
Miami, FL 33144-3629

Antonio V Joya & W Ana
6730 SW 7th St
Miami, FL 33144-3622

Mario Fernandez & W Josefa S
2350 SW 155th Ave
Miami, FL 33185-5856

Rene Lemus & W Etta
6710 SW 7th St
Miami, FL 33144-3622

Pedro Marquez
12201 SW 47th St
Miami, FL 33175-4909

Alberto Bayouth
705 SW 69th Ave
Miami, FL 33144-3639

Ramon A Alvarez & W Sylvia
6831 SW 7th St
Miami, FL 33144-3623

Jorge Lara & W Yolexis Agüero
6830 SW 7th St
Miami, FL 33144-3624

Maria E Vila
6820 SW 7th St
Miami, FL 33144-3624

Omelia Perez
6810 SW 7th St
Miami, FL 33144-3624

Marcelino Perez Miriam Perez
704 SW 68th Ave
Miami, FL 33144-3632

Amada Herrera & Milagros Contreras
621 SW 69th Ave
Miami, FL 33144-3637

Fairlawn Sec A PB 12-39 Lots 36 & 37 Blk 1
Property Address: 601 67 Ave SW
Folio No. 0140010200240

1 54 40 Fair Lawn Sec A PB 12-39 Lot 8 Less N5ft Blk 2
Property Address: 650 65 Ave SW
Folio No. 0140010200330

Fairlawn Sec A PB 12-39 Lot 9 Blk 2
Property Address: 700 65 Ave SW
Folio No. 0140010200340

Fairlawn Sec A PB 12-39 Lot 10 Blk 2
Property Address: 710 65 Ave SW
Folio No. 0140010200350

1 54 40 Fair Lawn Sec A PB 12-39 Lot 11 Blk 2
Property Address: 720 65 Ave SW
Folio No. 0140010200360

Fairlawn Sec A PB 12-39 Lots 12 & 13 Less Beg SE Cor Of Lot 12 Th S 88 D
Property Address: 6505 8 St SW
Folio No. 0140010200370

1 54 40 Fair Lawn Sec A PB 12-39 Lots 14 & 15 Blk 2
Property Address: 6521 8 St SW
Folio No. 0140010200390

1 54 40 Fair Lawn Sec A PB 12-39 Lots 16-17 & 18 & 19 Blk 2
Property Address: 6535 8 St SW
Folio No. 0140010200410

1 54 40 Fairlawn Sec A PB 12-39 Lot 20 & Lot 21 Less Beg SW Cor Of Lot 2
Property Address: 6581 8 St SW
Folio No. 0140010200450

Fair Lawn Sec A PB 12-39 Lot 22 Blk 2
Property Address: 721 66 Ave SW
Folio No. 0140010200460

1 54 40 Fair Lawn Sec A PB 12-39 Lot 23 Blk 2
Property Address: 711 66 Ave SW
Folio No. 0140010200470

Fair Lawn Sec A PB 12-39 Lot 24 Blk 2
Property Address: 661 66 Ave SW
Folio No. 0140010200480

Fair Lawn Sec A PB 12-39 Lot 25 Blk 2
Property Address: 651 66 Ave SW
Folio No. 0140010200490

Antonio Outumuro & W Glagys
601 SW 67th Ave
Miami, FL 33144-3605

Ez 2 Rent Homes 4 LLC
16400 NW 59th Ave
Hialeah, FL 33014-5602

Luis A Angulo & W Maria E Angulo
Louis Angulo
9250 SW 41st St
Miami, FL 33165-5203

Tomasa D Perez Trs Tomasa D Perez
710 SW 65th Ave
Miami, FL 33144-3747

Estela Santos
720 SW 65th Ave
Miami, FL 33144-3747

Loyalty Insurance Services Inc
8316 SW 4th St
Miami, FL 33144-3504

María M Hernandez Trs
Teresita Hernandez Trs
6521 SW 8th St
Miami, FL 33144-4815

Brickell Hotel Investments Inc
6581 SW 8th St
Miami, FL 33144-4815

Brickell Hotel Investments Inc
6581 SW 8th St
Miami, FL 33144-4815

Juan Victores & W Oriss
721 SW 66th Ave
Miami, FL 33144-3754

Caridad L Castillo
711 SW 66th Ave
Miami, FL 33144-3754

Fernando Montalvo & W Allcia
661 SW 66th Ave
Miami, FL 33144-3752

Enrique Perez & W Gladys Guerra
651 SW 66th Ave
Miami, FL 33144-3752

Fair Lawn Sec A PB 12-39 Lot 26 Blk 2
Property Address: 641 66 Ave SW
Folio No. 0140010200500

Nancy E. Benouaich & Linda A Brewer
641 SW 66th Ave
Miami, FL 33144-3752

1.54 40 Fair Lawn Sec A PB 12-39 Lot 27 Blk 2
Property Address: 631 66 Ave SW
Folio No. 0140010200510

Ramon Torres & W Amparo
631 SW 66th Ave
Miami, FL 33144-3752

2.54 40 .36 Ac N116ft Of S151ft Of W136.8ft Of E371.8ft Of Se1/4 Of Se1/4
Property Address: 6741 8 St SW
Folio No. 0140020000032

P E Intl Research & Dev Co Etal S F I R D
355 Casuarina Concourse
Miami, FL 33143-6507

2.54 40 .38 Ac M/L N116ft Of S151ft Of W140.05ft Of E622.18ft Of Se1/4
Property Address: 6781 8 St SW
Folio No. 0140020000040

P E Internationale Dev Co Etal S F I R D
355 Casuarina Concourse
Miami, FL 33143-6507

2.54 40 .12Ac E45ft Of W120ft Of E1102.18ft Of S151ft Of Se1/4 Of Se1/4
Property Address:
Folio No. 0140020000041

Maya Investments Inc
6891 SW 8th St
Miami, FL 33144-4742

2.54 40 .63 Ac E236ft Of W420ft Of E1102.18ft Of S151ft Of Se1/4 Of Se1/4
Property Address: 6801 8 St SW
Folio No. 0140020000044

M Three Corp
3622 Coral Way
Miami, FL 33145-3015

2.54 40 .17 Ac E64ft Of W184ft Of E1102.18ft Of S151ft Of Se1/4 Of Se1/4
Property Address: 6869 8 St SW
Folio No. 0140020000045

Opek Prop LLC
6869 SW 8th St
Miami, FL 33144-4742

2.54 40 .20Ac Beg At SW Cor Lot 1 Blk 6 Zena Gardens PB 46-51 Th S116ft
Property Address: 6891 8 St SW
Folio No. 0140020000050

Maya Investments Inc
D/B/A Venus Motel
6891 SW 8th St
Miami, FL 33144-4742

2.54 40 1.76 Ac M/L S493ft Of W1/2 Of E1/2 Of Sw1/4 Of Se1/4 Lvg E Of
Property Address: 7017 8 St SW
Folio No. 0140020000081

Trr Everglades Holdings LLC
1175 NE 125th St Ste 102
Miami, FL 33161-5009

Zena Gardens PB 46-51 Lot 10 Blk 3
Property Address: 534 67 Ave SW
Folio No. 0140020010460

Marisol Anorga
534 SW 67th Ave
Miami, FL 33144-3651

Zena Gardens PB 46-51 Lot 11 Blk 3
Property Address: 6711 6 St SW
Folio No. 0140020010470

Leonardo Salmeron
6711 SW 6th St
Miami, FL 33144-3617

2.54 40 Zena Gardens PB 46-51 Lot 12 Blk 3
Property Address: 6721 6 St SW
Folio No. 0140020010480

Erick L Chacon & W Ana Maria
6721 SW 6th St
Miami, FL 33144-3617

2.54 40 Zena Gardens PB 46-51 Lot 13 Blk 3
Property Address: 6731 6 St SW
Folio No. 0140020010490

Victor Novoa & W Rime
6731 SW 6th St
Miami, FL 33144-3617

2 54 40 Zena Gardens PB 46-51 Lot 14 Blk 3
Property Address: 6741 6 St SW
Folio No. 0140020010500

Zena Gardens PB 46-51 Lot 15 Blk 3
Property Address: 6751 6 St SW
Folio No. 0140020010510

Zena Gardens PB 46-51 Lot 16 Blk 3
Property Address: 6761 6 St SW
Folio No. 0140020010520

Zena Gardens PB 46-51 Lot 17 Blk 3
Property Address: 6771 6 St SW
Folio No. 0140020010530

Zena Gardens PB 46-51 Lot 18 Blk 3
Property Address: 535 68 Ave SW
Folio No. 0140020010540

Zena Gardens PB 46-51 Lot 1 Blk 4
Property Address: 605 68 Ave SW
Folio No. 0140020010550

Zena Gardens PB 46-51 Lot 2 Blk 4
Property Address: 6770 6 St SW
Folio No. 0140020010560

Zena Gardens PB 46-51 Lot 3 Blk 4
Property Address: 6760 6 St SW
Folio No. 0140020010570

Zena Gardens PB 46-51 Lot 4 Blk 4
Property Address: 6750 6 St SW
Folio No. 0140020010580

Zena Gardens PB 46-51 Lot 5 Blk 4
Property Address: 6740 6 St SW
Folio No. 0140020010590

Zena Gardens PB 46-51 Lot 6 Blk 4
Property Address: 6730 6 St SW
Folio No. 0140020010600

Zena Gardens PB 46-51 Lot 7 Blk 4
Property Address: 6720 6 St SW
Folio No. 0140020010610

Zena Gardens PB 46-51 Lot 8 Blk 4
Property Address: 6710 6 St SW
Folio No. 0140020010620

Oscar Garcia
6741 SW 6th St
Miami, FL 33144-3617

Jose M & Luis M Quintana
& Jose Miguel Quintana Jr
6751 SW 6th St
Miami, FL 33144-3617

Ildefonso Arencibia &
W Martha C Amable
6761 SW 6th St
Miami, FL 33144-3617

Josefa Donis & Rodrigo Mondelo
6771 SW 6th St
Miami, FL 33144-3617

Juan Paneque & W Silveria Paneque
535 SW 68th Ave
Miami, FL 33144-3649

Victor Rodriguez
605 SW 68th Ave
Miami, FL 33144-3629

Miguel Motagoiticoa
6770 SW 6th St
Miami, FL 33144-3618

Dayan Cossio & Lissette Diez
6760 SW 6th St
Miami, FL 33144-3618

Tirso Ferrer Est Of & Estela Ferrer Trs
6750 SW 6th St
Miami, FL 33144-3618

Saul Wiezenthal
PO Box 440217
Miami, FL 33144-0217

Marlene Martinez
6730 SW 6th St
Miami, FL 33144-3618

Pedro D Rodriguez Ofelia Rodriguez
6720 SW 6th St
Miami, FL 33144-3618

Fermin Gonzalez & W Julia
6710 SW 6th St
Miami, FL 33144-3618

Zena Gardens PB 46-51 Lot 9 Blk 4
Property Address: 604 67 Ave SW
Folio No. 0140020010630

Emoe Chuairey
604 SW 67th Ave
Miami, FL 33144-3606

Zena Gardens PB 46-51 Lot 10 Blk 4
Property Address: 624 67 Ave SW
Folio No. 0140020010640

Ramona Roman
624 SW 67th Ave
Miami, FL 33144-3606

Zena Gardens PB 46-51 Lot 11 Blk 4
Property Address: 6711 7 St SW
Folio No. 0140020010650

Marino Flores & W Rosana
6711 SW 7th St
Miami, FL 33144-3621

2 54 40 Zena Gardens PB 46-51 Lot 12 Blk 4
Property Address: 6721 7 St SW
Folio No. 0140020010660

Maria Morgan Est Of
6721 SW 7th St
Miami, FL 33144-3621

Zena Gardens PB 46-51 Lot 13 Blk 4
Property Address: 6731 7 St SW
Folio No. 0140020010670

Maria Teresa Fierro
6731 SW 7th St
Miami, FL 33144-3621

Zena Gardens PB 46-51 Lot 14 Blk 4
Property Address: 6741 7 St SW
Folio No. 0140020010680

Fernando Lurbe & W Miriam J
6741 SW 7th St
Miami, FL 33144-3621

Zena Gardens PB 46-51 Lot 15 Blk 4
Property Address: 6751 7 St SW
Folio No. 0140020010690

Mario Fernandez & W Josefina
2350 SW 155th Ave
Miami, FL 33185-5856

2 54 40 Zena Gardens PB 46-51 Lot 16 Blk 4
Property Address: 6761 7 St SW
Folio No. 0140020010700

Alberto Artigas
6761 SW 7th St
Miami, FL 33144-3621

2 54 40 Zena Gardens PB 46-51 Lot 17 Blk 4
Property Address: 6771 7 St SW
Folio No. 0140020010710

Salvador Hernandez & W Luisa
6771 SW 7th St
Miami, FL 33144-3621

Zena Gardens PB 46-51 Lot 18 Blk 4
Property Address: 625 68 Ave SW
Folio No. 0140020010720

Fernando Fernandez Jtrs
Juana IVon Ruiz Jtrs
625 SW 68th Ave
Miami, FL 33144-3629

Zena Gardens PB 46-51 Lot 1 Blk 5
Property Address: 705 68 Ave SW
Folio No. 0140020010730

Roland Beck
6770 SW 7th St
Miami, FL 33144-3622

Zena Gardens PB 46-51 Lot 2 Blk 5
Property Address: 6770 7 St SW
Folio No. 0140020010740

Roland J Beck & Virginia Beck
6770 SW 7th St
Miami, FL 33144-3622

2 54 40 Zena Gardens PB 46-51 Lot 3 Blk 5
Property Address: 6760 7 St SW
Folio No. 0140020010750

Carlos Blanco & W Luz
6760 SW 7th St
Miami, FL 33144-3622

2 54 40 Zena Gardens PB 46-51 Lot 9 Blk 8
Property Address: 6821 6 St SW
Folio No. 0140020011080

Miguel Rivera & W Hortensia
6821 SW 6th St
Miami, FL 33144-3619

2 54 40 Zena Gardens PB 46-51 Lot 10 Blk 8
Property Address: 6831 6 St SW
Folio No. 0140020011090

Carlos M Leyva
6831 SW 6th St
Miami, FL 33144-3619

2 54 40 Zena Gardens PB 46-51 Lot 11 Blk 8
Property Address: 6841 6 St SW
Folio No. 0140020011100

Jose Flores & W Ana Maritza
6841 SW 6th St
Miami, FL 33144-3619

2 54 40 Zena Gardens PB 46-51 Lot 12 Blk 8
Property Address: 555 69 Ave SW
Folio No. 0140020011110

Pedro Miguel Santana Perdomo Jtrs
Laura B Rodriguez Cruz Jtrs
555 SW 69th Ave
Miami, FL 33144-3653

Zena Gardens PB 46-51 Lot 1 Blk 12
Property Address: 600 69 Ave SW
Folio No. 0140020011460

Gladys Hernandez
600 SW 69th Ave
Miami, FL 33144-3638

Zena Gardens PB 46-51 Lot 2 Blk 12
Property Address: 610 69 Ave SW
Folio No. 0140020011470

Dalia J Martinez
610 SW 69th Ave
Miami, FL 33144-3638

Zena Gardens PB 46-51 Lot 3 Blk 12
Property Address: 620 69 Ave SW
Folio No. 0140020011480

Tropical Gardens Invst Inc
6925 SW 8th St
Miami, FL 33144-4743

Tamiami Gardens PB 48-19 Lot 1 Blk 1
Property Address: 601 71 Ct SW
Folio No. 0140020050010

Zulieka Nunez
601 SW 71st Ct
Miami, FL 33144-2730

Tamiami Gardens PB 48-19 Lot 2 Blk 1
Property Address: 611 71 Ct SW
Folio No. 0140020050020

Luis Z Tamargo & W Diana
611 SW 71st Ct
Miami, FL 33144-2730

Tamiami Gardens PB 48-19 Lot 3 Blk 1
Property Address: 621 71 Ct SW
Folio No. 0140020050030

Rolando Fleitas & W Maria
621 SW 71st Ct
Miami, FL 33144-2730

Tamiami Gardens PB 48-19 Lot 4 Blk 1
Property Address: 631 71 Ct SW
Folio No. 0140020050040

Juana Diaz Veronica Rivera
631 SW 71st Ct
Miami, FL 33144-2730

Tamiami Gardens PB 48-19 Lot 5 Blk 1
Property Address: 641 71 Ct SW
Folio No. 0140020050050

Wan Tat Chan & W Lai
641 SW 71st Ct
Miami, FL 33144-2730

Tamiami Gardens PB 48-19 Lot 6 Blk 1
Property Address: 651 71 Ct SW
Folio No. 0140020050060

Enriqueta Avila Blanco
651 SW 71st Ct
Miami, FL 33144-2730

Tamiami Gardens PB 48-19 Lot 7 Blk 1
Property Address: 7110 7 St SW
Folio No. 0140020050070

Tamiami Gardens PB 48-19 Lot 8 Blk 1
Property Address: 7120 7 St SW
Folio No. 0140020050080

Tamiami Gardens PB 48-19 Lot 9 Blk 1
Property Address: 7130 7 St SW
Folio No. 0140020050090

Tamiami Gardens PB 48-19 Lot 10 Blk 1
Property Address: 7140 7 St SW
Folio No. 0140020050100

Tamiami Gardens PB 48-19 Lot 1 Blk 4
Property Address: 7150 7 St SW
Folio No. 0140020050670

Tamiami Gardens PB 48-19 Lot 2 Blk 4
Property Address: 7160 7 St SW
Folio No. 0140020050680

Tamiami Gardens PB 48-19 Lot 3 Blk 4
Property Address: 7170 7 St SW
Folio No. 0140020050690

Tamiami Gardens PB 48-19 Lot 4 Blk 4
Property Address: 7180 7 St SW
Folio No. 0140020050700

Tamiami Gardens PB 48-19 Lot 5 Blk 4
Property Address: 7200 7 St SW
Folio No. 0140020050710

Tamiami Gardens PB 48-19 Lot 1 Blk 5
Property Address: 640 71 Ct SW
Folio No. 0140020050900

Tamiami Gardens PB 48-19 Lot 2 Blk 5
Property Address: 630 71 Ct SW
Folio No. 0140020050910

2 54 40 Tamiami Gardens PB 48-19 Lot 3 Blk 5
Property Address: 620 71 Ct SW
Folio No. 0140020050920

Alina M Gonzalez Alina C Gonzalez
7110 SW 7th St
Miami, FL 33144-2717

Milgvan Guerra
7120 SW 7th St
Miami, FL 33144-2717

Lazaro Nario & W Iraida &
Lazaro D Nario
7130 SW 7th St
Miami, FL 33144-2717

Bp Florida Properties LLC
3607 SW 29th St
Miami, FL 33133-3417

Alberto M Sanchez Jtrs
Maria Julia Sanchez Jtrs
7150 SW 7th St
Miami, FL 33144-2741

Rodolfo Burgos & W Grisel
7160 SW 7th St
Miami, FL 33144-2741

Luis Castaneda & Mercedes Menocal
7170 SW 7th St
Miami, FL 33144-2741

Mercedes Reyes
7180 SW 7th St
Miami, FL 33144-2741

Jose Lopez
7200 SW 7th St
Miami, FL 33144-2719

Angel Fernandez Jtrs Maria C
Fernandez Jtrs Jessica Fernandez Jtrs
640 SW 71st Ct
Miami, FL 33144-2731

Rafael Segredo Le Marta Segredo Le
Rem Carlos Rafael Segredo
630 SW 71st Ct
Miami, FL 33144-2731

Luis A Fontes
4602 E 10th Av
Hialeah, FL 33013-2104

Tamiami Gardens PB 48-19 Lot 4 Blk 5
Property Address: 610 71 Ct SW
Folio No. 0140020050930

Jesus Niebla
610 SW 71st Ct
Miami, FL 33144-2731

Tamiami Gardens PB 48-19 Lot 39 Blk 5
Property Address: 601 71 Pl SW
Folio No. 0140020051280

Rigoberto Guzman & W Clara
601 SW 71st Pl
Miami, FL 33144-2755

Tamiami Gardens PB 48-19 Lot 40 Blk 5
Property Address: 621 71 Pl SW
Folio No. 0140020051290

Patrick Cotter & Christina Salinas
621 SW 71st Pl
Miami, FL 33144-2755

2 54 40 Tamiami Gardens PB 48-19 Lot 41 Blk 5
Property Address: 631 71 Pl SW
Folio No. 0140020051300

Dalia Valdes
631 SW 71st Pl
Miami, FL 33144-2755

Tamiami Gardens PB 48-19 Lot 42 Blk 5
Property Address: 641 71 Pl SW
Folio No. 0140020051310

Amado Echevarria
641 SW 71st Pl
Miami, FL 33144-2755

Tamiami Gardens PB 48-19 Lot 1 Blk 7
Property Address: 7150 6 St SW
Folio No. 0140020051500

Jorge L Martin
7150 SW 6th St
Miami, FL 33144-2739

Tamiami Gardens PB 48-19 Lot 2 Blk 7
Property Address: 7160 6 St SW
Folio No. 0140020051510

Stanley T Mykytka
7160 SW 6th St
Miami, FL 33144-2739

2 54 40 Tamiami Gardens PB 48-19 Lot 15 Blk 7
Property Address: 7181 7 St SW
Folio No. 0140020051640

Jose R Alvarez
7181 SW 7th St
Miami, FL 33144-2740

Tamiami Gardens PB 48-19 Lot 16 Blk 7
Property Address: 7171 7 St SW
Folio No. 0140020051650

Marie Simons
7171 SW 7th St
Miami, FL 33144-2740

Tamiami Gardens PB 48-19 Lot 17 Blk 7
Property Address: 7161 7 St SW
Folio No. 0140020051660

Zoilo A Arias & W Luz & Jorge E Arias
7161 SW 7th St
Miami, FL 33144-2740

2 54 40 Tamiami Gdns PB 48-19 Lot 18 Blk 7
Property Address: 7151 7 St SW
Folio No. 0140020051670

Alicia M Alvarez
7151 SW 7th St
Miami, FL 33144-2740

Tamiami Gardens PB 48-19 Lot 1 & E17.26Ft Lot 2 Blk 8
Property Address: 7101 8 St SW
Folio No. 0140020051680

First Bank Of Miami
3650 SW 8th St
Miami, FL 33135-4135

2 54 40 Tamiami Gdns PB 48-19 Lot 2 Less E17.26Ft Blk 8
Property Address: 7105 8 St SW
Folio No. 0140020051690

Julio De Quesada Living Tru
PO Box 142191
Coral Gables, FL 33114-2191

2 54 40 Tamiami Gdns PB 48-19 E52ft Lot 3 Blk 8
Property Address: 7105 8 St SW
Folio No. 0140020051700

2 54 40 Tamiami Gdns PB 48-19 W8ft Lot 3 & All Lots 4 & 5 Blk 8
Property Address: 7135 8 St SW
Folio No. 0140020051710

Tamiami Gardens PB 48-19 Lots 1 Thru 7 & E1/2 Of Lot 8 Blk 9
Property Address: 7147 8 St SW
Folio No. 0140020051730

2 54 40 .47 Ac M/L Warehouses Of Miami Inc Tract A PB 61-96
Property Address: 701 71 Ave SW
Folio No. 0140020110010

2 54 40 0.47 Ac M/L Industries Of Miami Inc PB 62-97 Tract A
Property Address: 611 71 Ave SW
Folio No. 0140020130010

2 54 40 Louis Sub PB 64-91 W44.78ft Of Tr 1
Property Address: 6779 8 St SW
Folio No. 0140020150010

2 54 40 Louis Sub PB 64-91 Tr 1 Less W44.78ft & N116ft Of S151ft Of W19.
Property Address: 6767 8 St SW
Folio No. 0140020150020

2 54 40 .47 Ac M/L Siebros PB 73-53 Tract A
Property Address: 7097 8 St SW
Folio No. 0140020170010

Everglades Sub PB 82-91 Tract A Less N900ft -
Property Address: 6991 8 St SW
Folio No. 0140020190020

Everglades Sub PB 82-91 N300ft Of S659ft Of Tract A
Property Address: 6991 8 St SW
Folio No. 0140020190040

1.411 Ac M/L Ledi Industrial Subdivision PB 92-41 Tr A Less N402.69ft
Property Address: 7070 4 St SW
Folio No. 0140020240020

Tropic Garden PB 140-92 Undiv 3/4 Int In Port Tr A Beg X Of N/L SW 8 St
Property Address: 6925 8 St SW
Folio No. 0140020460010

Julio De Quesada Living Tru
PO Box 142191
Coral Gables, FL 33114-2191

Refri Air Appliance Parts Inc
7135 SW 8th St
Miami, FL 33144-4651

Jalimar LLC
7600 S Red Rd Ste 124
Miami, FL 33143-5421

International Agencies Inc
151 Ludlow Ave
Northvale, NJ 07647-2305

F Saunders Tr & Etals
% Marc D Jacobson
115 E Rivo Alto Dr
Miami Beach, FL 33139-1245

P E Intl Research & Dev Co Etal
South Florida Research & Dev Inc
355 Casuarina Concourse
Miami, FL 33143-6507

Florida Power & Light Co
Attn Property Tax Dept
700 Universe Blvd
North Palm Beach, FL 33408-2657

Everglades Holdings LLC
6991 SW 8th St
Miami, FL 33144-4743

Trr Everglades Holdings LLC
1175 NE 125th St Ste 102
Miami, FL 33161-5009

Trr Everglades Holdings LLC
1175 NE 125th St Ste 102
Miami, FL 33161-5009

Trr Everglades Holdings LLC
1175 NE 125th St Ste 102
Miami, FL 33161-5009

Tropic Garden Invests Inc
6925 SW 8th St
Miami, FL 33144-4743

Tropic Garden PB 140-92 Undiv 1/4 Int In Port Tr A Beg X Of N/L SW 8 St
Property Address: 6925 8 St SW
Folio No. 0140020460011

Tropic Garden Invest Inc
6925 SW 8th St
Miami, FL 33144-4743

Tropic Garden PB 140-92 Port Of Tr A Desc Beg 40.34Fte Of SW Cor Of Tr A
Property Address: 640 69 Ave SW
Folio No. 0140020460012

Tropic Garden Invests Inc
6925 SW 8th St
Miami, FL 33144-4743

Tropic Garden PB 140-92 Tr B
Property Address: 630 69 Ave SW
Folio No. 0140020460020

630 LLC
6925 SW 8th St
Miami, FL 33144-4743

Faracos Place PB 150-51 T-19722 Tr A
Property Address: 6701 8 St SW
Folio No. 0140020500010

Carlos M Faraco & W Xiomara B(Trs)
11295 SW 32nd St
Miami, FL 33165-2239

12 54 40 .15 Ac Bradburys Sub PB B-20 Port Of Lot 12 S56.67 Of E144ft Of
Property Address: 1220 65 Ave SW
Folio No. 1540120410010

Raquel Martinez Rina G Rodriguez
1220 SW 65th Ave
Miami, FL 33144-5650

12 54 40 .86 Ac Bradburys Sub PB B-20 S150ft Of W1/2 Of Nw1/4 Of Sw1/4 O
Property Address: 1335 67 Ave SW
Folio No. 1540120410030

Dp Real Estate Holdings LLC
2700 SW 8th St
Miami, FL 33135-4619

12 54 40 .24 Ac M/L Bradburys Sub PB B-20 Beg 170Fts & 25Ftw Of NE Cor N
Property Address: 1240 65 Ave SW
Folio No. 1540120410080

Miriam Ramirez & H Gerardo A
& Juana Acosta & Etals
1240 SW 65th Ave
Miami, FL 33144-5650

12 54 40 .12 Ac Bradburys Sub PB B-20 E50ft Of W121ft Of E346ft Of NW 1/4
Property Address: 6540 13 St SW
Folio No. 1540120410210

Konstantinos Giannoutsos
& Nikolaos Giannoutsos
6540 SW 13th St
Miami, FL 33144-5576

12 54 40 .17 Ac Bradburys Sub PB B-20 W71ft Of E346ft Of Nw1/4 Of Sw1/4
Property Address: 6550 13 St SW
Folio No. 1540120410220

Manuel Gonzalez
6550 SW 13th St
Miami, FL 33144-5576

12 54 40 .26 Ac Bradburys Sub PB B-20 E50ft Of W171ft Of S105ft Of E346f
Property Address: 6531 13 St SW
Folio No. 1540120410230

Rosalina Vassaux Andre Vassaux
6531 SW 13th St
Miami, FL 33144-5577

12 54 40 .12 Ac Bradburys Sub PB B-20 E50ft Of W221ft Of S105ft Of E346f
Property Address: 6521 13 St SW
Folio No. 1540120410240

Wells Fargo Bank Na Trs
1661 Worthington Rd Ste 100
West Palm Beach, FL 33409-6493

12 54 40 .17 Ac Bradburys Sub PB B-20 W71ft Of S105ft Of E346ft Of N 275
Property Address: 6551 13 St SW
Folio No. 1540120410250

Richard S Antosiewicz
6551 SW 13th St
Miami, FL 33144-5577

12 54 40 .12 Ac Bradburys Sub PB B-20 E50ft Of W121ft Of S105ft Of E346f
Property Address: 6541 13 St SW
Folio No. 1540120410260

Richard Antosiewicz
6551 SW 13th St
Miami, FL 33144-5577

12 54 40 .12 Ac Bradburys Sub PB B-20 E50ft Of W221ft Of E346ft Of Nw1/4
Property Address: 6520 13 St SW
Folio No. 1540120410270

12 54 40 .12 Ac Bradburys Sub PB B-20 E50ft Of W171ft Of E346ft Of Nw1/4
Property Address: 6530 13 St SW
Folio No. 1540120410290

Tamiami Lawns Rev PB 8-28 Lots 1 Thru 3 -
Property Address: 6500 8 St SW
Folio No. 1540120440010

12 54 40 Tamiami Lawns Rev PB 8-28 Lots 4 & 5 Less Ext Area Of Curve In
Property Address: 6548 8 St SW
Folio No. 1540120440030

12 54 40 Tamiami Lawns Rev PB 8-28 Lot 6
Property Address: 6548 8 St SW
Folio No. 1540120440040

Tamiami Lawns Revised PB 8-28 Lots 7&8 Less N10ft For R/W
Property Address: 6620 8 St SW
Folio No. 1540120440060

12 54 40 Tamiami Lawns Revised PB 8-28 Lots 9 To 11 Inc Less N10ft & W10
Property Address: 6698 8 St SW
Folio No. 1540120440070

Tamiami Lawns Revised PB 8-28 Lots 12 To 14 Inc Less W10ft.
Property Address:
Folio No. 1540120440080

Tamiami Lawns Revised PB 8-28 Lot 15 Less W10ft
Property Address: 895 67 Ave SW
Folio No. 1540120440090

Tamiami Lawns Rev PB 8-28 Lot 16 & N10ft Of Lot 17 Less W10ft Thereof
Property Address: 897 67 Ave SW
Folio No. 1540120440100

Tamiami Lawns Rev PB 8-28 Lot 17 Less N10ft & Less W10ft For R/W
Property Address: 899 67 Ave SW
Folio No. 1540120440101

Tamiami Lawns Revised PB 8-28 Lots 18 & 19 Less W10ft
Property Address: 985 67 Ave SW
Folio No. 1540120440110

Tamiami Lawns Revised PB 8-28 Lot 20 Less W10ft For R/W
Property Address: 995 67 Ave SW
Folio No. 1540120440120

Jpmorgan Chase Bank N A
10790 Rancho Bernardo Rd
San Diego, CA 92127-5705

Daniel J Milinare & W Eugenia P
15844 SW 149th Ln
Miami, FL 33196-5723

Advance Auto Parts
PO Box 2710
Roanoke, VA 24001-2710

Ocean Bank
780 NW 42nd Ave
Miami, FL 33126-5540

Ocean Bank
780 NW 42nd Ave
Miami, FL 33126-5540

John B Fogg Jr Trs
19801 SW 222nd St
Miami, FL 33170-3315

Miriam Marks Tr
9923 NW 52nd Ter
Miami, FL 33178-2605

Thirty Eight Development LLP
14011 SW 20th St
Miami, FL 33175-7036

Naspy LLC
915 Country Club Prado
Coral Gables, FL 33134-2116

Earl Hagood Inc
897 SW 67th Ave
Miami, FL 33144-4712

Earl Hagood Inc
899 SW 67th Ave
Miami, FL 33144-4712

Carlos Alvarez
9325 SW 77th Ave Apt 145
Miami, FL 33156-7923

Bruce Matthews & W Debora
12443 SW 107th Ct
Miami, FL 33176-4605

Tamiami Lawns Revised PB 8-28 Lots 21 & 22 Less W10ft
Property Address: 1011 67 Ave SW
Folio No. 1540120440130

Jalas Inc
4116 Buchanan St
Hollywood, FL 33021-5913

Tamiami Lawns Revised PB 8-28 Lot 23 Less W10ft
Property Address: 1021 67 Ave SW
Folio No. 1540120440140

1021 Holdings LLC
1041 SW 67th Ave
Miami, FL 33144-4714

Tamiami Lawns Revised PB 8-28 Lot 24 Less W10ft
Property Address: 1041 67 Ave SW
Folio No. 1540120440150

1041 Holdings LLC
1041 SW 67th Ave
Miami, FL 33144-4714

Tamiami Lawns Revised PB 8-28 Lot 25 Less W10ft
Property Address: 1041 67 Ave SW
Folio No. 1540120440160

1031 Holdings LLC
1041 SW 67th Ave
Miami, FL 33144-4714

Tamiami Lawns Revised PB 8-28 Lots 26 & 27 Less W10ft
Property Address: 1075 67 Ave SW
Folio No. 1540120440170

Pedro E Castellanos & W Maria
2104 SW 93rd Ct
Miami, FL 33165-8121

Tamiami Lawns Rev PB 8-28 Lots 28 & 29 Less W10ft
Property Address: 1085 67 Ave SW
Folio No. 1540120440180

Carol Berger Trs Morris Berger Trs
1 N Fort Lauderdale Beach Blyd
Fort Lauderdale, FL 33304-4392

Tamiami Lawns Rev PB 8-28 Lots 30 To 35 Inc Less W10ft Of Lots 30 Thru 3
Property Address: 1155 67 Ave SW
Folio No. 1540120440200

Southern Bell Tel & Tel Co
% Bellsouth Corporation
PO Box 7207
Bedminster, NJ 07921-7207

12 54 40 Tamiami Lawns Rev PB 8-28 Lot 36
Property Address: 1070 66 Ave SW
Folio No. 1540120440230

E & E Of Miami LLC
2990 SW 109th Ave
Miami, FL 33165-2326

12 54 40 Tamiami Lawns Rev PB 8-28 Lots 37 & 38
Property Address: 1080 66 Ave SW
Folio No. 1540120440240

Velde Construction Inc
3941 SW 138th Ct
Miami, FL 33175-7246

Tamiami Lawns Revised PB 8-28 Lot 39
Property Address: 1046 66 Ave SW
Folio No. 1540120440260

Andres M Varela
6857 SW 13th St
Miami, FL 33144-5522

Tamiami Lawns Revised PB 8-28 Lot 40
Property Address: 1044 66 Ave SW
Folio No. 1540120440270

Domitila E Garcia
8990 SW 24th St Apt 215
Miami, FL 33165-2073

Tamiami Lawns Revised PB 8-28 Lot 41
Property Address: 1042 66 Ave SW
Folio No. 1540120440280

1042 Holdings LLC
1041 SW 67th Ave
Miami, FL 33144-4714

Tamiami Lawns Revised PB 8-28 Lot 42 F/A/U 15-4012-073 Michelle Condo Ap
Property Address: 1038 66 Ave SW
Folio No. 1540120440290

Jemka LLC
8370 NW 168th St
Hialeah, FL 33016-3467

12 54 40 Tamiami Lawns Revised PB 8-28 Lot 43 et
Property Address: 1028 66 Ave SW
Folio No. 1540120440300

Carlos Nayar & W Estela
2025 Lxora Rd
Miami, FL 33181

Tamiami Lawns Revised PB 8-28 Lot 44 -
Property Address: 1000 66 Ave SW
Folio No. 1540120440310

Jalas Inc
4116 Buchanan St
Hollywood, FL 33021-5913

12 54 40 Tamiami Lawns Revised PB 8-28 Lots 45 & 46
Property Address: 6617 10 St SW
Folio No. 1540120440320

Cressida LLC
3096 Blaine St
Miami, FL 33133-4620

Tamiami Lawns Revised PB 8-28 Lot 47
Property Address: 980 66 Ave SW
Folio No. 1540120440331

Danny E Brenner Olga Brenner
982 SW 66th Ave
Miami, FL 33144-4836

Tamiami Lawns Rev PB 8-28 Lots 48 & 49
Property Address: 950 66 Ave SW
Folio No. 1540120440332

Rafaef Otero Jtrs Delia Otero Jtrs
Marlen Gamboa Jtrs
5205 SW 89th Ct
Miami, FL 33165-6611

12 54 40 Tamiami Lawns Revised PB 8-28 Lots 50 & 51
Property Address: 890 66 Ave SW
Folio No. 1540120440340

Molly Beckerman &
Sheldon Beckerman Trs
16751 NE 9th Ave Apt 306
North Miami Beach, FL 33162-2531

Tamiami Lawns Rev PB 8-28 Lot 52
Property Address: 822 66 Ave SW
Folio No. 1540120440350

Bertha Ortega Le Rem Betty Ortega
100 Lincoln Rd # 1006
Miami Beach, FL 33139-2013

Tamiami Lawns Rev Lot 53 PB 8-28
Property Address: 814 66 Ave SW
Folio No. 1540120440360

Mayra Abreu
816 SW 66th Ave
Miami, FL 33144-4834

Tamiami Lawns Rev PB 8-28 Lots 54 & 55
Property Address: 811 66 Ave SW
Folio No. 1540120440370

Ocean Bank
780 NW 42nd Ave
Miami, FL 33126-5540

Tamiami Lawns Rev PB 8-28 Lot 56
Property Address: 879 66 Ave SW
Folio No. 1540120440371

Horacio Camacho
881 SW 66th Ave
Miami, FL 33144-4833

Tamiami Lawns Rev PB 8-28 Lot 57
Property Address: 903 66 Ave SW
Folio No. 1540120440372

Ana M Almanzar
903 SW 66th Ave
Miami, FL 33144-4835

Tamiami Lawns Rev PB 8-28 Lot 58
Property Address: 907 66 Ave SW
Folio No. 1540120440380

Gullfermo Martinez Trs
Nancy E Martinez Trs
1239 Sorolla Ave
Coral Gables, FL 33134-3515

Tamiami Lawns Revised PB 8-28 Lot 59
Property Address: 921 66 Ave SW
Folio No. 1540120440390

Orlando F Fernandez Trust
2461 NW 72nd Ave
Miami, FL 33122-1829

Tamiami Lawns Revised PB 8-28 Lot 60
Property Address: 931 66 Ave SW
Folio No. 1540120440391

Gilberto & Miriam Contreras
David Contreras & W Odalys Mora
10900 SW 97th Ave
Miami, FL 33176-2811

Tamiami Lawns Revised PB 8-28 Lot 61 & N10ft Of Lot 62
Property Address: 941 66 Ave SW
Folio No. 1540120440400

Domingo Coca & Eucaris Castillo
941 SW 66th Ave
Miami, FL 33144-4835

Tamiami Lawns Revised PB 8-28 Lot 62 Less N10ft
Property Address: 943 66 Ave SW
Folio No. 1540120440401

Raul Abdala Veronica Abdala
PO Box 653637
Miami, FL 33265-3637

Tamiami Lawns Revised PB 8-28 E20ft Of Lot 63 & Lot 86
Property Address: 1002 65 Ave SW
Folio No. 1540120440410

Dalia Diaz
1002 SW 65th Ave
Miami, FL 33144-4932

12 54 40 Tamiami Lawns Revised PB 8-28 Lot 63 Less E20ft
Property Address: 6540 10 St SW
Folio No. 1540120440420

Juan C Leon Mercedes Leon
5870 SW 13th Ter
Miami, FL 33144-5708

Tamiami Lawns Revised PB 8-28 Lot 64
Property Address: 1015 66 Ave SW
Folio No. 1540120440430

Harold Soberao
1015 SW 66th Ave
Miami, FL 33144-4935

Tamiami Lawns Revised PB 8-28 Lot 65
Property Address: 1021 66 Ave SW
Folio No. 1540120440440

Ruth Brenda Picciotto Barillas
1021 SW 66th Ave
Miami, FL 33144-4935

Tamiami Lawns Rev PB 8-28 Lot 66
Property Address: 1031 66 Ave SW
Folio No. 1540120440450

Esther Busto & Yesenia & Gisele
& Michael Busto & Angela Herrera
1033 SW 66th Ave
Miami, FL 33144-4935

Tamiami Lawns Revised PB 8-28 Lot 67
Property Address: 1043 66 Ave SW
Folio No. 1540120440460

Olga Lidia Lazo
13970 SW 20th St
Miami, FL 33175-7001

12 54 40 Tamiami Lawns Revised PB 8-28 Lot 68 & N25ft Lot 69
Property Address: 1045 66 Ave SW
Folio No. 1540120440470

Elizabeth Diaz
1045 SW 66th Ave
Miami, FL 33144-4935

Tamiami Lawns Revised PB 8-28 Lot 70 & S25ft Lot 69
Property Address: 1047 66 Ave SW
Folio No. 1540120440480

Constantino Varas & W Juana
7055 SW 76th St
Miami, FL 33143-4322

Tamiami Lawns Revised PB 8-28 Lot 71

Property Address: 1129 66 Ave SW
Folio No. 1540120440490

Tamiami Lawns Revised PB 8-28 Lot 72

Property Address:
Folio No. 1540120440495

12 54 40 Tamiami Lawns Rev PB 8-28 E1/2 Of Lots 73 & 74

Property Address: 6555 12 St SW
Folio No. 1540120440500

12 54 40 Tamiami Lawns Rev PB 8-28 W1/2 Of Lots 73 & 74

Property Address: 6585 12 St SW
Folio No. 1540120440501

12 54 40 Tamiami Lawns Revised PB 8-28 Lot 75

Property Address: 1122 65 Ave SW
Folio No. 1540120440510

Tamiami Lawns Revised PB 8-28 Lot 76

Property Address: 1112 65 Ave SW
Folio No. 1540120440520

12 54 40 Tamiami Lawns Revised PB 8-28 Lot 77

Property Address: 1100 65 Ave SW
Folio No. 1540120440530

12 54 40 Tamiami Lawns Revised PB 8-28 Lot 78

Property Address: 1090 65 Ave SW
Folio No. 1540120440540

Tamiami Lawns Revised PB 8-28 Lot 79

Property Address: 1080 65 Ave SW
Folio No. 1540120440550

Tamiami Lawns Revised PB 8-28 Lot 80

Property Address: 1070 65 Ave SW
Folio No. 1540120440560

Tamiami Lawns Revised PB 8-28 Lot 81 & S1/2 Of Lot 82

Property Address: 1050 65 Ave SW
Folio No. 1540120440570

Tamiami Lawns Revised PB 8-28 Lot 83 & N1/2 Of Lot 82

Property Address: 1046 65 Ave SW
Folio No. 1540120440580

Charles Woodward &
W Candice A Tchir Jtrs
1129 SW 66th Ave
Miami, FL 33144-4937

Candice Ann Tchir
1129 SW 66th Ave
Miami, FL 33144-4937

Alexander Pall Jr & W Helen E Le
Rem Donna J Ward
6555 SW 12th St
Miami, FL 33144-4919

City Of West Miami
901 SW 62nd Ave
Miami, FL 33144-4805

Maria Margolles & Donald Sanchez
1122 SW 65th Ave
Miami, FL 33144-4934

Pearl L Baumann Trs Pearl L Baumann
1112 SW 65th Ave
Miami, FL 33144-4934

Tania Solorzano Jtrs Tanya Sanchez Jtrs
Josefina Soloranzo Jtrs
1100 SW 65th Ave
Miami, FL 33144-4934

Martin P Garcia & W Amarilys Diaz
1090 SW 65th Ave
Miami, FL 33144-4932

Silvia P Diaz
1080 SW 65th Ave
Miami, FL 33144-4932

Josefina Clinche Salvador Clinche
1070 SW 65th Ave
Miami, FL 33144-4932

Siomara Borrell
1050 SW 65th Ave
Miami, FL 33144-4932

Gisela Provedo & Maria T Provedo Jtrs
1046 SW 65th Ave
Miami, FL 33144-4932

Tamiami Lawns Revised PB 8-28 Lot 84
Property Address: 1020 65 Ave SW
Folio No. 1540120440590

Tamiami Lawns Revised PB 8-28 Lot 85
Property Address: 1010 65 Ave SW
Folio No. 1540120440600

Tamiami Lawns Rev PB 8-28 Lot 87
Property Address: 6501 10 St SW
Folio No. 1540120440610

Tamiami Lawns Rev PB 8-28 Lot 88
Property Address: 926 65 Ave SW
Folio No. 1540120440611

Tamiami Lawns Rev PB 8-28 Lot 89
Property Address: 922 65 Ave SW
Folio No. 1540120440612

Tamiami Lawns Revised PB 8-28 Lot 90
Property Address: 912 65 Ave SW
Folio No. 1540120440620

Tamiami Lawns Revised PB 8-28 Lot 91
Property Address: 910 65 Ave SW
Folio No. 1540120440621

12 54 40 Tamiami Lawns Revised PB 8-28 Lot 92-93
Property Address: 900 65 Ave SW
Folio No. 1540120440630

12 54 40 Tamiami Lawns Rev PB 8-28 Lot 94
Property Address: 840 65 Ave SW
Folio No. 1540120440640

12 54 40 Tamiami Lawns Rev PB 8-28 Lot 95
Property Address: 820 65 Ave SW
Folio No. 1540120440650

Liberian Sub PB 81-49 Lots 1 Thru 3 Per Unity Of Title Dated 4-3-67
Property Address: 1301 67 Ave SW
Folio No. 1540120700010

12 54 40 Liberman Sub 1st Addn PB 82-86 Lot 4
Property Address: 1247 67 Ave SW
Folio No. 1540120710010

Villas Of West Miami Condo Unit 1 Bldg 6550 Undiv 1/49 Int In Common
Property Address: 6550 12 St SW, #16550
Folio No. 1540120760010

Sixty Fifth Avenue Corp
PO Box 56 5657
Miami, FL 33256-5657

Angel Louis Pinto
1010 SW 65th Ave
Miami, FL 33144-4932

Carlos Plnero & W Ana M
6501 SW 10th St
Miami, FL 33144-4943

Miguel A Padron & W Ileana
& Rosendo J Perez & W Lidia
3277 Yorktown Dr
Roswell, GA 30075-3116

Alfin Inc
922 SW 65th Ave
Miami, FL 33144-4832

Jose L Lopez & W Gladys
3930 NW 6th St
Miami, FL 33126-5612

Magaly Castano & H Carlos Gonzalez
11145 NW 59th Ave
Hialeah, FL 33012-2562

Eagle Consulting Serv LLC
PO Box 164336
Miami, FL 33116-4336

Hilda Munoz Tr
830 SW 99th Pl
Miami, FL 33174-2826

Reinaldo Perez & W Nereida
& Gerardo L Diaz & W Amarylys
820 SW 65th Ave
Miami, FL 33144-4830

Ludlam Plaza Apartments Ltd
9095 SW 87th Ave Ste 777
Miami, FL 33176-2310

Ludlam Plaza Apartments Ltd
9095 SW 87th Ave Ste 777
Miami, FL 33176-2310

Catalina & Javier G Garcia
6550 SW 12th St Apt 1
Miami, FL 33144-4965

Villas Of West Miami Condo Unit 2 Bldg 6550 Undiv 1/49 Int In Common
Property Address: 6550 12 St SW, #26550
Folio No. 1540120760020

Concepcion Domenech
6550 SW 12th St Apt 2
Miami, FL 33144-4965

Villas Of West Miami Condo Unit 3 Bldg 6550 Undiv 1/49 Int In Common
Property Address: 6550 12 St SW, #36550
Folio No. 1540120760030

Sara R Narbecki
6550 SW 12th St Apt 3
Miami, FL 33144-4965

Villas Of West Miami Condo Unit 4 Bldg 6550 Undiv 1/49 Int In Common
Property Address: 6550 12 St SW, #46550
Folio No. 1540120760040

Janette Medina
6550 SW 12th St # 46550
Miami, FL 33144-4965

Villas Of West Miami Condo Unit 5 Bldg 6550 Undiv 1/49 Int In Common
Property Address: 6550 12 St SW, #56550
Folio No. 1540120760050

Juan Alberto Alvarez
6550 SW 12th St Apt 5
Miami, FL 33144-4965

Villas Of West Miami Condo Unit 6 Bldg 6550 Undiv 1/49 Int In Common
Property Address: 6550 12 St SW, #66550
Folio No. 1540120760060

Juan R Vila & W Cristina I
6550 SW 12th St Apt 6
Miami, FL 33144-4965

Villas Of West Miami Condo Unit 7 Bldg 6550 Undiv 1/49 Int In Common
Property Address: 6550 12 St SW, #76550
Folio No. 1540120760070

Jose L Mendez & W Hilda Cruz
6550 SW 12th St Apt 7
Miami, FL 33144-4965

Villas Of West Miami Condo Unit 1 Bldg 6570 Undiv 1/49 Int In Common
Property Address: 6570 12 St SW, #16570
Folio No. 1540120760080

Edilberto Naranjo & W Yudith M
12954 SW 18th Ter
Miami, FL 33175-1302

Villas Of West Miami Condo Unit 2 Bldg 6570 Undiv 1/49 Int In Common
Property Address: 6570 12 St SW, #26570
Folio No. 1540120760090

Evangelina Aguilar
6570 SW 12th St # 26570
Miami, FL 33144-4964

Villas Of West Miami Condo Unit 3 Bldg 6570 Undiv 1/49 Int In Common
Property Address: 6570 12 St SW, #36570
Folio No. 1540120760100

Julio A Lugo & W Marleny
6570 SW 12th St # 36570
Miami, FL 33144-4964

Villas Of West Miami Condo Unit 4 Bldg 6570 Undiv 1/49 Int In Common
Property Address: 6570 12 St SW, #46570
Folio No. 1540120760110

Orsata Investment LLC
1960 SW 23rd Ter
Miami, FL 33145-3717

Villas Of West Miami Condo Unit 5 Bldg 6570 Undiv 1/49 Int In Common
Property Address: 6570 12 St SW, #56570
Folio No. 1540120760120

Bryan Perona & W Maria Perona
6570 SW 12th St # 56570
Miami, FL 33144-4964

Villas Of West Miami Condo Unit 6 Bldg 6570 Undiv 1/49 Int In Common
Property Address: 6570 12 St SW, #66570
Folio No. 1540120760130

Julio Alejandro Cruz
6570 SW 12th St Apt 6
Miami, FL 33144-4964

Villas Of West Miami Condo Unit 7 Bldg 6570 Undiv 1/49 Int In Common
Property Address: 6570 12 St SW, #76570
Folio No. 1540120760140

Villas Of W Mia Condo Assn Inc
C/O Fein & Meloni
900 SW 40 Ave
Plantation, FL 33317

Villas Of West Miami Condo Unit 1 Bldg 6590 Undiv 1/49 Int In Common
Property Address: 6590 12 St SW, #16590
Folio No. 1540120760150

Quatro Holdings Inc
638 Altara Ave
Coral Gables, FL 33146-1304

Villas Of West Miami Condo Unit 2 Bldg 6590 Undiv 1/49 Int In Common
Property Address: 6590 12 St SW, #26590
Folio No. 1540120760160

Juan A Anillo Sarmiento
3860 Braganza Ave
Miami, FL 33133-6307

Villas Of West Miami Condo Unit 3 Bldg 6590 Undiv 1/49 Int In Common
Property Address: 6590 12 St SW, #36590
Folio No. 1540120760170

Ciro L Duran & W Olga E
6590 SW 12th St # 36590
Miami, FL 33144-4963

Villas Of West Miami Condo Unit 4 Bldg 6590 Undiv 1/49 Int In Common
Property Address: 6590 12 St SW, #46590
Folio No. 1540120760180

Luis N Dominguez & W Maria L
6590 SW 12th St # 46590
Miami, FL 33144-4963

Villas Of West Miami Condo Unit 5 Bldg 6590 Undiv 1/49 Int In Common
Property Address: 6590 12 St SW, #56590
Folio No. 1540120760190

Gisell Fagundo & Adres Hernandez
6590 SW 12th St Apt 5
Miami, FL 33144-4963

Villas Of West Miami Condo Unit 6 Bldg 6590 Undiv 1/49 Int In Common
Property Address: 6590 12 St SW, #66590
Folio No. 1540120760200

Julio A Martinez & W Maria M
6590 SW 12th St Apt 6
Miami, FL 33144-4963

Villas Of West Miami Condo Unit 7 Bldg 6590 Undiv 1/49 Int In Common
Property Address: 6590 12 St SW, #76590
Folio No. 1540120760210

Jorge Gonzalez
6590 SW 12th St Apt 7
Miami, FL 33144-4963

Villas Of West Miami Condo Unit 1 Bldg 6620 Undiv 1/49 Int In Common
Property Address: 6620 12 St SW, #16620
Folio No. 1540120760220

Celsa Santos Fornaris
6620 SW 12th St Apt 1
Miami, FL 33144-4962

Villas Of West Miami Condo Unit 2 Bldg 6620 Undiv 1/49 Int In Common
Property Address: 6620 12 St SW, #26620
Folio No. 1540120760230

Gwendolyne Ramirez
1300 SW 94th Ave
Miami, FL 33174-3052

Villas Of West Miami Condo Unit 3 Bldg 6620 Undiv 1/49 Int In Common
Property Address: 6620 12 St SW, #36620
Folio No. 1540120760240

Pablo E Marti & W Nelly A
6620 SW 12th St Unit 36620
Miami, FL 33144-4962

Villas Of West Miami Condo Unit 4 Bldg 6620 Undiv 1/49 Int In Common
Property Address: 6620 12 St SW, #46620
Folio No. 1540120760250

Ana Cristina Somarriba &
Estefana Soto Alvarado
6620 SW 12th St Apt 4
Miami, FL 33144-4962

Villas Of West Miami Condo Unit 5 Bldg 6620 Undiv 1/49 Int In Common
Property Address: 6620 12 St SW, #56620
Folio No. 1540120760260

Liliana R Trujillo
6620 SW 12th St Apt 5
Miami, FL 33144-4962

Villas Of West Miami Condo Unit 6 Bldg 6620 Undiv 1/49 Int In Common
Property Address: 6620 12 St SW, #66620
Folio No. 1540120760270

Eunice Morales
6620 SW 12th St Apt 6
Miami, FL 33144-4962

Villas Of West Miami Condo Unit 7 Bldg 6620 Undiv 1/49 Int In Common
Property Address: 6620 12 St SW, #76620
Folio No. 1540120760280

Hernan F Santlesteban
6620 SW 12th St Apt 7
Miami, FL 33144-4962

Villas Of West Miami Condo Unit 1 Bldg 6640 Undiv 1/49 Int In Common
Property Address: 6640 12 St SW, #16640
Folio No. 1540120760290

Daisy Plasencia
6640 SW 12th St
Miami, FL 33144-4961

Villas Of West Miami Condo Unit 2 Bldg 6640 Undiv 1/49 Int In Common
Property Address: 6640 12 St SW, #26640
Folio No. 1540120760300

Aleida Almeida
6640 SW 12th St # 26640
Miami, FL 33144-4961

Villas Of West Miami Condo Unit 3 Bldg 6640 Undiv 1/49 Int In Common
Property Address: 6640 12 St SW, #36640
Folio No. 1540120760310

Michael Lezcano & W Wendy Morejon
6640 SW 12th St Apt 3
Miami, FL 33144-4961

Villas Of West Miami Condo Unit 4 Bldg 6640 Undiv 1/49 Int In Common
Property Address: 6640 12 St SW, #46640
Folio No. 1540120760320

Jose Lopez & Mercedes Cruz
6640 SW 12th St # 46640
Miami, FL 33144-4961

Villas Of West Miami Condo Unit 5 Bldg 6640 Undiv 1/49 Int In Common
Property Address: 6640 12 St SW, #56640
Folio No. 1540120760330

Jupiter House LLC
100 E Linton Blvd Ste 118B
Delray Beach, FL 33483-3341

Villas Of West Miami Condo Unit 6 Bldg 6640 Undiv 1/49 Int In Common
Property Address: 6640 12 St SW, #66640
Folio No. 1540120760340

Anthony Hernandez & W Yaima
742 NW 134th Ave
Miami, FL 33182-1863

Villas Of West Miami Condo Unit 7 Bldg 6640 Undiv 1/49 Int In Common
Property Address: 6640 12 St SW, #76640
Folio No. 1540120760350

Manuel A Alvarez
6640 SW 12th St
Miami, FL 33144-4961

Villas Of West Miami Condo Unit 1 Bldg 6670 Undiv 1/49 Int In Common
Property Address: 6670 12 St SW, #16670
Folio No. 1540120760360

Adriana R Rocamora & Camilo Soto Jtrs
161 SW 71st Ave
Miami, FL 33144-2615

Villas Of West Miami Condo Unit 2 Bldg 6670 Undiv 1/49 Int In Common
Property Address: 6670 12 St SW, #26670
Folio No. 1540120760370

Blanca Herrera & H Julio
6670 SW 12th St # 26670
Miami, FL 33144-4960

Villas Of West Miami Condo Unit 3 Bldg 6670 Undiv 1/49 Int In Common
Property Address: 6670 12 St SW, #36670
Folio No. 1540120760380

Gerardo Tomas Viza & W Nella A
857 NW 129th Ave
Miami, FL 33182-1854

Villas Of West Miami Condo Unit 4 Bldg 6670 Undiv 1/49 Int In Common
Property Address: 6670 12 St SW, #46670
Folio No. 1540120760390

Yolanda De Blanco
Yolanda & H Armando Aguilar Jtrs
6404 SW 12th St
Miami, FL 33144-5620

Villas Of West Miami Condo Unit 5 Bldg 6670 Undiv 1/49 Int In Common
Property Address: 6670 12 St SW, #56670
Folio No. 1540120760400

Maria Zamora
6670 SW 12th St Apt 5
Miami, FL 33144-4960

Villas Of West Miami Condo Unit 6 Bldg 6670 Undiv 1/49 Int In Common
Property Address: 6670 12 St SW, #66670
Folio No. 1540120760410

Mercedes B Rios
6670 SW 12th St Apt 6
Miami, FL 33144-4960

Villas Of West Miami Condo Unit 7 Bldg 6670 Undiv 1/49 Int In Common
Property Address: 6670 12 St SW, #76670
Folio No. 1540120760420

Virgenmina Melendez &
Adolfo Torres Jr
6670 SW 12th St Apt 7
Miami, FL 33144-4960

Villas Of West Miami Condo Unit 1 Bldg 6690 Undiv 1/49 Int In Common
Property Address: 6690 12 St SW, #16690
Folio No. 1540120760430

Elia Aguiar & Alfonso Lorenzo
6690 SW 12th St # 16690
Miami, FL 33144-4959

Villas Of West Miami Condo Unit 2 Bldg 6690 Undiv 1/49 Int In Common
Property Address: 6690 12 St SW, #26690
Folio No. 1540120760440

Abelardo Azcuy Carmen Rosa Azcuy
6690 SW 12th St Apt 2
Miami, FL 33144-4959

Villas Of West Miami Condo Unit 3 Bldg 6690 Undiv 1/49 Int In Common
Property Address: 6690 12 St SW, #36690
Folio No. 1540120760450

Ana Gonzalez & Olga Gonzalez
6690 SW 12th St Apt 3
Miami, FL 33144-4959

Villas Of West Miami Condo Unit 4 Bldg 6690 Undiv 1/49 Int In Common
Property Address: 6690 12 St SW, #46690
Folio No. 1540120760460

Julia H Abrahan
2575 SW 108th Ave
Miami, FL 33165-2460

Villas Of West Miami Condo Unit 5 Bldg 6690 Undiv 1/49 Int In Common
Property Address: 6690 12 St SW, #56690
Folio No. 1540120760470

Isabel Chambrot
PO Box 830994
Miami, FL 33283-0994

Villas Of West Miami Condo Unit 6 Bldg 6690 Undiv 1/49 Int In Common
Property Address: 6690 12 St SW, #66690
Folio No. 1540120760480

Rebeca E Rubio
6690 SW 12th St Apt 6
Miami, FL 33144-4959

Villas Of West Miami Condo Unit 7 Bldg 6690 Undiv 1/49 Int In Common
Property Address: 6690 12 St SW, #76690
Folio No. 1540120760490

Maria Lopez
6690 SW 12th St Apt 7
Miami, FL 33144-4959

2 54 40 12.12 Ac Fec Rr R/W 100Ft Strip Across E1/2
Property Address:
Folio No. 3040020000111

F E C Ry Co
7411 Fullerton St Ste 300
Jacksonville, FL 32256-3629

2 54 40 3 Ac 50Ft R/W Lying In SE
Property Address:
Folio No. 3040020000131

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

11 54 40 5.61 Ac Strip As In Db 352-120 Strip As In Db 370-253 Strip
Property Address:
Folio No. 3040110000050

F E C Ry
PO Box 1048
Saint Augustine, FL 32085-1048

Sunset Heights PB 46-74 Lot 8 Blk 2
Property Address: 7201 9 St SW
Folio No. 3040110040260

Dulcinia Veloso
6611 SW 99th Ave
Miami, FL 33173-1463

Sunset Heights PB 46-74 Lot 9 Blk 2
Property Address: 840 72 Ave SW
Folio No. 3040110040270

Elizabeth A-Castillo
840 SW 72nd Ave
Miami, FL 33144-4636

11 54 40 Sunset Heights PB 46-74 Lot 10 Blk 2

Property Address: 830 72 Ave SW
Folio No. 3040110040280

Arnold Gutierrez Trs
Teresa Gutierrez Avelino Gutierrez Trs
3820 Eagle Isle Cir
Kissimmee, FL 34746-1908

Sunset Heights PB 46-74 Lots 11-12-13-14 & E29ft Of Lot 15 Blk 2 Less N1
Property Address: 7230 8 St SW
Folio No. 3040110040290

Raul Gonzalez Jr & W Lucrecia A
12995 NW 2nd St
Miami, FL 33182-1105

Sunset Heights PB 46-74 Lot 12 Blk 3
Property Address: 7351 12 St SW
Folio No. 3040110040510

Dalia Garcia
7351 SW 12th St
Miami, FL 33144-5363

Sunset Heights PB 46-74 Lot 13 Blk 3
Property Address: 7341 12 St SW
Folio No. 3040110040520

Carmen A Gonzalez
7341 SW 12th St
Miami, FL 33144-5363

Sunset Heights PB 46-74 Lot 14 Blk 3
Property Address: 7331 12 St SW
Folio No. 3040110040530

Maria C Marquez
7331 SW 12th St
Miami, FL 33144-5303

Sunset Heights PB 46-74 Lot 15 Blk 3
Property Address: 7330 11 St SW
Folio No. 3040110040540

Yfrain R Perez & W Maria
7330 SW 11th St
Miami, FL 33144-4549

Sunset Heights PB 46-74 Lot 16 Blk 3
Property Address: 7340 11 St SW
Folio No. 3040110040550

Kent H. Nunamaker & W Je Anne
7340 SW 11th St
Miami, FL 33144-4549

Sunset Heights PB 46-74 Lot 17 Blk 3
Property Address: 7350 11 St SW
Folio No. 3040110040560

Hector Salvador & W Mayra
7350 SW 11th St
Miami, FL 33144-4549

Sunset Heights PB 46-74 Lot 18 Blk 3
Property Address: 7360 11 St SW
Folio No. 3040110040570

Robert V Perez
7360 SW 11th St
Miami, FL 33144-4549

Sunset Heights PB 46-74 Lot 19 Blk 3
Property Address: 1050 73 Pl SW
Folio No. 3040110040580

Luis Morejon & W Milleydis
1050 SW 73rd Pl
Miami, FL 33144-4520

Sunset Heights PB 46-74 Lot 20 Blk 3
Property Address: 1040 73 Pl SW
Folio No. 3040110040590

Gilberto Iglesias Jr & W Isabel
1040 SW 73rd Pl
Miami, FL 33144-4520

Sunset Heights PB 46-74 Lot 21 Blk 3
Property Address: 1030 73 Pl SW
Folio No. 3040110040600

Laura May Petrello
7901 SW 141st St
Miami, FL 33158-1560

Sunset Heights PB 46-74 Lot 22 Blk 3
Property Address: 1020 73 Pl SW
Folio No. 3040110040610

Sunset Heights PB 46-74 Lot 23 Blk 3
Property Address: 1000 73 Pl SW
Folio No. 3040110040620

Sunset Heights PB 46-74 Lot 1 Blk 4 e Value
Property Address: 7340 9 St SW
Folio No. 3040110040630

Sunset Heights PB 46-74 Lot 2 Blk 4
Property Address: 911 73 Pl SW
Folio No. 3040110040640

Sunset Heights PB 46-74 Lot 3 Blk 4
Property Address: 921 73 Pl SW
Folio No. 3040110040650

Sunset Heights PB 46-74 Lot 4 Blk 4
Property Address: 931 73 Pl SW
Folio No. 3040110040660

Sunset Heights PB 46-74 Lot 5 Blk 4
Property Address: 941 73 Pl SW
Folio No. 3040110040670

Sunset Heights PB 46-74 Lot 19 Blk 7
Property Address: 7201 12 St SW
Folio No. 3040110041460

11 54 40 Sunset Heights PB 46-74 Lot 20 Blk 7
Property Address: 1110 72 Ave SW
Folio No. 3040110041470

11 54 40 Sunset Heights PB 46-74 Lot 21 Blk 7
Property Address: 1100 72 Ave SW
Folio No. 3040110041480

Sunset Heights PB 46-74 Lot 22 Blk 7
Property Address: 1030 72 Ave SW
Folio No. 3040110041490

Sunset Heights PB 46-74 Lot 23 Blk 7
Property Address: 1020 72 Ave SW
Folio No. 3040110041500

Adysney Socarras Norberto Socarras
7180 SW 15th St
Miami, FL 33144-5421

Petra Quincoses
1000 SW 73rd Pl
Miami, FL 33144-4520

Guido Gala & W Nery
7340 SW 9th St
Miami, FL 33144-4502

Alejandro Pruna & W Marta
911 SW 73rd Pl
Miami, FL 33144-4517

Ramon Sanchez
Miguel E Espin Quintana
921 SW 73rd Pl
Miami, FL 33144-4517

Juvenal Cabrera & W Yolanda
931 SW 73rd Pl
Miami, FL 33144-4517

Egdy Perera & W Marta E &
Egda Flores & H Jose M Flores
941 SW 73rd Pl
Miami, FL 33144-4517

Luiz F Osorio & W Dalva L Osorio
& Mara Osorio Mangachi Trs
7201 SW 12th St
Miami, FL 33144-5301

Nelson S Dominguez
1110 SW 72nd Ave
Miami, FL 33144-4642

Jose Luis Coffigny
1100 SW 72nd Ave
Miami, FL 33144-4642

Antonio Sanchez
1030 SW 72nd Ave
Miami, FL 33144-4640

Roberto Felipe Morato & W Maria M.
1020 SW 72nd Ave
Miami, FL 33144-4640

11 54 40 Sunset Heights PB 46-74 Lot 24 Blk 7
Property Address: 1010 72 Ave SW
Folio No. 3040110041510

Francisco J Lago & W Magdalena
12730 SW 27th St
Miami, FL 33175-2148

Sunset Heights PB 46-74 Lot 25 Blk 7
Property Address: 1000 72 Ave SW
Folio No. 3040110041520

Marilyn Morejon & Jean Albert
Menendez Jtrs
1000 SW 72nd Ave
Miami, FL 33144-4640

Sunset Heights PB 46-74 Lot 26 Blk 7
Property Address: 960 72 Ave SW
Folio No. 3040110041530

Rosa D Reina
960 SW 72nd Ave
Miami, FL 33144-4638

Sunset Heights PB 46-74 Lot 27 Blk 7
Property Address: 950 72 Ave SW
Folio No. 3040110041540

Anibal J Naranjo & W Lisette R
950 SW 72nd Ave
Miami, FL 33144-4638

Sunset Heights PB 46-74 Lot 28 Blk 7
Property Address: 940 72 Ave SW
Folio No. 3040110041550

Reina Properties Inc
960 SW 72nd Ave
Miami, FL 33144-4638

Sunset Heights PB 46-74 Lot 29 Blk 7
Property Address: 930 72 Ave SW
Folio No. 3040110041560

Juan Garcia & W Emma
930 SW 72nd Ave
Miami, FL 33144-4638

Sunset Heights PB 46-74 Lot 30 Blk 7
Property Address: 920 72 Ave SW
Folio No. 3040110041570

Nereyda Quintana
920 SW 72nd Ave
Miami, FL 33144-4638

Sunset Heights PB 46-74 Lot 31 Blk 7
Property Address: 900 72 Ave SW
Folio No. 3040110041580

Onella Viera
900 SW 72nd Ave
Miami, FL 33144-4638

11 54 40 Sunset Heights PB 46-74 Lot 11 Blk 10
Property Address: 1200 72 Ave SW
Folio No. 3040110042180

Vicente Gonzalez & W Coralia
1200 SW 72nd Ave
Miami, FL 33144-5443

Sunset Heights PB 46-74 Lot 12 Blk 10
Property Address: 1220 72 Ave SW
Folio No. 3040110042190

Maribel Perez
1220 SW 72nd Ave
Miami, FL 33144-5443

11 54 40 Tamiami City PB 14-9 Lots 1 2 3 4 Blk 1
Property Address: 6900 8 St SW
Folio No. 3040110080010

Jorges Ugan & W Julia
11050 SW 143rd Pl
Miami, FL 33186-7003

11 54 40 Tamiami City PB 14-9 Lots 5 Thru 7 Blk 1
Property Address: 820 69 Ave SW
Folio No. 3040110080011

Daisy H F LLC
1131 Pelican Ln
Hollywood, FL 33019-5040

11 54 40 Tamiami City PB 14-9 Lots 8 Thru 11 Blk 1
Property Address:
Folio No. 3040110080012

Daisy H F LLC
1131 Pelican Ln
Hollywood, FL 33019-5040

Tamiami City PB 14-9 Lots 12 & 13 Blk 1 & That Port Of SW 9 St Bet Fec R
Property Address: 890 69 Ave SW
Folio No. 3040110080020

Daisy H F LLC
1131 Pelican Ln
Hollywood, FL 33019-5040

Tamiami City PB 14-9 Lots 1 & 2 Blk 2
Property Address: 6850 8 St SW
Folio No. 3040110080050

D' Castle LLC
4190 SW 60th Ct
Miami, FL 33155-5223

Tamiami City PB 14-9 Lots 3 Thru 6 Blk 2
Property Address: 6864 8 St SW
Folio No. 3040110080070

Psk 8 St Investment LLC
1550 Madruga Ave Ste 130
Coral Gables, FL 33146-3016

Tamiami City PB 14-9 Lot 7 & 8 Blk 2
Property Address: 6874 8 St SW
Folio No. 3040110080080

Leonard Layine Trs Doris Layine Trs
650 Phipps Blvd NE Apt 1904
Atlanta, GA 30326-3298

Tamiami City PB 14-9 Lots 9-10-11 Blk 2
Property Address: 841 69 Ave SW
Folio No. 3040110080081

Unit Management Inc &
Feliciano H Perez
7131 NW 113th Ct
Miami, FL 33178-4535

Tamiami City PB 14-9 Lots 12-13-14 Blk 2
Property Address: 851 69 Ave SW
Folio No. 3040110080082

Unit Management Inc &
Feliciano H Perez
7131 NW 113th Ct
Miami, FL 33178-4535

Tamiami City PB 14-9 Lots 15-16-17 Blk 2
Property Address: 891 69 Ave SW
Folio No. 3040110080083

Unit Management Inc &
Feliciano H Perez
7131 NW 113th Ct
Miami, FL 33178-4535

Tamiami City PB 14-9 Lots 18 Thru 26 Blk 2
Property Address: 880 68 Ct SW
Folio No. 3040110080085

Century Land Investments Inc
901 SW 69th Ave
Miami, FL 33144-4730

Tamiami City PB 14-9 Lots 1 & 2 Less N15ft Blk 3
Property Address: 6840 8 St SW
Folio No. 3040110080090

Burger King Corp #80
Attn: Property Tax Accountant
PO Box 20783
Miami, FL 33102-0783

Tamiami City PB 14-9 Lots 3 Thru 8 Less N15ft Blk 3
Property Address: 6800 8 St SW
Folio No. 3040110080110

Burger King Corp #80
Attn: Property Tax Accountant
PO Box 20783
Miami, FL 33102-0783

Tamiami City PB 14-9 Lots 9 Thru 26 Blk 3 & N1/2 Of SW 9 St Lyg S & Adj
Property Address:
Folio No. 3040110080160

Ssg Storage Sw 8Th Miami LLC
637 Washington St
Brookline, MA 02446-4500

11 54 40 Tamiami City PB 14-9 Lots 2 Thru 8 & Lots 25 Thru 31 Blk 4 & Lot
Property Address: 910 68 Ave SW
Folio No. 3040110080170

Ssg Storage Sw 8Th Miami LLC
637 Washington St
Brookline, MA 02446-4500

Tamiami City PB 14-9 Lots 9 & 10 Blk 4

Property Address: 935 68 Ct SW
Folio No. 3040110080240

Tamiami City PB 14-9 Lots 11-12-13 Blk 4

Property Address: 951 68 Ct SW
Folio No. 3040110080250

Tamiami City PB 14-9 Lots 14-15 & 16 Blk 4

Property Address: 995 68 Ct SW
Folio No. 3040110080270

11 54 40 Tamiami City PB 14-9 Lots 17 & 18 & 19 Blk 4

Property Address: 956 68 Ave SW
Folio No. 3040110080300

Tamiami City PB 14-9 Lots 20-21-22 Blk 4

Property Address: 944 68 Ave SW
Folio No. 3040110080301

Tamiami City PB 14-9 Lots 23 & 24 Blk 4

Property Address: 936 68 Ave SW
Folio No. 3040110080310

Tamiami City PB 14-9 Lots 1 To 7 Inc Blk 5 Pr Ad 901 SW 69 Ave

Property Address: 901 69 Ave SW
Folio No. 3040110080400

11 54 40 Tamiami City PB 14-9 Lots 8 & 9 Blk 5

Property Address: 931 69 Ave SW
Folio No. 3040110080410

11 54 40 Tamiami City PB 14-9 Lots 10 & 11 Blk 5

Property Address: 959 69 Ave SW
Folio No. 3040110080420

11 54 40 Tamiami City PB 14-9 Lot 12 Blk 5

Property Address:
Folio No. 3040110080440

Tamiami City PB 14-9 Lots 13 Thru 16 Blk 5 Per Unity Of Title To Dade Co

Property Address: 995 69 Ave SW
Folio No. 3040110080450

11 54 40 Tamiami City PB 14-9 Lots 17 & 18 Blk 5

Property Address: 990 68 Ct SW
Folio No. 3040110080490

Tamiami City PB 14-9 Lots 19 Thru 21 Blk 5

Property Address: 960 68 Ct SW
Folio No. 3040110080510

Jose Antonio Varela &
W Maria Roberto A Varela & W Nara B
935 SW 68th Ct
Miami, FL 33144-4722

Marta Beruff Trs
9360 SW 68th St
Miami, FL 33173-2325

Ramiro J Perez & W Niria Duardo
995 SW 68th Ct
Miami, FL 33144-4722

Pablo & Mayada Ramirez
1421 SW 107th Ave # 151
Miami, FL 33174-2526

Jove Invest LLC
11200 Pines Blvd Ste 200
Pembroke Pines, FL 33026-4139

Juan E Otero
936 SW 68th Ave
Miami, FL 33144-4717

Century Plumbing Wholesale Inc
851 SW 69th Ave
Miami, FL 33144-4728

Century Plumbing Wholesale Inc
927 SW 69 Ave
Miami, FL 33144-4730

Century Plumbing Wholesale Inc
959 SW 69 Ave
Miami, FL 33144-4730

Century Plumbing Wholesale Inc
959 SW 69 Ave
Miami, FL 33144-4730

Jose A Fuentes & W Zolla
2140 SW 65th Ave
Miami, FL 33155-1960

Jose Fuentes & W Zoila
2140 SW 65th Ave
Miami, FL 33155-1960

Pedro E Fernandez & W Silvia
4900 SW 63rd Ave
Miami, FL 33155-6200

Tamiami City PB 14/9 Lots 22-23-24 Blk 5 -
Property Address: 940 68 Ct SW
Folio No. 3040110080540

11 54 40 Tamiami City PB 14-9 Lots 25 & 26 Blk 5
Property Address: 930 68 Ct SW
Folio No. 3040110080561

Tamiami City PB 14-9 Lots 27 Thru 29 Blk 5 -
Property Address: 920 68 Ct SW
Folio No. 3040110080570

Tamiami City PB 14-9 Lots 30-31-32 Blk 5 -
Property Address: 6850 9 St SW
Folio No. 3040110080600

Tamiami City PB 14-9 Lots 1 Thru 5 Blk 6
Property Address: 900 69 Ave SW
Folio No. 3040110080610

Tamiami City PB 14-9 Lots 6 & 7 Blk 6
Property Address: 910 69 Ave SW
Folio No. 3040110080620

Tamiami City PB 14-9 Lot 8 Blk 6
Property Address: 918 69 Ave SW
Folio No. 3040110080630

Tamiami City PB 14-9 Lot 9 Blk 6
Property Address:
Folio No. 3040110080631

Tamiami City PB 14-9 Lots 10 To 12 Inc Blk 6
Property Address: 940 69 Ave SW
Folio No. 3040110080640

11 54 40 Tamiami City PB 14-9 Lots 13 To 15 Inc & Unnumbered Lot S Of L6
Property Address: 980 69 Ave SW
Folio No. 3040110080650

Tamiami City PB 14-9 Lots 23 & 24 Blk 8
Property Address: 1100 68 Ct SW
Folio No. 3040110080670

Tamiami City PB 14-9 Lot 10 Blk 10
Property Address: 6738 12 St SW
Folio No. 3040110080690

11 54 40 PB 14-9 Tamiami City Lots 11 & 12 Blk 10
Property Address: 6724 12 St SW
Folio No. 3040110080700

Pereda Nelida Ferrer Assoc
1200 NW 78th Ave Ste 216
Miami, FL 33126-1890

Jorge L Valdes & W Myrria
930 SW 68th Ct
Miami, FL 33144-4723

Ricardo Rodríguez & Carlos Rodriguez
& W Nieves
6534 SW 27th St
Miami, FL 33155-2957

Century Plumbing Wholesale Inc
6850 SW 9 St
Miami, FL 33144-4751

Century Properties Inc
901 SW 69th Ave
Miami, FL 33144-4730

Century Properties Inc
910 SW 69 Ave
Miami, FL 33144-4731

Century Properties Inc
901 SW 69th Ave
Miami, FL 33144-4730

Marsha S Eisenberg Paula T Perlmutter
9101 NW 12th St
Plantation, FL 33322-4904

Marsha S Eisenberg Paula T Perlmutter
9101 NW 12th St
Plantation, FL 33322-4904

Celesti LLC C/O Martyn Verster Esq
8442 SW 102nd Ct
Miami, FL 33173-3947

Elvis Leiva Luz D Leiva
1100 SW 68th Ct
Miami, FL 33144-4727

Orlando Guerendian &
W Adolfinia Figueredo
6738 SW 12th St
Miami, FL 33144-4709

Jose Manuel Machin
10399 NW 135th St
Hialeah, FL 33018-1158

11 54 40 PB 14-9 Tamiami City Lots 13 & 14 Blk 10
Property Address: 1200 67 Ave SW
Folio No. 3040110080701

Dabby Properties % Auerbach Assoc Inc
763 41 St Suite A
Miami Beach, FL 33140

11 54 40 Tamiami City PB 14-9 Lots 15 Thru 20 Inc Blk 10
Property Address: 6707 13 St SW
Folio No. 3040110080730

Chris Manors Inc
535 SW 84th Ave
Miami, FL 33144-3529

Tamiami City PB 14-9 Lot 21 Blk 10
Property Address: 6711 13 St SW
Folio No. 3040110080780

Pedro Alvarez & W Aracella
6711 SW 13th St
Miami, FL 33144-5520

Tamiami City PB 14-9 Lot 22 Blk 10
Property Address: 6731 13 St SW
Folio No. 3040110080790

Gustavo J Fernandez & W Olga
6731 SW 13th St
Miami, FL 33144-5520

Tamiami City PB 14-9 Lot 23 Blk 10
Property Address: 6735 13 St SW
Folio No. 3040110080800

Hilda Palacio
6735 SW 13th St
Miami, FL 33144-5520

Tamiami City PB 14-9 Lot 22 Blk 11
Property Address: 6850 12 St SW
Folio No. 3040110080810

Dennis W Maurelis
6850 SW 12th St
Miami, FL 33144-4711

11 54 40 Tamiami City PB 14-9 Lots 4 & 5 Less \$15ft Of Lot 5 Blk 12
Property Address: 1228 69 Ave SW
Folio No. 3040110080820

Fidel Perez & W Maria D Gonzalez
1228 SW 69th Ave
Miami, FL 33144-5541

Tamiami City PB 14-9 That Portion Of SW 13 St Now Closed Lyg E Of Fec R/w
Property Address: 1290 69 Ave SW
Folio No. 3040110080821

Frank Glez
1290 SW 69th Ave
Miami, FL 33144-5541

Tamiami City PB 14-9 Lots 6 Thru 10 & All That Pt Of SW 13 St Lyg S Of &
Property Address: 6940 12 St SW
Folio No. 3040110080830

Hinsul Lazo
6940 SW 12th St
Miami, FL 33144-4741

Tamiami City PB 14-9 Lots 1 & 2 & E75ft Lots 17-18&19 Blk 13
Property Address: 1200 70 Ave SW
Folio No. 3040110080840

Landers Investment Corp
14387 SW 165th St
Miami, FL 33177-1835

Tamiami City PB 14-9 Lot 3 Less N80ft Of W20ft Lot 4 Less N80ft Lot 5 Less
Property Address: 7019 13 St SW
Folio No. 3040110080850

Pedro B Diaz & W Mirtha
7725 SW 80th St
Miami, FL 33143-4035

Tamiami City PB 14-9 N80ft Lots 4 & 5 & N80ft Of W 20ft Of Lot 3 Blk 13
Property Address: 7030 12 St SW
Folio No. 3040110080860

J & H Investment Group Inc
% Benitez & Associate3s
7030 SW 12th St
Miami, FL 33144-5403

Tamiami City PB 14-9 Lots 6 & 7 Blk 13
Property Address:
Folio No. 3040110080870

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

11 54 40 Tamiami City PB 14-9 Lots 8 To 11 Inc Blk 13
Property Address: 7070 12 St SW
Folio No. 3040110080880

Concepcion Service Corp
2641 SW 92nd Ct
Miami, FL 33165-8140

Tamiami City PB 14-9 Lots 12 & 13 Blk 13

Property Address:
Folio No. 3040110080890

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

Tamiami City PB 14-9 Lot 11 Blk 14

Property Address: 7170 12 St SW
Folio No. 3040110080910

Carlos Segundo Perez & W Maria J
& Katuska Perez
7170 SW 12th St
Miami, FL 33144-5405

Tamiami City PB 14-9 Lot 24 Blk 14

Property Address: 7145 13 St SW
Folio No. 3040110080920

Pablo R Arencibia & W Caridad
7145 SW 13th St
Miami, FL 33144-5408

Tamiami City PB 14-9 Lots 12 & 13 Blk 15

Property Address: 7190 13 St SW
Folio No. 3040110080930

Armando L Hernandez & W Zenaida
7190 SW 13th St
Miami, FL 33144-5409

Tamiami City PB 14-9 Lots 14 & 15 Blk 15

Property Address: 7198 13 St SW
Folio No. 3040110080940

Alfredo F Arias & W Miriam
7198 SW 13th St
Miami, FL 33144-5409

Tamiami City PB 14-9 Lot 7 & 8 Blk 16

Property Address:
Folio No. 3040110081000

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

11 54 40 Tamiami City PB 14-9 Lot 9 Blk 16 -

Property Address: 1301 71 Ave SW
Folio No. 3040110081010

Regino Blanco & W Zeida N
10700 SW 26th St
Miami, FL 33165-2402

Tamiami City PB 14-9 Lot 10 To 12 Inc Blk 16

Property Address:
Folio No. 3040110081020

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

11 54 40 Tamiami City PB 14-9 Lot 13 Blk 16

Property Address: 7029 13 Ter SW
Folio No. 3040110081030

Jarjir Corporation
7008 SW 13th St
Miami, FL 33144-5407

11 54 40 Tamiami City PB 14-9 Lot 14 Blk 16

Property Address: 7027 13 Ter SW
Folio No. 3040110081040

Mpv 7023 LLC
7023 SW 13th Ter
Miami, FL 33144-5410

Tamiami City PB 14-9 Lot 15 Blk 16

Property Address: 7021 13 Ter SW
Folio No. 3040110081041

Mpv 7023 LLC
7023 SW 13th Ter
Miami, FL 33144-5410

11 54 40 Tamiami City PB 14-9 Lot 1 & N10.72Ft Of Lot 2 Blk 17
Property Address: 1300 69 Ave SW
Folio No. 3040110081100

Leonor Montes
1300 SW 69th Ave
Miami, FL 33144-5543

11 54 40 Tamiami City PB 14-9 S32.17Ft Lot 2 & N21.44Ft Lot 3 Blk 17
Property Address: 1312 69 Ave SW
Folio No. 3040110081110

Felix Sigler Martha Sigler
1312 SW 69th Ave
Miami, FL 33144-5543

Tamiami City PB 14-9 S21.45Ft Lot 3 & N32.16Ft Lot 4 Blk 17
Property Address: 1320 69 Ave SW
Folio No. 3040110081120

Fernando Valero & W Mercedes
1320 SW 69th Ave
Miami, FL 33144-5543

11 54 40 Tamiami City PB 14-9 S10.78Ft Lot 4 & All Lot 5 & 25Ft Parcel
Property Address: 1332 69 Ave SW
Folio No. 3040110081130

Concepcion Bartolome
1332 SW 69th Ave
Miami, FL 33144-5543

Tamiami City PB 14-9 Lot 7 Blk 18
Property Address: 6849 13 Ter SW
Folio No. 3040110081150

Nelson Rodriguez & W Idalidia
6849 SW 13th Ter
Miami, FL 33144-5526

Tamiami City PB 14-9 Lot 10 Blk 18
Property Address: 6825 13 Ter SW
Folio No. 3040110081160

Luis R Carballo & W Maria T
6825 SW 13th Ter
Miami, FL 33144-5526

Tamiami City PB 14-9 Lot 11 Blk 18
Property Address: 6823 13 Ter SW
Folio No. 3040110081161

Ramon Rivera & W Clara Benitez
6823 SW 13th Ter
Miami, FL 33144-5526

Tamiami City PB 14-9 Lot 10 Blk 19-0
Property Address: 6736 13 St SW
Folio No. 3040110081170

Francisco E Dominguez & W Dora E
6736 SW 13th St
Miami, FL 33144-5521

Tamiami City PB 14-9 Lot 11 Blk 19
Property Address: 6728 13 St SW
Folio No. 3040110081180

Luis M Lopez & Dulce Carmenate
6728 SW 13th St
Miami, FL 33144-5521

Tamiami City PB 14-9 Lot 12 Blk 19
Property Address: 6714 13 St SW
Folio No. 3040110081190

Lourdes M Borges
6714 SW 13th St
Miami, FL 33144-5521

Tamiami City PB 14-9 Lot 13 & 14 & N7.6Ft Lot 15 Blk 19
Property Address: 1300 67 Ave SW
Folio No. 3040110081200

Elsa Alvarez Tr
1300 SW 67th Ave
Miami, FL 33144-5535

Tamiami City PB 14-9 Lot 15 Less N7.6Ft & Lots 16 & 17 & N7.6Ft Lot 18
Property Address: 1318 67 Ave SW
Folio No. 3040110081210

Jose Del Castillo
13340 SW 32nd St
Miami, FL 33175-7145

11 54 40 Tamiami City PB 14-9 Lot 19 & Lot 18 Less N7.6Ft & Lot 20 Blk 1
Property Address: 1328 67 Ave SW
Folio No. 3040110081220

Dp Real Estate Holdings LLC
2700 SW 8th St
Miami, FL 33135-4619

Tamiami City PB 14-9 Lot 21 Blk 19
Property Address: 6717 13 Ter SW
Folio No. 3040110081230

Ernesto D Fernandez & W Maria
6717 SW 13th Ter
Miami, FL 33144-5524

Tamiami City PB 14-9 Lot 22 Blk 19
Property Address: 6723 13 Ter SW
Folio No. 3040110081231

Juan R Brito & W Teresa
6723 SW 13th Ter
Miami, FL 33144-5524

Tamiami City PB 14-9 Lot 23 Blk 19
Property Address: Confidential, #***
Folio No. 3040110081240

Confidential

Tamiami City PB 14-9 Lot 24 Blk 19
Property Address: 6741 13 Ter SW
Folio No. 3040110081250

Dulce M & Maria C Perez
6741 SW 13th Ter
Miami, FL 33144-5524

Tamiami City PB 14-9 Lot 1 Blk 20
Property Address: 6798 13 Ter SW
Folio No. 3040110081260

Raul Bacallao & W Adela
6798 SW 13th Ter
Miami, FL 33144-5525

Tamiami City PB 14-9 Lot 2 Blk 20
Property Address: 6780 13 Ter SW
Folio No. 3040110081270

Angela Rodriguez
6780 SW 13th Ter
Miami, FL 33144-5525

11 54 40 Tamiami City PB 14-9 Lot 3 Blk 20
Property Address: 6770 13 Ter SW
Folio No. 3040110081280

Onewest Bank Fsb
888 E Walnut St
Pasadena, CA 91101-1802

11 54 40 Tamiami City PB 14-9 Lot 4 Blk 20
Property Address: 6766 13 Ter SW
Folio No. 3040110081290

Alma Ubico
6766 SW 13th Ter
Miami, FL 33144-5525

Tamiami City PB 14-9 Lot 5 Blk 20
Property Address: 6762 13 Ter SW
Folio No. 3040110081291

Manuel O Lamazares
Yamilia M Lamazares
6762 SW 13th Ter
Miami, FL 33144-5525

Tamiami City PB 14-9 Lot 6 Blk 20
Property Address: 6758 13 Ter SW
Folio No. 3040110081300

Jose M Jimenez
6758 SW 13th Ter
Miami, FL 33144-5525

Tamiami City PB 14-9 Lot 7 Blk 20
Property Address: 6754 13 Ter SW
Folio No. 3040110081301

Mirna E Archaga & Marlon X Garcia
6754 SW 13th Ter
Miami, FL 33144-5525

11 54 40 Tamiami City PB 14-9 Lot 8 Blk 20
Property Address: 6748 13 Ter SW
Folio No. 3040110081310

Salvador Lozano
6748 SW 13th Ter
Miami, FL 33144-5525

11 54 40 Tamiami City PB 14-9 Lot 9 Blk 20
Property Address: 6746 13 Ter SW
Folio No. 3040110081320

Jose Llanes & W Maria Del Carmen
6746 SW 13th Ter
Miami, FL 33144-5525

11 54 40 Tamiami City PB 14-9 Lot 10 & W1/2 Of Lot 11 Blk 20
Property Address: 6736 13 Ter SW
Folio No. 3040110081330

Victoria Z Mendez
6736 SW 13th Ter
Miami, FL 33144-5525

Tamiami City PB 14-9 E1/2 Lot 11 & All Lot 12 Blk 20
Property Address: 6724 13 Ter SW
Folio No. 3040110081340

Jorge Luis Martin
6724 SW 13th Ter
Miami, FL 33144-5525

Tamiami City PB 14-9 Lots 13-14 & 15 Blk 20
Property Address: 1350 67 Ave SW
Folio No. 3040110081350

Zoila G Telleria Le Rem Carlota T Rice
PO Box 161595
Miami, FL 33116-1595

Tamiami City PB 14-9 Lot 1 & N27.78 Ft Of Lot 2 Blk 21
Property Address: 1351 69 Ave SW
Folio No. 3040110081490

Anthony L Davide
7333 Coral Way
Miami, FL 33155-1402

Tamiami City PB 14-9 Lot 20 Blk 21
Property Address: 6840 13 Ter SW
Folio No. 3040110081511

Joaquin Acosta
6840 SW 13th Ter
Miami, FL 33144-5527

11 54 40 Tamiami City PB 14-9 Lot 21 Blk 21
Property Address: 6850 13 Ter SW
Folio No. 3040110081520

Luis Castex & W Arnardo
9125 Harding Ave
Miami Beach, FL 33154-3124

Tamiami City PB 14-9 Lot 22 Blk 21
Property Address: 6860 13 Ter SW
Folio No. 3040110081530

Leydis Murgado
6860 SW 13th Ter
Miami, FL 33144-5527

Tamiami City PB 14-9 Lot 23 Blk 21
Property Address: 6870 13 Ter SW
Folio No. 3040110081531

Nilda Linares
6870 SW 13th Ter
Miami, FL 33144-5527

Tamiami City PB 14-9 Lot 9 Less S9.16ft & All Lot 10 Blk 22
Property Address: 1351 70 Ave SW
Folio No. 3040110081550

Hinsul Lazo
1351 SW 70th Ave
Miami, FL 33144-5451

Tamiami City PB 14-9 Lots 1 & 2 Blk 23
Property Address: 7000 13 Ter SW
Folio No. 3040110081570

Ofelia M Mayor
7000 SW 13th Ter
Miami, FL 33144-5411

Tamiami City PB 14-9 Lots 3 & 4 Blk 23
Property Address: 7020 13 Ter SW
Folio No. 3040110081580

Maria Elena Rodriguez
7020 SW 13th Ter
Miami, FL 33144-5411

Tamiami City PB 14-9 Lot 5 Blk 23
Property Address: 7050 13 Ter SW
Folio No. 3040110081582

Orlando Yanez & W Dania Cancino
7050 SW 13th Ter
Miami, FL 33144-5411

11 54 40 Tamiami City PB 14-9 Lot 6 Blk 23
Property Address: 7060 13 Ter SW
Folio No. 3040110081590

Ignacia Gonzalez Est Of Aurea Navarro
Evidio Navarro
7060 SW 13th Ter
Miami, FL 33144-5411

11 54 40 Tamiami City PB 14-9 Lot 7 Blk 23
Property Address: 7070 13 Ter SW
Folio No. 3040110081600

Evidio Navarro & Evelio
7070 SW 13th Ter
Miami, FL 33144-5411

11 54 40 Tamiami City PB 14-9 Lot 8 To 10 Inc Blk 23
Property Address:
Folio No. 3040110081610

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

Tamiami City Revised PB 34-13 Trs 7A & 7B & Lots 1- 2 & Lot 6 Blk 7 PB
Property Address:
Folio No. 3040110090010

Apache Products Co
PO Box 4190
Anderson, SC 29622-4190

Tamiami City Rev PB 34-13 N50ft Of S150ft Of W1/2 Of Tr 9 A/K/A Lots 11
Property Address: 1115 68 Ct SW
Folio No. 3040110090020

Francisco Cantillo & W Olga
1115 SW 68th Ct
Miami, FL 33144-4726

11 54 40 .12 Ac Tamiami City Revised PB 34-13 S50ft Of N100ft Of E1/2 Tr
Property Address: 1006 68 Ave SW
Folio No. 3040110090030

Mercedes Cabrera
1006 SW 68th Ave
Miami, FL 33144-4718

Tamiami City Rev PB 34-13 S100ft Of W1/2 Of Tr 9 A/K/A Lots 13 Thru 16 B
Property Address: 6827 12 St SW
Folio No. 3040110090040

Trinidad H Espinosa
6827 SW 12th St
Miami, FL 33144-4710

11 54 41 .12 Ac Tamiami City Revised PB 34-13 S50ft Of N150ft Of E1/2 Tr
Property Address: 1016 68 Ave SW
Folio No. 3040110090050

Betty M Gonzalez
1016 SW 68th Ave
Miami, FL 33144-4718

11 54 40 Tamiami City Revised PB 34-13 N75ft Of S200ft Of E1/2 Of Tr 9 /
Property Address: 1036 68 Ave SW
Folio No. 3040110090060

Guadalupe Barahona
1036 SW 68th Ave
Miami, FL 33144-4718

11 54 40 .12 Ac Tamiami City Revised PB 34-13 S50ft Of N200ft Of E1/2 Tr
Property Address: 1026 68 Ave SW
Folio No. 3040110090070

Arturo Garcia
1026 SW 68th Ave
Miami, FL 33144-4718

11 54 40 .24 Ac Tamiami City Revised PB 34-13 S100ft Of N200ft Of W1/2 O
Property Address: 1049 68 Ct SW
Folio No. 3040110090090

Ramon Arteaga Tr
1045 SW 68th Ct
Miami, FL 33144-4724

11 54 40 Tamiami City Revised PB 34-13 N50ft Of E1/2 Of Tract 9
Property Address: 6810 10 St SW
Folio No. 3040110090100

Adlin Sukhwani
1731 SW 84th Ct
Miami, FL 33155-1039

11 54 40 .12 Ac Tamiami City Revised PB 34-13 S75ft Of E1/2 Tract 9
Property Address: 6809 12 St SW
Folio No. 3040110090120

Clemente Espinosa
6809 SW 12th St
Miami, FL 33144-4710

11 54 40 Tamiami City Revised PB 34-13 N50ft Of S125 Ft Of E1/2 Tr 9
Property Address: 1120 68 Ave SW
Folio No. 3040110090130

Leonardo Alpizar & W Josefina
1120 SW 68th Ave
Miami, FL 33144-4719

11 54 40 .12 Ac Tamiami City Revised PB 34-13 S50ft Of N250ft Of W1/2 Tr Property Address: 1053 68 Ct SW Folio No. 3040110090140	Clara A Evans 1053 SW 68th Ct Miami, FL 33144-4724
11 54 40 .74 Ac Tamiami City Revised PB 34-13 W150ft Of Tract 10 Property Address: 6790 12 St SW Folio No. 3040110090160	Robert Holt & Richard Dean & Keith Marriott (Trs) 6790 SW 12th St Miami, FL 33144-4709
11 54 40 .20 Ac Tamiami City Revised PB 34-13 W80ft Of N1/2 Of Tr 11 Property Address: 6880 12 St SW Folio No. 3040110090170	Caridad M Castillo 6880 SW 12th St Miami, FL 33144-4711
11 54 40 .18 Ac Tamiami City Revised PB 34-13 E74ft Of W154ft Of N1/2 Of Property Address: 6860 12 St SW Folio No. 3040110090180	Gonzalo Estevez Lazaro R Alberto 7924 NW 163rd Ter Hialeah, FL 33016-6100
11 54 40 .16 Ac Tamiami City Revised PB 34-13 E65ft Of W204.5ft Of S1/2 Property Address: 6847 13 St SW Folio No. 3040110090190	Julio Hernandez 6847 SW 13th St Miami, FL 33144-5522
11 54 40 .18 Ac Tamiami City Revised PB 34-13 W74.5ft Of S1/2 Of Tr 11 Property Address: 6867 13 St SW Folio No. 3040110090200	Yurik Garcia 6867 SW 13th St Miami, FL 33144-5522
11 54 40 .16 Ac Tamiami City Revised PB 34-13 E65ft Of W139.5ft Of S1/2 Property Address: 6857 13 St SW Folio No. 3040110090210	Andres Varela & W Siria 6857 SW 13th St Miami, FL 33144-5522
11 54 40 .16 Ac Tamiami City Revised PB 34-13 E65ft Of W334.5ft Of S1/2 Property Address: 6827 13 St SW Folio No. 3040110090220	Jose Angueira & W Esther 6827 SW 13th St Miami, FL 33144-5522
11 54 40 .16 Ac Tamiami City Revised PB 34-13 E65ft Of W269.5ft Of S1/2 Property Address: 6837 13 St SW Folio No. 3040110090240	Maria E Cordero & H Juan A 6837 SW 13th St Miami, FL 33144-5522
11 54 40 .17 Ac Tamiami City Revised PB 34-13 E74.5ft Of Tr 11 Less N100 Property Address: 6807 13 St SW Folio No. 3040110090250	Christian Espinoza 6807 SW 13th St Miami, FL 33144-5522
11 54 40 .17 Ac Tamiami City Revised PB 34-13 N1/2 Of W68ft Of E280ft Of Property Address: 6840 12 St SW Folio No. 3040110090260	Alberto Martinez Jr Aimara Delgado Alonso 6840 SW 12th St Miami, FL 33144-4711
11 54 40 .17 Ac Tamiami City Revised PB 34-13 W68ft Of E144ft Of N1/2 Of Property Address: 6820 12 St SW Folio No. 3040110090270	Olga Montero 6820 SW 12th St Miami, FL 33144-4711
11 54 40 .17 Ac Tamiami City Revised PB 34-13 W68ft Of E212ft Of N1/2 Of Property Address: 6830 12 St SW Folio No. 3040110090280	Gonzalo Estevez Lazaro R Alberto 7924 NW 163rd Ter Hialeah, FL 33016-6100

11 54 40 .17 Ac Tamiami City Revised PB 34-13 E74.5Ft Of N100ft Of Tr 11 Property Address: 1200 68 Ave SW Folio No. 3040110090290	Mirta Martinez 1200 SW 68th Ave Miami, FL 33144-5537
11 54 40 .15 Ac Tamiami City Revised PB 34-13 E65ft Of W399.5Ft Of S100f Property Address: 6817 13 St SW Folio No. 3040110090300	Pablo Arteaga & W Noemi 6817 SW 13th St Miami, FL 33144-5522
11 54 40 .16 Ac Tamiami City Revised PB 34-13 N64.335Ft Of E107.92Ft Of Property Address: 1208 69 Ave SW Folio No. 3040110090310	Jose S Lopez 1208 SW 69th Ave Miami, FL 33144-5541
11 54 40 .16 Ac Tamiami City Revised PB 34-13 S64.335Ft Of N128.67ft Of Property Address: 1218 69 Ave SW Folio No. 3040110090320	Wells Fargo Bank Na 3476 Stateview Blvd Fort Mill, SC 29715-7203
11 54 40 .20 Ac Tamiami City Revised PB 34-13 S1/2 Of W80ft Of E280ft Tr Property Address: 6837 13 Ter SW Folio No. 3040110090350	Fausto Estrada & W Belkis 6837 SW 13th Ter Miami, FL 33144-5526
11 54 40 .19 Ac Tamiami City Rev PB 34-13 N1/2 Of W154ft Of Tr 18 Less E Property Address: 6890 13 St SW Folio No. 3040110090360	Jose Fleites & Lucio & Jesus Fleites 6890 SW 13th St Miami, FL 33144-5523
11 54 40 .19 Ac Tamiami City Rev PB 34-13 N1/2 Of E77ft Of W154ft Of Tr Property Address: 6888 13 St SW Folio No. 3040110090361	Carlos C Santana 6888 SW 13th St Miami, FL 33144-5523
11 54 40 .19 Ac Tamiami City Rev PB 34-13 W79ft Of S1/2 Of Tr 18 Lot Siz Property Address: 1335 69 Ave SW Folio No. 3040110090370	Ivan Perez & Loisset Dulzaides Perez 6421 SW 65th Ave Miami, FL 33143-3217
11 54 40 .185 Ac Tamiami City Rev PB 34-13 E75ft Of W154ft Of S1/2 Of Tr Property Address: 6861 13 Ter SW Folio No. 3040110090380	Lillian H Galvin Le P Gaston Barbara & James Galvin 11019 Westwood Lake Dr Miami, FL 33165-6900
11 54 40 .15 Ac M/L Tamiami City Revised PB 34-13 W60ft Of E260ft Of N1/ Property Address: 6850 13 St SW Folio No. 3040110090390	Nancy Llizo 6850 SW 13th St Miami, FL 33144-5523
11 54 40 .12 Ac Tamiami City Revised PB 34-13 E50ft Of N1/2 Of Tract 18 Property Address: 6800 13 St SW Folio No. 3040110090400	Filiberta Castellanos Amalia & Amarilys Gonzalez 6800 SW 13th St Miami, FL 33144-5523
11 54 40 .12 Ac Tamiami City Revised PB 34-13 W50ft Of E100ft Of N1/2 Tr Property Address: 6810 13 St SW Folio No. 3040110090410	Santiago Garcia & W Margie 6810 SW 13th St Miami, FL 33144-5523
11 54 40 .15 Ac M/L Tamiami City Revised PB 34-13 W60ft Of E80ft Of W234 Property Address: 6870 13 St SW Folio No. 3040110090420	Emelitina Alvarez 6870 SW 13th St Miami, FL 33144-5523

11 54 40 .12 Ac Tamiami City Revised PB 34-13 W50ft Of E200ft Of N1/2 Of Property Address: 6824 13 St SW Folio No. 3040110090430	Conrado Freitas 6824 SW 13th St Miami, FL 33144-5523
11 54 40 .12 Ac Tamiami City Revised PB 34-13 W50ft Of E150ft Of N1/2 Of Property Address: 6820 13 St SW Folio No. 3040110090440	Helen Munoz & Juan C Munoz Jtrs 6820 SW 13th St Miami, FL 33144-5523
11 54 40 .10 Ac Tamiami City Revised PB 34-13 W40ft Of E80ft Of S1/2 Of Property Address: 6801 13 Ter SW Folio No. 3040110090450	Judith Cabrera 6801 SW 13th Ter Miami, FL 33144-5526
11 54 40 .09 Ac Tamiami City Revised PB 34-13 W40ft Of E120ft Of S1/2 Tr Property Address: 6813 13 Ter SW Folio No. 3040110090460	Antonio Pezcueta & W Giselda & Mario A Almeida & W Maria T 6813 SW 13th Ter Miami, FL 33144-5526
11 54 40 .15 Ac Tamiami City Revised PB 34-13 E60ft Of W120ft Of S1/2 Of Property Address: 6781 13 Ter SW Folio No. 3040110090470	Maria Carrillo Sonia C Astorga 6781 SW 13th Ter Miami, FL 33144-5524
11 54 40 .098 Ac Tamiami City Revised PB 34-13 E40ft Of W160ft Of S1/2 O Property Address: 6777 13 Ter SW Folio No. 3040110090471	Nora M Pons Trs Nora M Pons 6777 SW 13th Ter Miami, FL 33144-5524
11 54 40 .098 Ac Tamiami City Revised PB 34-13 E40ft Of W200ft Of S1/2 O Property Address: 6771 13 Ter SW Folio No. 3040110090472	Franco Family LLC 6771 SW 13th Ter Miami, FL 33144-5524
11 54 40 .10 Ac Tamiami City Revised PB 34-13 E40ft Of E80ft Of W200ft O Property Address: 6764 13 St SW Folio No. 3040110090480	Antonio Alvarez & W Sonia F 6764 SW 13th St Miami, FL 33144-5521
11 54 40 .10 Ac Tamiami City Revised PB 34-13 W40ft Of E80ft Of W200ft O Property Address: 6770 13 St SW Folio No. 3040110090490	Isabel Hernandez 6770 SW 13th St Miami, FL 33144-5521
11 54 40 .15 Ac Tamiami City Revised PB 34-13 E60ft Of S1/2 Of Tr 19 Property Address: 6751 13 Ter SW Folio No. 3040110090500	Jorge Luis Garmendia Le Martha B Garmendia Le Rem David Martinez (Jtrs) 6751 SW 13th Ter Miami, FL 33144-5524
11 54 40 .10 Ac Tamiami City Revised PB 34-13 E40ft Of N1/2 Of Tract 19 Property Address: 6742 13 St SW Folio No. 3040110090510	Gloria I Figueroa 6742 SW 13th St Miami, FL 33144-5521
Tamiami City Rev PB 34-13 W45ft Of N1/2 Of Tr 19 Pr Add 6794 SW 13 St Property Address: 6794 13 St SW Folio No. 3040110090520	Bayshore Trust LLC 401 E Las Olas Blvd Ste 2270 Fort Lauderdale, FL 33301-4269

Tamiami City Rev PB 34-13 E75ft Of N1/2 Of W120ft Of Tr 19
Property Address: 6780 13 St SW
Folio No. 3040110090521

John Chirinos
6780 SW 13th St
Miami, FL 33144-5521

11 54 40 .15 Ac Tamiami City Revised PB 34-13 W60ft Of S1/2 Of Tract 19

Property Address: 6791 13 Ter SW
Folio No. 3040110090530

Idelfonso Rodriguez
Maria Rodriguez Idelfonso Rodriguez Jr
6791 SW 13th Ter
Miami, FL 33144-5524

11 54 40 .15 Ac Tamiami City Revised PB 34-13 W60ft Of E120ft Of S1/2 Of
Property Address: 6761 13 Ter SW
Folio No. 3040110090540

Lazaro Alfonso
5826 SW 17th St
Miami, FL 33155-2121

Tamiami City Revised PI PB 34-13 W60ft Of E160ft Of N1/2 Tr 19
Property Address: 6754 13 St SW
Folio No. 3040110090550

Ernesto Prieto Manuel H Andino
6754 SW 13th St
Miami, FL 33144-5521

Tamiami City Revised PI PB 34-13 W60ft Of E100ft Of N1/2 Tr 19
Property Address: 6750 13 St SW
Folio No. 3040110090551

Maria Del C Figueroa
6750 SW 13th St
Miami, FL 33144-5521

11 54 40 .18 Ac Tamiami City Revised PB 24-13 N98.25Ft Of E80ft Of Tr 21

Property Address: 6800 13 Ter SW
Folio No. 3040110090575

Eustaquilo Izquierdo &
W Paula Gonzalez & Saidee Izquierdo
6801 SW 14th St
Miami, FL 33144-5530

11 54 40 .20 Ac Tamiami City Revised PB 34-13 W80ft Of E160ft Of N1/2 Of
Property Address: 6820 13 Ter SW
Folio No. 3040110090580

Antonio L Senas
9601 Kendale Blvd
Miami, FL 33176-2762

11 54 40 Tamiami City Rev PB 34-13 W40ft Of E200ft Of N1/2 Tr 21
Property Address: 6830 13 Ter SW
Folio No. 3040110090610

Clemente Lopez & W Maria
6830 SW 13th Ter
Miami, FL 33144-5527

11 54 40 .28 Ac Tamiami City Revised PB 34-13 N1/2 Tract 22-B & 25Ft
Property Address: 1348 69 Ave SW
Folio No. 3040110090640

Orlando Horta
482 NW 26th Ave
Miami, FL 33125-3025

11 54 40 Tamiami City Revised PB 34-13 N100ft Of W1/2 Of Tract 9
Property Address: 1001 68 Ct SW
Folio No. 3040110091095

Carl Corporation
651 SW 71st Ct
Miami, FL 33144-2730

11 54 40 Tamiami City Revised PB 34-13 N100ft Of W1/2 Of Tract 9
Property Address: 1001 68 Ct SW
Folio No. 3040110091095

Cari Corporation
651 SW 71st Ct
Miami, FL 33144-2730

Connelleys Resub PB 51-70 Lot 1 1
Property Address: 6850 10 St SW
Folio No. 3040110100010

Mad Properties Of America Inc
7333 Coral Way
Miami, FL 33155-1402

Connelleys Resub PB 51-70 Undiv 1/2 Int In Lot 2
Property Address: 1010 68 Ct SW
Folio No. 3040110100020

Eduardo Costa & W Caridad
1010 SW 68th Ct
Miami, FL 33144-4725

Connelleys Resub PB 51-70 Undiv 1/2 Int In Lot 2
Property Address: 1012 68 Ct SW
Folio No. 3040110100021

Roberto Costa & W Dulce
1012 SW 68th Ct
Miami, FL 33144-4725

Connelleys Resub PB 51-70 Lot 3 73R-40640

Property Address: 1036 68 Ct SW
Folio No. 3040110100030

Armando F Alvarez & W Yolanda
& Janet Alvarez Salinas
1036 SW 68th Ct
Miami, FL 33144-4725

Connelleys Resub PB 51-70 Lot 4
Property Address: 6847 12 St SW
Folio No. 3040110100040

Sergio F Valdes & W Zunilda
6847 SW 12th St
Miami, FL 33144-4760

Connelleys Resub PB 51-70 Lot 5
Property Address: 6857 12 St SW
Folio No. 3040110100050

Apache Products Co
PO Box 4190
Anderson, SC 29622-4190

Connelleys Resub PB 51-70 Lot 6
Property Address: 6867 12 St SW
Folio No. 3040110100060

Apache Products Co
PO Box 4190
Anderson, SC 29622-4190

Connelleys Resub PB 51-70 Lot 7
Property Address: 1031 69 Ave SW
Folio No. 3040110100070

Apache Products Co
PO Box 4190
Anderson, SC 29622-4190

Connelleys Resub PB 51-70 Lot 8
Property Address: 1031 69 Ave SW
Folio No. 3040110100080

Harpers Mgmt LLC
1031 SW 69th Ave
Miami, FL 33144-4732

Connelleys Resub PB 51-70 Lots 9 & 10 Pr Add 1011 SW 69 Ave
Property Address: 1011 69 Ave SW
Folio No. 3040110100090

Washington Wholesale Moldngs Inc
1011 SW 69th Ave
Miami, FL 33144-4732

Tamiami City Sec B PB 15-50 Lots 11 To 14 Inc Blk 35
Property Address: 1123 71 Ave SW
Folio No. 3040110110010

Ileana Marina Collazo
1123 SW 71st Ave
Miami, FL 33144-4625

11 54 40 Tamiami City Sec B PB 15-50 Lots 31 & 32 Blk 36
Property Address: 7100 10 St SW
Folio No. 3040110110040

Sergio Menendez
5050 Biscayne Blvd # 2307
Miami, FL 33137-3203

11 54 40 Tamiami City Sec B PB 15-50 Lots 15 & 16 Blk 38
Property Address: 7175 10 St SW
Folio No. 3040110110050

Carlos Serrano Colon
Melva Puig De Serrano
7175 SW 10th St
Miami, FL 33144-4655

Tamiami City Sec B PB 15-50 Lots 9 & 10 Blk 39
Property Address: 935 71 Ct SW
Folio No. 3040110110070

Mercedes Cobo & H Rene Balbuena
935 SW 71st Ct
Miami, FL 33144-4629

11 54 40 Tamiami City Sec B PB 15-50 Lots 5 & 6 Blk 40 & W1/2 Tr 40-A Less
Property Address: 921 71 Ave SW
Folio No. 3040110110090

Mercedes Lopez Cisneros
5971 SW 88th St
Miami, FL 33156-2067

11 54 40 Tamiami City Sec B PB 15-50 Lot 27 & W17ft Of St Lyg E & Adj Th
Property Address: 931 71 Ave SW
Folio No. 3040110110110

Aaks Investment LLC
205 Tamiami Canal Rd
Miami, FL 33144-2542

Tamiami City Sec B PB 15-50 Lot 29 & W17ft Of St Lyg E & Adj Thereto Blk
Property Address:
Folio No. 3040110110120

Nine St Mgmt LLC
7070 SW 9th St Ste 104
Miami, FL 33144-4611

Tamiami City Sec B PB 15-50 Lot 30 & W17ft Of St Lyg E & Adj Thereto Blk
Property Address:
Folio No. 3040110110130

Nine St Mgmt LLC
7070 SW 9th St Ste 104
Miami, FL 33144-4611

11 54 40 Tamiami City Sec B PB 15-50 Lots 1 Thru 4 Less N15ft & Less Ext
Property Address: 7000 8 St SW
Folio No. 3040110110150

Jose J. Montes Tr
7000 SW 8th St
Miami, FL 33144-4650

Tamiami City Sec B PB 15-50 Lots 5 6 & 7 Less N15ft For R/W Blk 44
Property Address:
Folio No. 3040110110160

Jose Juan Montes
7000 SW 8th St
Miami, FL 33144-4650

Tamiami City Sec B PB 15-50 Lots 8 & 9 Less N15ft For R/W Blk 44
Property Address: 7044 8 St SW
Folio No. 3040110110170

Jose Juan Montes
7000 SW 8th St
Miami, FL 33144-4650

Tamiami City Sec B PB 15-50 Lots 1 & 2 Blk 47 & E52.27ft Of Tr 47-A PB 3
Property Address: 7160 8 St SW
Folio No. 3040110110190

Gonzalo Estevez
7996 W 18th Ave
Hialeah, FL 33014-3203

Tamiami City Sec B Revised PB 35-22 Tr 33-A & S25ft Of SW 10 St Lyg N &
Property Address: 1040 70 Ave SW
Folio No. 3040110120010

Miami Terrace Mobile Home 770 LLC
1061 NE 181st St
Miami, FL 33162-1219

11 54 40 2.07 Ac Tamiami City Sec B Revised Tract 34-A PB 35-22 Lot Size
Property Address: 1040 70 Ave SW
Folio No. 3040110120020

Miami Terrace Mobile Homes 770 LLC
1061 NE 181st St
Miami, FL 33162-1219

11 54 40 .79 Ac Tamiami City Sec B Rev PB 35-22 Tr 35-A Less S150ft Of N
Property Address: 7051 12 St SW
Folio No. 3040110120030

Avh Holdings Llp
7051 SW 12th St
Miami, FL 33144-5402

11 54 40 .13 Ac PB 35-22 Tamiami City Sec B Revised S50ft Of W1/2 Of Tr
Property Address: 7095 12 St SW
Folio No. 3040110120031

Avh Holdings Llp
7051 SW 12th St
Miami, FL 33144-5402

11 54 40 .25 Ac Tamiami City Sec B Rev PB 35-22 W109ft Of N100ft Of Tr 3
Property Address: 1001 71 Ave SW
Folio No. 3040110120032

Ltl Apartments Inc
7145 SW 42nd Ter
Miami, FL 33155-4605

11 54 40 .58 Ac Tamiami City Sec B Rev PB 35-22 N225ft Of Tr 35-A Less W
Property Address: 7050 10 St SW
Folio No. 3040110120033

S Mfg Properties LLC
7064 SW 10th St
Miami, FL 33144-4608

Tamiami City Sec B Rev PB 35-22 W109ft Of S75ft Of N250ft Of Tr 35-A
Property Address: 1101 71 Ave SW
Folio No. 3040110120040

Elisea V Ramos S Fidelia Ramos
1101 SW 71st Ave
Miami, FL 33144-4625

Tamiami City Sec B Rev PB 35-22 W109ft Of S75ft Of N175ft Of Tr 35-A
Property Address: 1021 71 Ave SW
Folio No. 3040110120041

Orestes Gonzalez
1021 SW 71st Ave
Miami, FL 33144-4623

11 54 40 .61 Ac Tamiami City Sec B Rev PB 35-22 S110ft Of N160ft Tr 36-A
Property Address: 1007 71 Ct SW
Folio No. 3040110120050

Nelson Echevarria & W Ileana H
1007 SW 71st Ct
Miami, FL 33144-4631

11 54 40 .21 Ac Tamiami City Sec B Rev PB 35-22 W1/2 Tr 40-A Less S20ft
Property Address: 901 71 Ave SW
Folio No. 3040110120060

Mercedes Lopez Cisneros
5971 SW 88th St
Miami, FL 33156-2067

11 54 40 .13 Ac Tamiami City Sec B Rev PB 35-22 N50ft Of E1/2 Of Tr 40-A
Property Address: 7070 9th St SW
Folio No. 3040110120062

Nine St Mgmt LLC
7070 SW 9th St Ste 104
Miami, FL 33144-4611

11 54 40 .28 Ac M/L Tamiami City Sec B Rev PB 35-22 Tr 40-B Less W1/2 &
Property Address:
Folio No. 3040110120070

Aaks Investment LLC
205 Tamiami Canal Rd
Miami, FL 33144-2542

11 54 40 .35 Ac Tamiami City Sec B Rev PB 35-22 E110ft Of S140ft Of Tr 4
Property Address: 7055 10 St SW
Folio No. 3040110120072

Aaks Investment LLC
205 Tamiami Canal Rd
Miami, FL 33144-2542

11 54 40 .203 Ac Tamiami City Sec B Rev PB 35-22 N79.92Ft Of S239.76Ft
Property Address: 931 71 Ave SW
Folio No. 3040110120073

Robert E Rice & W Carlota T
PO Box 161595
Miami, FL 33116-1595

11 54 40 .202 Ac Tamiami City Sec B Rev PB 35-22 N79.92Ft Of S159.84Ft
Property Address: 941 71 Ave SW
Folio No. 3040110120074

Robert E Rice & W Carlota T
PO Box 161595
Miami, FL 33116-1595

11 54 40 .202 Ac Tamiami City Sec B Rev PB 35-22 S79.92Ft Of W1/2 Of Tr
Property Address: 951 71 Ave SW
Folio No. 3040110120075

Robert E Rice & W Carlota T
PO Box 161595
Miami, FL 33116-1595

11 54 40 .073 Ac PB 35-22 Tamiami City Sec B Revised Tract 40-C & W17ft
Property Address:
Folio No. 3040110120080

Aaks Investment LLC
205 Tamiami Canal Rd
Miami, FL 33144-2542

11 54 40 2.06 Ac Tamiami City Sec B Revised PB 35-22 Tract 41-A
Property Address: 900 70 Ave SW
Folio No. 3040110120090

Sol Baskin & W Rose
4101 N Ocean Blvd Apt D1406
Boca Raton, FL 33431-5382

Tamiami City Sec B Revised PB 35-22 Tr 42-A & N25ft Of SW 10 St Lyg 5 &
Property Address: 6998 8 St SW
Folio No. 3040110120100

Miami Terrace Mobile Homes 770 LLC
1061 NE 181st St
Miami, FL 33162-1219

Tamiami City Sec B Revised Plat PB 35-22 Tr 43-A & N25ft Of SW 9 St Lyg
Property Address:
Folio No. 3040110120110

Miami Terrace Mobile Homes 770 LLC
1061 NE 181st St
Miami, FL 33162-1219

11 54 40 1.16 Ac PB 35-22 Tamiami City Sec B Revised Tract 44-A
Property Address: 7001 9 St SW
Folio No. 3040110120120

Arp Investments & Development Inc
5256 NW 4th Ter
Miami, FL 33126-5032

11 54 40 .46 Ac PB 35-22 Tamiami City Sec B Revised Tract 46-A Less W50F
Property Address: 7140 8 St SW
Folio No. 3040110120130

Pelham Inv Inc
810 SW 71st Ave
Miami, FL 33144-4620

11 54 40 .13 Ac PB 35-22 Tamiami City Sec B Revised W50ft Of Tract 46-A
Property Address: 7148 8 St SW
Folio No. 3040110120140

Julio Pichs Trs
10436 SW 22nd St
Miami, FL 33165-7912

11 54 40 .29 Ac Tamiami City Sec B Revised W107.5Ft Tr 47-A PB 35-22
Property Address: 7190 8 St SW
Folio No. 3040110120150

Pedro A Jover
12625 NW 6th St
Miami, FL 33182-1244

Badger Court PB 51-89 Lot 1
Property Address: 7050 8 St SW
Folio No. 3040110130010

Giovanny Alfonso
7050 SW 8th St
Miami, FL 33144-4650

Badger Court PB 51-89 Lot 2 Pr Add 841-843 SW 71 Ave
Property Address: 841 71 Ave SW
Folio No. 3040110130020

7060 LLC
PO Box 402401
Miami Beach, FL 33140-0401

Badger Court PB 51-89 Lot 3-4
Property Address: 847 71 Ave SW
Folio No. 3040110130030

7060 LLC
PO Box 402401
Miami Beach, FL 33140-0401

11 54 40 1.14 Ac M/L Badger Court PB 51-89 Tract A Prop Add 7060 SW 8 St
Property Address: 7060 8 St SW
Folio No. 3040110130040

7060 LLC
PO Box 402401
Miami Beach, FL 33140-0401

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 1 Blk 1
Property Address: 810 71 Ave SW
Folio No. 3040110150010

Pelham Inv Inc
810 SW 71st Ave
Miami, FL 33144-4620

Sugar Tree Groves Sub PB 44-84 N65ft Of Lot 2 Blk 1
Property Address: 848 71 Ave SW
Folio No. 3040110150011

Gilbert Romero & W Zaida
1964 S Chestnut St
Des Plaines, IL 60018-2959

Sugar Tree Groves Sub PB 44-84 Lot 3 & S10ft Of Lot 2 Blk 1
Property Address: 850 71 Ave SW
Folio No. 3040110150012

Ernesto Valeron & W Zeida
850 SW 71st Ave
Miami, FL 33144-4620

Sugar Tree Grove Sub PB 44-84 Lot 4 Blk 1
Property Address: 845 71 Ct SW
Folio No. 3040110150020

Ellis T Suarez
845 SW 71st Ct
Miami, FL 33144-4627

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 5 Blk 1
Property Address: 843 71 Ct SW
Folio No. 3040110150030

David Gonzalez & Herminia Gonzalez
843 SW 71st Ct
Miami, FL 33144-4627

Sugar Tree Grove Sub PB 44-84 Lot 6 Blk 1
Property Address: 841 71 Ct SW
Folio No. 3040110150040

Felipe R Chuy & W Delgica G
841 SW 71st Ct
Miami, FL 33144-4627

Sugar Tree Grove Sub PB 44-84 Lot 1 Blk 2
Property Address: 830 71 Ct SW
Folio No. 3040110150050

Gonzalo Estevez & Neivis Estevez
830 SW 71st Ct
Miami, FL 33144-4628

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 2 Blk 2
Property Address: 840 71 Ct SW
Folio No. 3040110150060

Gonzalo Estevez
840 SW 71st Ct
Miami, FL 33144-4628

Sugar Tree Grove Sub PB 44-84 Lot 3 Blk 2
Property Address: 850 71 Ct SW
Folio No. 3040110150070

Rogelio Ojeda & W Elba
850 SW 71st Ct
Miami, FL 33144-4628

Sugar Tree Grove Sub PB 44-84 Lot 4 Blk 2
Property Address: 891 72 Ave SW
Folio No. 3040110150080

Gustavo Picart & W Gloria
891 SW 72nd Ave
Miami, FL 33144-4635

Sugar Tree Grove Sub PB 44-84 Lot 5 Blk 2 -
Property Address: 841 72 Ave SW
Folio No. 3040110150090

Ana G Mejia
841 SW 72nd Ave
Miami, FL 33144-4635

Sugar Tree Grove Sub PB 44-84 Lot 6 Blk 2
Property Address: 821 72 Ave SW
Folio No. 3040110150100

Gonzalo Estevez
821 SW 72nd Ave
Miami, FL 33144-4635

Sugar Tree Grove Sub PB 44-84 Lot 1 Blk 3
Property Address: 7150 9 St SW
Folio No. 3040110150110

Victor Magide Juana Magide
7150 SW 9th St
Miami, FL 33144-4658

Sugar Tree Grove Sub PB 44-84 Lot 2 Blk 3 Pr Add 910 SW 71 Ct
Property Address: 910 71 Ct SW
Folio No. 3040110150111

Julio Abreu Bertila Abreu
910 SW 71st Ct
Miami, FL 33144-4630

Sugar Tree Grove Sub PB 44-84 Lot 3 Blk 3 Pr Add 928 SW 71 Ct
Property Address: 928 71 Ct SW
Folio No. 3040110150120

Edward Bec & W Maria
928 SW 71st Ct
Miami, FL 33144-4630

Sugar Tree Grove Sub PB 44-84 Lot 4 Blk 3
Property Address: 938 71 Ct SW
Folio No. 3040110150121

Nereyda Lopez Le Rem Sandra C Lopez
938 SW 71st Ct
Miami, FL 33144-4630

Sugar Tree Grove Sub PB 44-84 Lot 5 Blk 3
Property Address: 978 71 Ct SW
Folio No. 3040110150130

Oscar Lopez & W Nereida
978 SW 71st Ct
Miami, FL 33144-4630

Sugar Tree Grove Sub PB 44-84 Lot 6 Blk 3
Property Address: 7151 10 St SW
Folio No. 3040110150140

Nereida Lopez & Sandra Mojena Jtrs
7151 SW 10th St
Miami, FL 33144-4655

Sugar Tree Grove Sub PB 44-84 Lot 7 Blk 3
Property Address: 945 72 Ave SW
Folio No. 3040110150150

Khalil Khader
945 SW 72nd Ave
Miami, FL 33144-4637

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 8 Blk 3
Property Address: 935 72 Ave SW
Folio No. 3040110150160

Mario A Vandenedes
935 SW 72nd Ave
Miami, FL 33144-4637

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 9 Blk 3
Property Address: 925 72 Ave SW
Folio No. 3040110150170

Antonio C Lopez & W Lerida E
925 SW 72nd Ave
Miami, FL 33144-4637

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 10 Blk 3
Property Address: 911 72 Ave SW
Folio No. 3040110150180

Andres Sillio
911 SW 72nd Ave
Miami, FL 33144-4637

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 11 Blk 3
Property Address: 7190 9 St SW
Folio No. 3040110150190

Blanca E Silva
7190 SW 9th St
Miami, FL 33144-4658

Sugar Tree Grove Sub PB 44-84 Lot 1 Blk 4
Property Address: 900 71 Ave SW
Folio No. 3040110150200

Luis R Lorenzo & W Eneida
900 SW 71st Ave
Miami, FL 33144-4622

Sugar Tree Grove Sub PB 44-84 Lot 2 Blk 4
Property Address: 910 71 Ave SW
Folio No. 3040110150210

Eduardo Garcia & W Isolina
910 SW 71st Ave
Miami, FL 33144-4622

Sugar Tree Grove Sub PB 44-84 Lot 3 Blk 4 -
Property Address: 920 71 Ave SW
Folio No. 3040110150220

Celestino Lazo & W Caridad
920 SW 71st Ave
Miami, FL 33144-4622

Sugar Tree Grove Sub PB 44-84 Lot 4 Blk 4
Property Address: Confidential, #***
Folio No. 3040110150230

Confidential

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 5 Blk 4
Property Address: 948 71 Ave SW
Folio No. 3040110150240

948 Investment Group LLC
2720 SW 79th Ave
Miami, FL 33155-2541

Sugar Tree Grove Sub PB 44-84 Lot 6 Blk 4
Property Address: 7101 10 St SW
Folio No. 3040110150250

Gerardo Garateix & W Teresa
7101 SW 10th St
Miami, FL 33144-4609

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 7 Blk 4
Property Address: 7115 10 St SW
Folio No. 3040110150260

Francisco C Rodriguez
Omar J Rodriguez Gisela Del Monte
7115 SW 10th St
Miami, FL 33144-4609

Sugar Tree Grove Sub PB 44-84 Lot 8 Blk 4 Property Address: 955 71 Ct SW Folio No. 3040110150270	Janella Alfonso 955 SW 71st Ct Miami, FL 33144-4629
Sugar Tree Grove Sub PB 44-84 Lot 9 Blk 4 Property Address: 927 71 Ct SW Folio No. 3040110150280	Jessica Menendez 14921 SW 42nd Ter Miami, FL 33185-4350
11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 10 Blk 4 Property Address: 911 71 Ct SW Folio No. 3040110150290	Rosa Prieto 911 SW 71st Ct Miami, FL 33144-4629
Sugar Tree Grove Sub PB 44-84 Lot 11 Blk 4 Property Address: 7120 9 St SW Folio No. 3040110150300	Virginia Martin & Genoveva A Montalvo Jtrs 7120 SW 9th St Miami, FL 33144-4604
Sugar Tree Grove Sub PB 44-84 S45ft Lot 1 & N10ft Lot 2 Blk 5 Property Address: 1100 71 Ave SW Folio No. 3040110150320	Arturo Alonso & W Rosario 1100 SW 71st Ave Miami, FL 33144-4626
Sugar Tree Grove Sub PB 44-84 S50ft Of Lot 2 & N5ft Of Lot 3 Blk 5 Property Address: 1120 71 Ave SW Folio No. 3040110150330	Jorge A. Rodriguez 1120 SW 71st Ave Miami, FL 33144-4626
11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 3 Less N5ft Blk 5 Property Address: 1150 71 Ave SW Folio No. 3040110150340	D Castle LLC 4190 SW 60th Ct Miami, FL 33155-5223
Sugar Tree Grove Sub PB 44-84 Lot 4 Blk 5 Property Address: 7125 12 St SW Folio No. 3040110150350	Rolando Chao 251 NW 40th Ct Miami, FL 33126-5745
Sugar Tree Grove Sub PB 44-84 Lot 5 & S20ft Lot 6 Blk 5 Property Address: 1045 71 Ct SW Folio No. 3040110150360	Rene Arrazcaeta & W Celina 1045 SW 71st Ct Miami, FL 33144-4631
Sugar Tree Grove Sub PB 44-84 N40ft Lot 6 & Lot 7 Less N20ft Blk 5 Property Address: 1035 71 Ct SW Folio No. 3040110150370	Syvia Maria Pardino & Martha Pardino & H Alberto Pardino 1035 SW 71st Ct Miami, FL 33144-4631
Sugar Tree Grove Sub PB 44-84 Lot 8 Blk 5 Property Address: 1001 71 Ct SW Folio No. 3040110150380	Ermilson Martinez Quintero 1001 SW 71st Ct Miami, FL 33144-4631
11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 1 Blk 6 Property Address: 1000 71 Ct SW Folio No. 3040110150390	Julio E Falcon & W Ramona P 1000 SW 71st Ct Miami, FL 33144-4632
Sugar Tree Grove Sub PB 44-84 Lot 2 Blk 6 Property Address: 1012 71 Ct SW Folio No. 3040110150400	Ricardo R Triana Maria Elena Triana 1012 SW 71st Ct Miami, FL 33144-4632

Sugar Tree Grove Sub PB 44-84 Lot 3 Blk 6
Property Address: 1024 71 Ct SW
Folio No. 3040110150410

Ibrahim Blanco & W Teresa
2045 SW 123rd Ct
Miami, FL 33175-7720

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 4 Blk 6
Property Address: 1026 71 Ct SW
Folio No. 3040110150420

Israel Rodríguez
1026 SW 71st Ct
Miami, FL 33144-4632

Sugar Tree Grove Sub PB 44-84 Lot 5 Blk 6
Property Address: 1046 71 Ct SW
Folio No. 3040110150430

Sahara & Jose T Mon Jtrs
1046 SW 71st Ct
Miami, FL 33144-4632

Sugar Tree Grove Sub PB 44-84 Lot 6 Blk 6
Property Address: 1066 71 Ct SW
Folio No. 3040110150440

Pedro Gonzalez & Alejandro Castanos
1066 SW 71st Ct
Miami, FL 33144-4632

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 7 Blk 6

Property Address: 1135 72 Ave SW
Folio No. 3040110150450

Ernesto Lorenzo & W Mirella
& Juana M Lorenzo
1135 SW 72nd Ave
Miami, FL 33144-4641

Sugar Tree Grove Sub PB 44-84 Lot 8 Blk 6
Property Address: 1115 72 Ave SW
Folio No. 3040110150460

Amparo Garcia
1115 SW 72nd Ave
Miami, FL 33144-4641

Sugar Tree Grove Sub PB 44-84 Lot 9 Blk 6
Property Address: 1101 72 Ave SW
Folio No. 3040110150470

Eduardo Suarez
1101 SW 72nd Ave
Miami, FL 33144-4641

Sugar Tree Grove Sub PB 44-84 Lot 10 Blk 6
Property Address: 1023 72 Ave SW
Folio No. 3040110150480

Eduardo I & Ofelia Díaz Isabel C Heisler
1264 SW 143rd Ct
Miami, FL 33184-3502

Sugar Tree Grove Sub PB 44-84 Lot 11 Blk 6
Property Address: 1011 72 Ave SW
Folio No. 3040110150490

Anita Harris & H David J
1011 SW 72nd Ave
Miami, FL 33144-4639

Sugar Tree Grove Sub PB 44-84 Lot 12 Blk 6
Property Address: 1001 72 Ave SW
Folio No. 3040110150500

Anita Watson Anita W Harris
1001 SW 72nd Ave
Miami, FL 33144-4639

Sugar Tree Grove Sub PB 44-84 Lot 1 Blk 8
Property Address: 7102 13 St SW
Folio No. 3040110150680

Angelina Villanueva
7102 SW 13th St
Miami, FL 33144-5409

Sugar Tree Grove Sub PB 44-84 Lot 2 Blk 8
Property Address: 7110 13 St SW
Folio No. 3040110150690

Rodolfo Martin
7110 SW 13th St
Miami, FL 33144-5409

Sugar Tree Grove Sub PB 44-84 Lot 3 Blk 8
Property Address: 7126 13 St SW
Folio No. 3040110150700

Hilda G Vila Reinaldo Machin
7126 SW 13th St
Miami, FL 33144-5409

Sugar Tree Grove Sub PB 44-84 Lot 4 Blk 8
Property Address: 7138 13 St SW
Folio No. 3040110150710

Michael Switzer
7138 SW 13th St
Miami, FL 33144-5409

Sugar Tree Grove Sub PB 44-84 Lot 5 Blk 8
Property Address: 7150 13 St SW
Folio No. 3040110150720

Ursula K Navarrete
7150 SW 13th St
Miami, FL 33144-5409

Sugar Tree Grove Sub PB 44-84 Lot 6 Blk 8
Property Address: 7158 13 St SW
Folio No. 3040110150730

Guillermo Hernandez Victoria Garlobo
7158 SW 13th St
Miami, FL 33144-5409

Sugar Tree Grove Sub PB 44-84 Lot 7 Blk 8
Property Address: 7160 13 St SW
Folio No. 3040110150740

Spatial Enterprises LLC
8900 SW 107th Ave Ste 206
Miami, FL 33176-1451

Sugar Tree Grove Sub PB 44-84 N42.5Ft Of Lots 8 & 9 Blk 8
Property Address: 1327 72 Ave SW
Folio No. 3040110150750

Yovanis Ramirez
1327 SW 72nd Ave
Miami, FL 33144-5444

Sugar Tree Grove Sub PB 44-84 Lots 8 & 9 Less N42.5Ft Blk 8
Property Address: 1329 72 Ave SW
Folio No. 3040110150751

Alexander Reina
1329 SW 72nd Ave
Miami, FL 33144-5444

Sugar Tree Grove Sub PB 44-84 Lot 10 Blk 8
Property Address: 7171 13 Ter SW
Folio No. 3040110150760

Jesus Roque & W Gladys
7171 SW 13th Ter
Miami, FL 33144-5412

Sugar Tree Grove Sub PB 44-84 Lot 11 Blk 8
Property Address: 7163 13 Ter SW
Folio No. 3040110150770

Allan Zamora Dianelys Torres
7163 SW 13th Ter
Miami, FL 33144-5412

Sugar Tree Grove Sub PB 44-84 Lot 12 Blk 8
Property Address: 7135 13 Ter SW
Folio No. 3040110150780

Teodora Rodriguez
7135 SW 13th Ter
Miami, FL 33144-5412

11 54 40 Sugar Tree Grove PB 44-84 Lot 13 Less E1.5Ft Of N40ft Blk 8
Property Address: 7141 13 Ter SW
Folio No. 3040110150790

Rafael Rodriguez & W Lourdes
7141 SW 13th Ter
Miami, FL 33144-5412

11 54 40 Sugar Tree Grove PB 44-84 Lot 14 & E1.5Ft Of N40ft Lot 13 Blk 8
Property Address: 7131 13 Ter SW
Folio No. 3040110150800

Maria Valladares & Lourdes Santana
7131 SW 13th Ter
Miami, FL 33144-5412

Sugar Tree Grove Sub PB 44-84 Lot 15 Blk 8
Property Address: 7121 13 Ter SW
Folio No. 3040110150810

Maria E Castro
7121 SW 13th Ter
Miami, FL 33144-5412

Sugar Tree Grove Sub PB 44-84 Lot 16 Blk 8
Property Address: 7115 13 Ter SW
Folio No. 3040110150820

Joaquin Socarras & W Florangel
7115 SW 13th Ter
Miami, FL 33144-5412

Sugar Tree Grove Sub PB 44-84 Lot 17 Blk 8
Property Address: 7105 13 Ter SW
Folio No. 3040110150821

Miguel A Moya & W Elena
7105 SW 13th Ter
Miami, FL 33144-5412

Sugar Tree Grove Sub PB 44-84 Lot 1 Blk 9
Property Address: 7100 13 Ter SW
Folio No. 3040110150830

Carlos A Velazquez
7100 SW 13th Ter
Miami, FL 33144-5413

Sugar Tree Grove Sub PB 44-84 Lot 2 Blk 9
Property Address: 7110 13 Ter SW
Folio No. 3040110150840

Carlos Velazquez & W Rosa
7110 SW 13th Ter
Miami, FL 33144-5413

Sugar Tree Grove Sub PB 44-84 Lot 3 Blk 9
Property Address: 7120 13 Ter SW
Folio No. 3040110150850

Oneima Cabielles
7120 SW 13th Ter
Miami, FL 33144-5413

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 4 Blk 9
Property Address: 7130 13 Ter SW
Folio No. 3040110150860

Jesus Garateix & W Gisela
7130 SW 13th Ter
Miami, FL 33144-5413

11 54 40 Sugar Tree Grove Sub PB 44-84 Lot 5 Blk 9
Property Address: 7142 13 Ter SW
Folio No. 3040110150870

7142 Company LLC
7142 SW 13th Ter
Miami, FL 33144-5413

Sugar Tree Grove Sub PB 44-84 Lot 6 Blk 9
Property Address: 7160 13 Ter SW
Folio No. 3040110150880

Rafael Jimenez & W Iliana Morales
7160 SW 13th Ter
Miami, FL 33144-5413

11 54 40 1.45 Ac Nelson Land Co Sub PB 1-35 Strip Across Blk 7 Desc Beg
Property Address:
Folio No. 3040110180040

Fec Ry
7411 Fullerton St Ste 300
Jacksonville, FL 32256-3629

11 54 40 Intag Sub PB 67-28 Lot 1
Property Address: 6760 12 St SW
Folio No. 3040110270010

Lourdes Soto
6760 SW 12th St
Miami, FL 33144-4709

11 54 40 Intag Sub PB 67-28 Lot 2
Property Address: 6750 12 St SW
Folio No. 3040110270020

Ivet Enriquez
6750 SW 12th St
Miami, FL 33144-4709

11 54 40 Intag Sub PB 67-28 Lot 3
Property Address: 6740 12 St SW
Folio No. 3040110270030

Jian Mo Huang & W Yue Y
6740 SW 12th St
Miami, FL 33144-4709

Intag Sub PB 67-28 Lot 4
Property Address: 6741 13 St SW
Folio No. 3040110270040

Percy Aguila & W Maria T
6741 SW 13th St
Miami, FL 33144-5520

11 54 40 Intag Sub PB 67-28 Lot 5
Property Address: 6751 13 St SW
Folio No. 3040110270050

Robert Osorio & W Dora
6751 SW 13th St
Miami, FL 33144-5520

11 54 40 Intag Sub PB 67-28 Lot 6
Property Address: 6761 13 St SW
Folio No. 3040110270060

Oswaldo W Salazar & W Asela
6761 SW 13th St
Miami, FL 33144-5520

Concepcion Warehouses Condo Unit 7000 Undiv 2558/27884 Int In Common
Property Address: 7008 13 St SW, #7000
Folio No. 3040110360010

Jarjir Corp
7008 SW 13th St
Miami, FL 33144-5407

Concepcion Warehouses Condo Unit 7002 Undiv 2668/27884 Int In Common
Property Address: 7002 13 St SW, #7002
Folio No. 3040110360020

Jarjir Corp
2641 SW 92nd Ct
Miami, FL 33165-8140

Concepcion Warehouses Condo Unit 7004 Undiv 2668/27884 Int In Common
Property Address: 7004 13 St SW, #7004
Folio No. 3040110360030

Jarjir Corp
2641 SW 92nd Ct
Miami, FL 33165-8140

Concepcion Warehouses Condo Unit 7006 Undiv 2668/27884 Int In Common
Property Address: 7006 13 St SW, #7006
Folio No. 3040110360040

Jarjir Corp
2641 SW 92nd Ct
Miami, FL 33165-8140

Concepcion Warehouses Condo Unit 7008 Undiv 2276/27884 Int In Common
Property Address: 7008 13 St SW, #7008
Folio No. 3040110360050

Jarjir Corp
2641 SW 92nd Ct
Miami, FL 33165-8140

Concepcion Warehouses Condo Unit 7010 Undiv 2568/27884 Int In Common
Property Address: 7010 13 St SW, #7010
Folio No. 3040110360060

Jarjir Corp
2641 SW 92nd Ct
Miami, FL 33165-8140

Concepcion Warehouses Condo Unit 7012 Undiv 2671/27884 Int In Common
Property Address: 7012 13 St SW, #7012
Folio No. 3040110360070

Jarjir Corporation
7012 SW 13th St
Miami, FL 33144-5407

Concepcion Warehouses Condo Unit 7014 Undiv 2671/27884 Int In Common
Property Address: 7014 13 St SW, #7014
Folio No. 3040110360080

Jarjir Corporation
2641 SW 92nd Ct
Miami, FL 33165-8140

Concepcion Warehouses Condo Unit 1300 Undiv 2600/27884 Int In Common
Property Address: 1300 70 Ave SW, #1300
Folio No. 3040110360090

Alped Enterprises Corp
12130 SW 99th St
Miami, FL 33186-2611

Concepcion Warehouses Condo Unit 1310 Undiv 2194/27884 Int In Common
Property Address: 1310 70 Ave SW, #1310
Folio No. 3040110360100

Maria C Corp
1310 SW 70th Ave
Miami, FL 33144-5425

Concepcion Warehouses Condo Unit 1320 Undiv 2342/27884 Int In Common
Property Address: 1320 70 Ave SW, #1320
Folio No. 3040110360110

Maria C Corp
1310 SW 70th Ave
Miami, FL 33144-5425

Trail Plaza PB 130-67 Tr A

Property Address: 1144 67 Ave SW
Folio No. 3040110370010

Metropolitan Life Insurance Co
Attn Regional Manager
101 E Kennedy Blvd Ste 2330
Tampa, FL 33602-5147

70Th Ave Warehouse Condo Unit 7007 Undiv 41.52% Int In Common
Property Address: 7007 13 Ter SW, #7007
Folio No. 3040110380010

Carlos Alonso & W Onilda C
7007 SW 13th Ter Unit 7007
Miami, FL 33144-5410

70Th Ave Warehouse Condo Unit 1330 Undiv 29.19% Int In Common
Property Address: 1330 70 Ave SW, #1330
Folio No. 3040110380020

Carlos Alonso & W Onilda C
14214 SW 38th Ter
Miami, FL 33175-7802

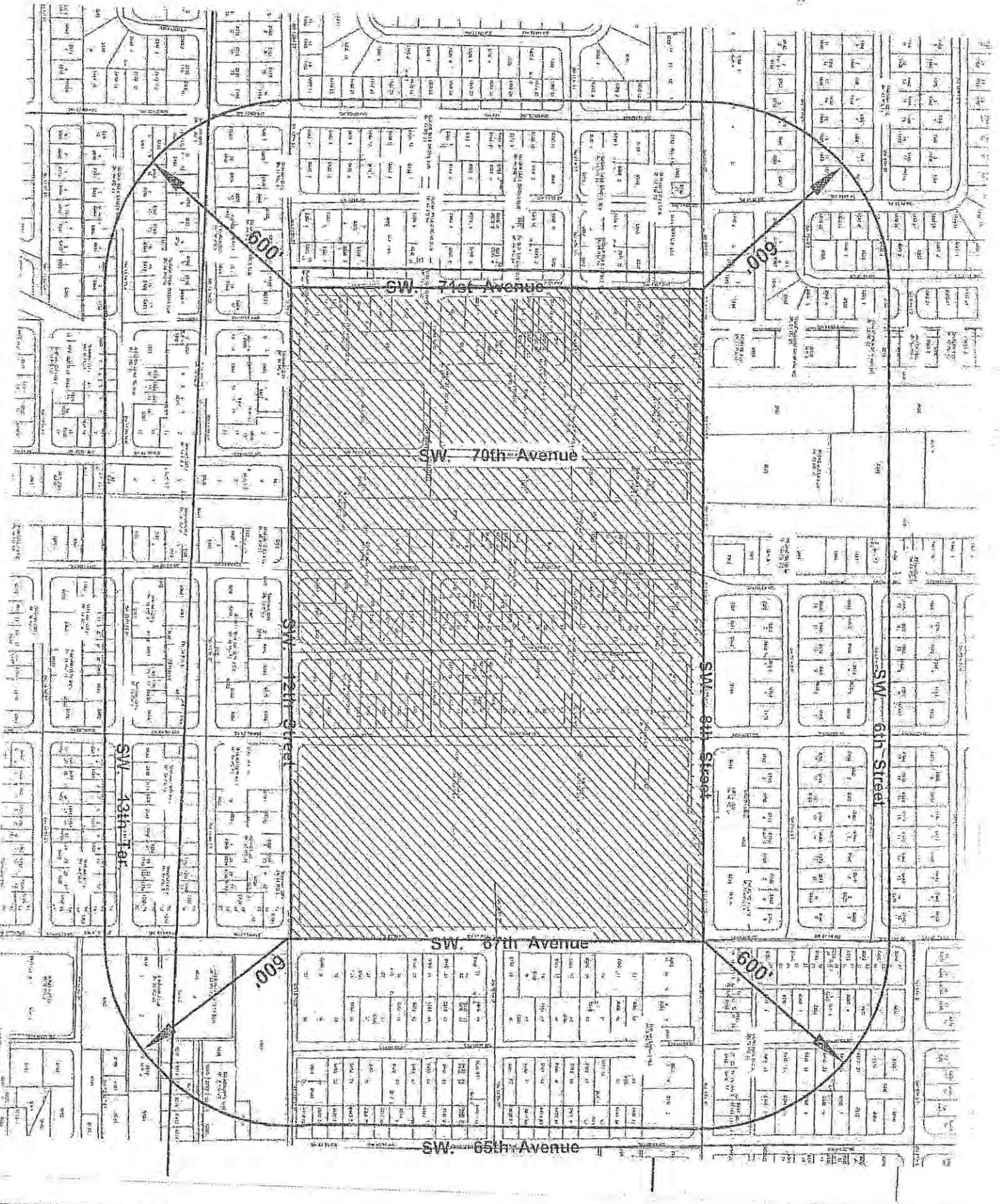
70Th Ave Warehouse Condo Unit 1340 Undiv 29.29% Int In Common
Property Address: 1340 70 Ave SW, #1340
Folio No. 3040110380030

Jorge L Menendez & W Silvia L
1340 SW 70th Ave
Miami, FL 33144-5425

Ready Bank Sub PB.133-54 Tr A
Property Address: 6990 8 St SW
Folio No. 3040110390010

Ready State Bank % Regions Bank
250 Riverchase Pkwy E Fl 6th
Birmingham, AL 35244-1832

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Attachment "B" – Letter of Support



901 Southwest 69th Ave, Miami, Florida 33144 Ph: 305-261-4731 Fax: 305-261-0635

Monday, March 18, 2013

To whom it may concern,

We the undersigned business owner of Century Plumbing Wholesale, Inc, fall in the City of West Miami annexation area and fully support and favor the annexation efforts and plans. Our business will benefit from all the services that are going to be provided by the City of West Miami.

If you have any further questions please feel free to contact me.

Carlos Pino
President
Century Plumbing Wholesale, Inc.
Century Properties, Inc.
Phone- 305-261-4731
Fax- 305-261-0635
cpino@centuryplumbing.com



Attachment "C" - Ord. 133 - Levy for Recreation System

133

ORDINANCE NO. 133

AN ORDINANCE OF THE TOWN OF WEST MIAMI
TO ESTABLISH, MAINTAIN AND CONDUCT A SUPERVISED
RECREATION SYSTEM; TO PROVIDE FOR THE
ANNUAL LEVY AND COLLECTION OF A TAX ON
PROPERTY WITHIN THE TOWN OF WEST MIAMI;
AND TO PROVIDE FOR THE ANNUAL LEVY AND COLLECTION
OF A TAX ON PROPERTY WITHIN THE TOWN OF WEST MIAMI.

SECTION 1. That the petition, signed by at least 25% of the
registered and qualified voters of the Town, requesting the
Town Council to provide, establish, maintain and conduct a
supervised recreation system and to levy an annual tax for the
purchase and maintenance thereof of not less than 1/2 mill, and
more than 3 mill on each dollar of assessed valuation on all
taxable property within the town, and

SECTION 2. That the petition was submitted to the qualified
voters and the resolution, to be voted upon at the general
election of the Town of April 14, 1964, and

SECTION 3. That the petition of those voting upon said question at
said election voted for the adoption of this ordinance.

NOW, BEING ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WEST MIAMI
AS FOLLOWS:

SECTION 1. That all moneys pertaining to the establish-
ment, maintenance and conduct of a supervised recreation system
for the Town of West Miami shall be raised, administered and super-
vised by the Town Council of the Town of West Miami or by any
person or persons as they may appoint to perform said duties
according to law.

SECTION 2. That in order to provide for the establish-
ment, maintenance and conduct of a supervised recreation system,
and an annual tax of 1/2 mill on each dollar of assessed valuation
on all taxable property within the Town of West Miami shall be levied
and designated as a recreation and recreation tax, and the tax

collector be, and he is hereby directed that commencing with the year 1953 and successive years, until repealed according to law, that he levy and collect said taxes in the same manner as the general tax of the Town is collected.

Section 3. That the proceeds of said tax be paid into a special fund to be designated as a playground and recreation fund, and to be used only for the purpose set forth in this Ordinance and as provided by law.

Section 4. All laws and parts of law in conflict herewith are hereby repealed.

PASSED and ADOPTED, this 17 day of August, 1953.

Edmund W. Clary
President of Council

Attest:

W. W. [Signature]
Town Clerk

Approved:

Jack E. Criss
Mayor



ORDINANCE # 2013-02

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA AMENDING ORDINANCE NO. 99-02 GRANTING AN ADDITIONAL HOMESTEAD EXEMPTION TO QUALIFYING SENIOR CITIZENS WITH A MINIMUM REQUIRED INCOME BY \$25,000.00; FROM \$25,000.00 UP TO \$50,000.00; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR A SUPER MAJORITY VOTE OF THE COMMISSION; PROVIDING FOR CODIFICATION; PROVIDING FOR NOTICE TO THE MIAMI-DADE COUNTY OFFICE OF THE PROPERTY APPRAISER AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of West Miami enacted Ordinance 99-02 on September 9, 1999 establishing an additional homestead exemption for qualifying homeowners; and

WHEREAS, pursuant to the enactment of House Bill 291, now codified as Florida Statute 196.075, all county and municipal governments were required to enact enabling ordinances in order for the additional tax exemption to be applicable within their respective jurisdictions for qualified seniors, 65 years of age or older; and

WHEREAS, pursuant to constitutional amendments approved by the voters of the state of Florida on November 6, 2012, Florida Statute, Section 196.075 now authorizes the option to local governments to adopt ordinances to allow exceptions not to exceed \$50,000.00 to qualifying seniors 65 years of age or older, who have legal or equitable title to real estate and maintain their permanent residence on the property and whose household income does not exceed certain amounts; and

WHEREAS, in accordance with s. 6(d), Art. VII of the State Constitution, the Board of County Commissioners of any county or the governing authority of any municipality may adopt an ordinance to allow an additional homestead exemption of up to \$50,000 for any person who has the legal or equitable title to real estate and maintains thereon the permanent residence of the owner, who has attained age 65, and whose household income does not exceed \$20,000 and adjusted annually; and

WHEREAS, in order to qualify for additional low income senior homestead exemption for the year 2012 and thereafter, an applicant must be at least 65 years of age by January 1, 2013 and have an adjusted combined gross annual income not to exceed \$27,030.00, and adjusted annually pursuant to this Ordinance and Section 196.075(3), Florida Statutes; and

WHEREAS, although the financial impact of such legislation on local governments' finances is significant, the City Commission of the City of West Miami realizes that the raising costs of living on older citizens who are on a fixed income are in need of additional assistance; and

WHEREAS, the City Commission is desirous to provide financial relief and assistance to these qualifying citizens.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST MIAMI, FLORIDA AS FOLLOWS:

SENIOR CITIZENS ADDITIONAL HOMESTEAD TAX EXEMPTION

SECTION 1. That Ordinance 99-02 of the City of West Miami is hereby amended to grant an additional Homestead exemption from the now existing exemption of \$25,000.00 to \$50,000.00 to qualifying seniors 65 years or older who have legal or equitable title to real estate and maintain their permanent residence in that property and whose combined household income does not exceed amounts as stated herein.

DEFINITIONS

(I) As used in this section, the term:

(a) "Household" means a person or group of persons living together in a room or group of rooms as a housing unit; but the term does not include persons boarding in or renting a portion of the dwelling.

(b) "Household income" means the adjusted gross income, as defined in s. 62 of the United States Internal Revenue Code, of all members of a household.

MAXIMUM HOUSEHOLD INCOME AND QUALIFICATIONS AND ANNUAL HOUSEHOLD ADJUSTMENT

SECTION 2. Beginning January 1, 2001, the \$20,000 income limitation shall be adjusted annually, on January 1, by the percentage change in the average cost-of-living index in the period January 1 through December 31 of the immediate prior year compared with the same period for the year prior to that. The index is the average of the monthly consumer-price-index figures for the stated 12-month period, relative to the United States as a whole, issued by the United States Department of Labor. The income limitation as of December 31, 2012 is \$27,030.00. Every year thereafter, the annual income limitation shall be adjusted according to Section 196.05, Florida Statutes.

APPLICABLE TIME OF EXEMPTION

SECTION 3. This additional exemption shall be available commencing with the enactment of this ordinance for the year 2013 tax roll, by filing the appropriate application, using the appropriate forms and requirements by the Department of Revenue and Department of the Property Appraiser and submitting to the Property Appraiser's Office.

Every person claiming the additional homestead exemption provided in this section must file an application with the Miami-Dade Property Appraiser not later than March 1 of each year for which such exemption is claimed. Such application shall include a sworn statement of household income for all members of the household and shall be filed on a form prescribed by the state department of revenue.

Failure to file the application and sworn statement by March 1 or failure to file the required supporting documentation by June 1 of any given year shall constitute a waiver of the additional exemption privilege for that year.

ORDINANCE APPROVAL

SECTION 4. This Ordinance, granting an additional homestead exemption as authorized by Section 196.075, Florida Statutes must be adopted by a super majority (majority plus one) vote of the members of the City of West Miami Commission.

SECTION 5. The additional homestead exemption if granted, shall be applicable to all ad valorem tax millage rates levied by the City of West Miami.

NOTIFICATION TO THE PROPERTY APPRAISER

SECTION 6. That the City Clerk shall deliver a certified copy of this ordinance to the Miami-Dade County Property Appraiser prior to March 1, 2013.

SECTION 7. If any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

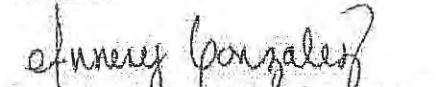
SECTION 8. This ordinance shall become effective upon its passage and shall be included in the Code of Ordinances of the City of West Miami.

PASSED AND ADOPTED this 20th day of February, 2013.

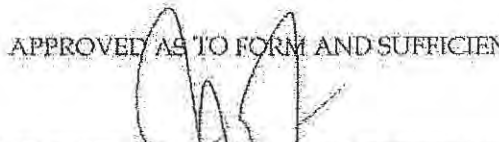
APPROVED:


EDUARDO H. MUÑINA, MAYOR

ATTEST:


ANNERY GONZALEZ, CITY CLERK

APPROVED AS TO FORM AND SUFFICIENCY:


JOSE A. VILLALOBOS, CITY ATTORNEY

ROLL CALL VOTE:

MAYOR EDUARDO H. MUÑINA	<u>Y</u>
VICE-MAYOR LUCIANO L. SUAREZ	<u>Y</u>
COMMISSIONER CANDIDA BLANCA	<u>Y</u>
COMMISSIONER JUAN M. BLANES	<u>Y</u>
COMMISSIONER ELSA J. VAZQUEZ	<u>Y</u>