

Memorandum



Date: April 14, 2014

To: Chairperson and Members
Planning Advisory Board

From: Jorge M. Fernández, Jr.
Program Coordinator, Office of Management and Budget

Subject: Staff Report for Proposed Boundary Change to the City of Opa-Locka

Background

On July 26, 2013, the City of Opa-Locka (City) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Miami-Dade County Board of County Commissioners (Board) referred the application to the Planning Advisory Board (PAB) at the September 4, 2013 Board meeting. As required by the Code, the Office of Management and Budget (OMB) has reviewed and processed the application for PAB consideration.

This area is currently being studied by the North Central Dade Municipal Advisory Committee as part of its incorporation study.

The City is proposing to annex two (2) areas adjacent to the City's boundaries. The areas, depicted in Attachment A as Area A and Area B respectively, are not deemed enclaves as defined in Chapter 20 of the Miami-Dade County Code.

The proposed annexation Area A is approximately 53.6 acres or 0.08 square miles, Area B is approximately 822 acres or 1.28 square miles of the Unincorporated Municipal Service Area (UMSA).

Area A is generally bounded on the north by NW 135th Street, on the east by NW 47th Avenue, and on the southwest by the Gratigny Expressway. The area consists of approximately 23 acres of industrial and 26 acres of vacant land.

Annexation Area A is within County Commission District 13 represented by Commissioner Esteban Bovo, Jr.

Area B is generally bounded on the north by NW 127th Street, on the east by NW 27th Avenue, on the south by NW 107th Street, and on the west by NW 37th Avenue. The area consists of approximately 23 acres of residential, 380 acres of industrial, 268 acres of institutional, 125 acres of utilities and 14 acres of vacant land.

Annexation Area B is within County Commissioner District 2 represented by Commissioner Jean Monestime.

Pursuant to Section 20-6 of the Code, OMB submits this report for your review and recommendation.

Summary of Issues for Consideration

Area A:

1. It is important to note that the annexation area has fewer than 250 resident electors and less than 50 percent is developed residential property. Should the Board approve the annexation; a vote of the electors in the annexation area will not be required.
2. The City should demonstrate why its "Airport" land use category is not the closest land use equivalent for the "Terminals" designated portion of proposed annexation area.
3. The City should demonstrate how the "Terminals" designated land would be developed consistent with the provisions of the CDMP and the Airport Master Plan.
4. The City should demonstrate why its 'Public' zoning district is not the closest zoning equivalent for the "GP" zoned portion of the proposed annexation area.
5. The City should not annex the County owned portion of the proposed annexation area that is part of the Opa-Locka Airport.
6. According to the Code, Section 20-3, Section 6 (e), a proposed Interlocal Agreement with the County that sets forth provisions regarding retention of the master plan and regulatory control shall be imposed with specifics, limitations, and conditions to be imposed on the municipality's jurisdiction of the proposed annexation area. Therefore, should this annexation be approved, the County will maintain master plan and regulatory control over the annexation area.
7. PWWM will continue to provide maintenance services to County designated roads.
8. The area should remain within the Miami-Dade Fire Rescue District in perpetuity.

Area B:

1. It is important to note that the annexation area has fewer than 250 resident electors and less than 50 percent is developed residential property. Should the Board approve the annexation; a vote of the electors in the annexation area will not be required.
2. County records indicate that the zoning covenants listed below are in effect on properties within the proposed annexation area:
 - Folio No. 30-2133-004-0040: Declaration of Restrictions
 - Folio No. 30-2133-007-0160: Declaration of Restrictions
 - Folio No. 30-2133-004-0063: Declaration of Restrictions
 - Folios No. 30-2133-010-0010 and 30-2133-010-0020: Restrictive Covenant
 - Folio No. 30-2128-028-0961: Declaration of Restrictive Covenants and Partial release of Declaration of Restrictive Covenant
 - Folios No. 30-2128-028-0960, 30-2128-028-0961 and 30-2128-028-0965: Declaration of Restrictions
 - Folio No. 30-2128-028-0960: Modification of Declaration of Restrictions
 - Folio No. 30-2128-028-1000: Declaration of Use
 - Folios No. 30-2128-023-0290, 30-2128-023-0300 and 30-2128-026-0010: Covenant and Release of Covenant
 - Folios No. 30-2128-020-0072 and 30-2128-020-0120: Covenant
3. Approval of the proposed annexation would divide the Westview Census Designated Place.
4. The City does not have an equivalent to the County's GU (Interim District) and NCUAD zoning.

5. The City must demonstrate how it will ensure the development of the proposed annexation area consistent with the provisions of the CDMP regarding the urban center at NW 119th Street and NW 27th Avenue.
6. PWWM will continue to provide maintenance services to County designated roads.
7. The area should remain within the Miami-Dade Fire Rescue District in perpetuity.
8. According to the Code, Section 20-3, Section 6 (e), a proposed Interlocal Agreement with the County that sets forth provisions regarding retention of the master plan and regulatory control shall be imposed with specifics, limitations, and conditions to be imposed on the municipality's jurisdiction of the proposed annexation area. Therefore, should this annexation be approved, the County will maintain master plan and regulatory control over the annexation area.

Annexation Guidelines:

The following analysis addresses the factors required for consideration by the Planning Advisory Board pursuant to Chapter 20-6 of the Code.

1. Does the annexation divide a historically recognized community?

Area A:

The proposed annexation area is not within and does not divide a Census Designated Place (CDP).

Area B:

Approval of the proposed annexation would divide the Westview Census Designated Place.

2. If approved, will the annexation result in an area that is compatible with existing planned land uses and zoning of the municipality to which the area is proposed to be annexed?

Area A:

The County-owned "Terminals" designated portion of the proposed annexation area is vacant and zoned GP (Government Property) and the remaining area is developed with industrial type uses and is zoned IU-C (Industrial District, Conditional). The GP zoned portion of the proposed annexation area is identified in Section 33-363.1 (Opa-Locka Airport Zoning Ordinance) of the County Zoning Code as part of the Opa-Locka Executive Airport designated for a mix of development including commercial, office, institutional, industrial, and hotel/motel.

The properties east of the annexation area, within the City, are developed primarily with industrial type uses and are zoned I-3 (Industrial Planned Development). Portions of the Amelia Earhart Park and the Opa-Locka Executive Airport are within the City, adjacent to the annexation area and are zoned 'Public' (Public District) on the City's zoning map. The City states in the annexation report that it will rezone the properties within the proposed annexation area to the City's closest equivalent (annexation report page 29), but inaccurately identifies the County-owned portion of the annexation area as zoned GU (Interim District) on a map on page 30 of its annexation report. The City goes on to

state that it does not have an equivalent zoning for the GU zoned portion of the annexation area (page 34). The City identifies its I-3 (I-PD/Industrial Planned Development) zoning district as the closest equivalent, but does not address why it's 'Public' zoning district was not considered as the closest equivalent for the County-owned, GP zoned and Terminals designated portion of the annexation area. Should the annexation be approved and the annexation area properties rezoned as stated, the annexation area would be compatible with the City's existing zoning.

However and as discussed above, the City has not demonstrated that the GP zoned and 'Terminals' designated portion of the proposed annexation area would remain consistent with the provisions of the CDMP. This is of particular importance as the Opa-Locka Executive Airport Master Plan identifies this portion of the proposed annexation area for non-aviation related land uses including commercial, industrial, hotel/motel, and institutional uses and the City's I-3 district does permit all these uses.

Area B:

Properties within the proposed annexation area east of NW 32nd Avenue along the north and south sides of NW 119th Street and along NW 27th Avenue are zoned North Central Urban Area District (NCUAD) and are developed with a mix of commercial, institutional (including a portion of the Miami-Dade North Campus) and industrial type uses. The NCUAD was the result of a multi-year community planning effort that began in 2002 with the North Central Charrette Study. The southeastern portion of the proposed annexation area (south of NW 119th Street and east of NW 32nd Avenue) is developed with the Miami-Dade College North Campus, and is zoned primarily GU (Interim District). The remainder of the proposed annexation area is developed with industrial type uses and zoned primarily IU-1 (Light Industrial), with some properties zoned IU-2 (Industrial, Heavy Manufacturing District) and IU-3 (Industrial, Unlimited Manufacturing District).

The properties within the City, adjacent to the north and northwest boundaries of the proposed annexation area, are developed primarily with industrial type uses and are zoned I-1 (Limited Industrial District), I-2 (Liberal Industrial District), I-3 (Industrial Planned Development/I-PD) and Public (Public District). These uses and zoning are generally compatible with the uses and zonings of the proposed annexation area.

The City states on page 29 of its annexation application, that upon annexation, the City will rezone the proposed annexation area properties to the City's closest zoning equivalents and identifies the City's I-1, I-2, I-3 and Public zoning districts as the closest equivalent zoning districts. As outlined above, the proposed annexation area properties are zoned IU-1, IU-2, IU-3, GU and NCUAD. The City of Opa-Locka does not have equivalent zoning districts to the County's GU and NCUAD zoning districts. While the City may appropriately apply its Public zoning district to the GU zoned Miami-Dade College property within the proposed annexation area, it is unclear how the City would address the NCUAD zoned properties in the proposed annexation area.

As discussed above, the NCUAD zoning is to implement the planned urban center development for the area. The City has not demonstrated that its planned future land uses and zoning would be consistent and compatible with the NCUAD zoning and CDMP provisions for the urban center area.

3. Preserve, if currently qualified, eligibility for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state, and local government agencies?

These programs are administered County-wide by the Miami-Dade Department of Public Housing and Community Development (PHCD) and will not be affected at this time by any annexation.

4. Will the annexation impact public safety response times?

Fire and Rescue: If the annexation is approved, it will not impact public safety response times; however, response time may be impacted if/when the land use designation is amended to allow a more intense land use designation. Fire protection and emergency medical services will continue to be provided by the County and will continue to be served by the same stations and resources within the Fire District in an efficient and effective manner.

Police: In the event the annexation application is successful, the total service area within UMSA will be minimally reduced. Conversely, departmental resources may need to be reallocated from the annexed area to the remaining portions of UMSA. As a result of this reallocation, response times within UMSA would be reduced accordingly. However, due to continual incorporation and annexation endeavors, the full impact upon UMSA is yet to be determined.

5. Will the annexation introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?

The annexation does not impact the traffic circulation within the requested two areas. However, NW 42nd Avenue and NW 32nd Avenue are providing important accesses in the study areas and should be kept with accessibility for all traffic movements.

6. Will the annexation area be served by the same public service franchises, such as cable and communications services, as the existing municipality, or with full access to all available municipal programming through its franchise provider(s)?

The proposed annexation will continue to be served by the same cable television and telecommunication operators as before. Pursuant to State law effective July 1, 2007, Miami-Dade County no longer has the ability license new cable television companies and enforcement activities will be limited to rights-of-way issues only. Therefore the proposed annexation will not have an impact on our ability to enforce rights-of-way issues as per the Code. A list of new cable franchise certificates that may affect the County's rights-of-way can be found at the following site: <http://sunbiz.org/scripts/cable.exe>.

Telecommunications Service Providers are required to register with the County only if they have facilities located within the unincorporated areas. The purpose of the registration process is to determine users of the County's rights-of-way. Therefore, companies that have facilities within the proposed annexation area will no longer be

required to register with the County. Municipalities are responsible for managing their public thoroughfares.

Municipal programming is accomplished through separate agreements between municipalities and the cable operators providing services within their respective municipality. The cable operator's obligation to broadcast municipal meetings is outlined in these agreements. Technically, cable operators have the ability to add municipal programming to the proposed annexed areas if required.

7. Has the area has been identified by the Federal Government as a flood zone or by emergency planners as an evacuation zone, has the existing municipality indicated its preparedness to address any extraordinary needs that may arise?

Area A:

Most of the proposed annexation area is located within the federally designated 100-year floodplain. This area will flood under sustained rains and property owners within it are required to obtain flood insurance.

The proposed annexation area is not located within any County designated hurricane evacuation zone and residents of the area are not obligated to evacuate when hurricane warnings are issued.

Area B:

Parts of the proposed annexation area are located within the federally designated 100-year floodplain. These areas will flood under sustained rains and property owners within them are required to obtain flood insurance.

The proposed annexation area is not located within any County designated hurricane evacuation zone and residents of the area are not obligated to evacuate when hurricane warnings are issued.

8. Will the annexation area be connected to municipal government offices and commercial centers by public transportation?

The proposed annexation Areas A and B will be connected by public transportation to municipal government offices and commercial centers. The City also operates two local circulator routes.

The following Metrobus routes are located within walking distance of the proposed annexation areas:

Area A: Route 135 - Provide connection to the Hialeah Metrorail Station, Opa-Locka Tri-Rail Station, and access to Opa-Locka City Hall

Area B: Routes 19, 27, 32, and 297 (27th Avenue Orange MAX) - Provides connection to the Dr. Martin Luther King, Jr., Brownsville, Coconut Grove, Northside and Civic Center Metrorail Stations; the Opa-Locka Tri-Rail Station; the Omni Metromover Station and Bus Terminal; and the Miami Intermodal Center (MIC)

9. To the degree possible, would the proposed annexation area be contained in one or more school district boundaries governing admission to elementary, middle and high school as the adjoining municipality?

Area A:

The proposed annexation area is within the same school district boundaries as the adjoining areas of the County and/or the City. The public schools serving the proposed annexation area are: Palm Springs Elementary, Hialeah Middle, and Hialeah Senior High.

There is no residential development within the proposed annexation area; therefore, the proposed annexation area has no impact on Miami-Dade Public Schools (MDPS).

Area B:

The proposed annexation area is within the same school district boundaries as the adjoining areas of the County and/or the City. The public schools serving the proposed annexation area are: Dr. Robert B. Ingram Elementary, Henry E. S. Reeves Elementary, North Dade Middle and Miami Central Senior High.

There is no residential development within the proposed annexation area; therefore, the proposed annexation area has no impact on MDPS.

The following analysis addresses the factors required for consideration by the Board of County Commissioners and the Planning Advisory Board pursuant to Chapter 20-7 of the Code.

1. The suitability of the proposed annexation boundaries, in conjunction with the existing municipality, to provide for a municipal community that is both cohesive and inclusive.

- a) Does the area divide a Census Designated Place, (an officially or historically recognized traditional community)?

Area A:

The proposed annexation area does not divide a Census Designated Place.

Area B:

Approval of the proposed annexation would divide the Westview Census Designated Place.

- b) Have any adjacent unincorporated areas with a majority of ethnic minority or lower income residents petitioned to be in the annexation area?

Areas A & B:

No adjacent unincorporated areas having a majority of ethnic minority or lower income residents have petitioned to be included the annexation area.

- c) Is the area or does it create an unincorporated enclave area (surrounded on 80 percent or more of its boundary by municipalities) that cannot be efficiently or effectively served by the County?

Areas A & B:

The proposed annexation areas are not an enclave nor do they create an unincorporated enclave.

- d) Are the boundaries logical, consisting of natural, built, or existing features or City limits?

Area A:

The boundaries of the proposed annexation area are mostly logical and generally follow City limits or rights-of-way. The proposed annexation area is generally bounded on the north by NW 135th Street, on the southwest by the Gragny Expressway, and on the east by the City of Opa-Locka.

Area B:

The boundaries of the proposed annexation area are mostly logical and generally follow City limits or rights-of-way. The proposed annexation area is generally bounded on the north by NW 127th Street, on the west by NW 37th

2. The existing and projected property tax cost for the municipal-level service to the average homeowners in the area currently as unincorporated and as included as part of the annexing municipality.

The taxable value within the annexation area is \$19,107,452. At the current City of Opa-Locka millage rate (9.0890 mills), the ad valorem revenues attributable to the annexation area would be \$164,984. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$35,003 as noted in the table below. The expected tax increase to the entire annexation area would be an additional 7.1607 mills and \$129,982. There are 23 folios in Area A, and the average property owner would pay an additional \$5,651 if this annexation is approved.

Area A:

Existing and Projected Property Tax Cost		
City of Opa-Locka FY 2013-14		
	Millage Rate	Millage x Taxable Value
City of Opa-Locka		
Municipal Millage	9.0890	\$164,984
Unincorporated Area		
UMSA Millage	1.9283	\$35,003
Increase	7.1607	\$129,982

Area B:

The taxable value within the annexation area is \$356,694,642. At the current City of Opa-Locka millage rate (9.0890 mills), the ad valorem revenues attributable to the annexation area would be \$3,079,898. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be \$653,424 as noted in the table below. The expected tax increase to the entire annexation area would be an additional 7.1607 mills and \$2,426,474. There are 149 folios in Area B, and the average property owner would pay an additional \$16,285 if this annexation is approved.

Existing and Projected Property Tax Cost		
City of Opa-Locka FY 2013-14		
	Millage Rate	Millage x Taxable Value
City of Opa-Locka		
Municipal Millage	9.0890	\$3,079,898
Unincorporated Area		
UMSA Millage	1.9283	\$653,424
Increase	7.1607	\$2,426,474

- Relationship of the proposed annexation area to the Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan (CDMP).

The proposed annexation area is located inside the 2015 Urban Development Boundary (UDB) of the Adopted 2015 and 2025 Land Use Plan (LUP) map of the County's CDMP.

4. What is the impact of the proposal on the revenue base of the unincorporated area and on the ability of the County to efficiently and effectively provide services to the adjacent remaining unincorporated areas?

Area A:

The total taxable value of the annexation area is \$19,107,452. The area generates an estimated \$41,978 in revenue. The County spends an estimated \$38,911 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated \$3,067 (Attachment B).

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues of the area upon annexation. For the proposed annexation, franchise fees of an estimated \$6,207 and utility taxes of an estimated \$12,838 will be retained by the County.

Area B:

The total taxable value of the annexation area is \$356,694,642. The area generates an estimated \$783,271 in revenue. The County spends an estimated \$888,602 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated \$105,331 (Attachment B).

Pursuant to Section 20-8.1 and 20-8.2 of the County Code, the County retains all franchise fees and utility tax revenues of the area upon annexation. For the proposed annexation, franchise fees of an estimated \$115,875 and utility taxes of an estimated \$239,652 will be retained by the County.

5. What is the fiscal impact of the proposed annexation on the remaining unincorporated areas of Miami-Dade County? Specifically, does the per capita taxable value of the area fall within the range of \$20,000 to \$48,000?

There are no residents in the proposed annexation areas.

6. Is the annexation consistent with the Land Use Plan of the County's CDMP?

Area A:

The CDMP LUP map designates the proposed annexation area as "Industrial and Office" on properties south of theoretical NW 133rd Street and "Terminals" on properties north of theoretical NW 133rd Street. The properties designated "Terminals" are within the boundaries of the Opa-Locka Executive Airport and vacant lands shown on the airport's Land Use Master Plan 2015-2025 map within the CDMP Aviation Subelement for non-aviation uses.

Area B:

The County's CDMP LUP map designates the portion of the proposed annexation area south of Gratigny Parkway/NW 119th Street and east of NW 32nd Avenue (Miami-Dade College North Campus) as "Institutional, Utilities and Communications". The remainder of the proposed annexation area is designated "Industrial and Office".

Departmental Analysis

Police

According to the application, the City currently provides police services to the proposed annexation areas. The City employs fifty-five (55) sworn police officers. If the annexation is successful an increase of ½ officer would be contemplated. The additional cost to the City for additional personnel and associated costs is approximately \$26,000.

The following Miami-Dade Police Department (MDPD) tables represent all calls for uniform and non-uniform police calls within the proposed areas for calendar year 2012.

Annexation Area A

Year	Criteria	All Calls	Emergency Calls (Code 3)	Priority Calls (Code 2)	Routine Calls
2012	Total Calls	55	5	1	49

Year	Part I Crimes	Part II Crimes	Total
2012	2	2	4

Annexation Area B

Year	Criteria	All Calls	Emergency Calls (Code 3)	Priority Calls (Code 2)	Routine Calls
2012	Total Calls	1826	121	40	1665

Year	Part I Crimes	Part II Crimes	Total
2012	198	34	232

Part I Crimes are Uniform Crime Report (UCR) Part I Offenses are those crimes reported to MDPD in the following classifications; murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary and arson. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigations (FBI) through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body. Part II Crimes are all crimes not covered under Part I Crimes.

Fire and Rescue

The proposed annexation will not impact Miami-Dade Fire Rescue (MDFR) service delivery and/or response times; however, response time may be impacted if/when the land use designation is amended to allow a more intense land use. If the annexation is approved, fire protection and emergency medical services will continue to be provided by Miami-Dade County

and will continue to be served by the same station and resources within the Fire District in an efficient and effective manner.

Existing Stations:

The annexation area is presently served by Station 26 located at 3190 NW 119 Street. The station is equipped with an Aerial and a Rescue; staffed by seven (7) firefighter/paramedics, 24 hours a day, seven days a week. Station 26 is located within the proposed annexation area B. Stations 7, 19, and 54 are all located within a three (3) mile radius of the proposed annexation areas.

Planned Stations:

Presently, there are no planned stations in the area.

Service Delivery – Last Three Calendar Years:

Area A:

	2010	2011	2012
Life Threatening Emergencies			
Number of Alarms	6	4	9
Average Response Time	7:48	7:39	7:28
Structure Fires			
Number of Alarms		1	1
Average Response Time		7:00	6:10

Area B:

	2010	2011	2012
Life Threatening Emergencies			
Number of Alarms	502	222	226
Average Response Time	4:18	4:19	4:36
Structure Fires			
Number of Alarms	7	10	4
Average Response Time	4:16	4:02	3:42

Based on data retrieved during the last three calendar years, travel time to the vicinity of the proposed annexation area complies with national performance standards. Performance national standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents.

As a condition of annexation, the City through an interlocal agreement with the County shall agree that the proposed annexation areas remain within the Miami-Dade Fire Rescue District in perpetuity.

Water and Sewer

The proposed annexation Area A is within the City's water service area. The vacant land within the proposed annexation Area is within Miami-Dade Water and Sewer Department's (MDWASD) sewer service area, and the non-vacant area is within the City's sewer service area. Request for future sewer service within the annexation area located within MDWASD's sewer

service area shall be determined at the time the proposed development occurs based on the adequacy and capacity of the County's sewer systems at the time of the proposed development.

The proposed annexation Area B is within MDWASD's water service area, except for Miami-Dade College which is within the City's water service area. The annexation Area B is entirely within the MDWASD's sewer service. Request for future water and sewer service within the annexation areas in MDWASD's water and sewer service area shall be determined at the time the proposed development occurs based on the adequacy and capacity of the County's water and sewer systems at the time of the proposed development.

There are no General Obligation Bond (GOB) projects under construction within the proposed annexation areas. There are no facilities of countywide significance in the area. The annexation will have no impact on MDWASD's ability to provide services to the remaining areas in the vicinity.

Public Works and Waste Management (PWWM)

According to the application, "the City provides the collection of residential and commercial solid waste via private haulers. The waste is collected and transferred to either the Northeast Transfer Station or the Resources Recovery Facility. Miami-Dade County is responsible for solid waste disposal."

In addition, the application states the City will be responsible for hurricane preparedness and clean up for the proposed annexation areas.

Waste Collection, Disposal and Recycling

The City currently provides residential garbage and trash collection service through a private hauler. The City has an existing waste disposal agreement with the County which extends to year 2015. Upon annexation, the PWWM will continue to provide services for the collection and disposal of refuse and recycling for the City's residential units, unless the County elects to delegate this authority to the City. In the event undeveloped land within the proposed annexation area A (25.7 acres) and B (14.1 acres) is developed for residential uses, the PWWM will provide collection and disposal services to those units and the same option for the delegation of authority would apply to the future units as well.

Per County Code Sections 20-8.4, Retention of garbage and refuse collection and disposal; and 15-13, County collection of solid waste, the PWWM is permitted to delegate the authority to collect residential waste to the governing body of the municipality in those geographic areas comprising the Waste Collection Service Area (WCSA) as of February 1996. As such, if the City desires to collect waste in the newly annexed areas, the City may request an interlocal agreement with Miami-Dade County for delegation of solid waste collection authority. A separate delegation agreement is required for each annexation request. Any municipality that requests delegation of waste collection authority in a proposed annexation area must have an existing 20-year waste disposal agreement with the County. At the present time, delegation of waste collection authority by the PWWM is under review by the Department's Bond Engineer. Further delegations are subject to the outcome of that review.

Effect on Ability to Provide Services to UMSA

The impact of the proposed application on the provision of waste collection services to remaining unincorporated area are being evaluated by the Department's Bond Engineer. The PWWM will continue to provide maintenance services to County designated roads.

Street Maintenance

According to the application, "the County shall maintain responsibility for section line roadways while the City will maintain roadways designated municipal streets".

Area A contains approximately 1.63 lane miles. All 1.63 lanes miles will be transferred to the City. The County will retain jurisdiction of any roads.

Area B contains approximately 19.7 lane miles. Approximately, 15.1 miles will be transferred to the City.

The County is proposing to keep the following road (approximately 4.6 lane miles):

NW 32nd Avenue from NW 107th Street to NW 127th Street Canal

Department of Regulatory and Economic Resources (RER)

A description of the services provided by the Division of Environmental Resource Management (DERM) within RER, information relating to Chapter 24 of the Code and assessment of environmental issues with the proposed annexation are listed below. Services provided by this department in the proposed annexation area include but are not limited to:

Review and approval or disapproval of development orders

This includes the following:

- Building Permits
- Zoning Actions
- Platting Actions (Land Subdivision)
- Building Occupancies (Residential and Nonresidential)
- Municipal Occupational Licenses

The department reviews applications for consistency with the requirements of the Code. The review includes but is not limited to the following:

- Protection of public potable water supply wellfields
- Potable water supply
- Liquid waste disposal
- Stormwater management and disposal
- Tree resources preservation and protection
- Wetland preservation and protection
- Coastal resources preservation and protection
- Air quality requirements
- Flood protection

Operating Permits

Section 24-18 of the Code authorizes DERM to require and issue permits for any facility that could be a source of pollution. This includes a wide variety of nonresidential activities or facilities and some ancillary operations to residential land uses.

Pollution Prevention and Educational Programs

The Office of Environmental Education and Communication (EECO) is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban CO₂ reduction and environmental education in general. The office can be contacted at 305-372-6784 for additional information regarding these services.

Enforcement Activities

These include regular inspections of permitted facilities as well as of any potential source of pollution, responses to complaints and general enforcement operations.

DERM's regulatory activities are enforceable under the Code in both incorporated and unincorporated areas, DERM currently provides the above services to the subject area. Annexation of the parcels will not affect the ability to provide adequate levels of service to the areas being annexed or to the areas adjacent to the annexation.

The following information is based on the City's annexation request for Area A and B.

Water Supply and Distribution

Area A:

Area A is located within the City's Water and Sewer Department retail service area and is completely served by a network of water distribution mains. The source of water supply for this area is the Hialeah Preston Water Treatment Plant which is owned and operated by MDWASD. At this time this plant does have sufficient capacity to provide current water demand. Water produced by this plant meets the required Primary Drinking Water Standards.

Area B:

Area B is located inside the MDWASD retail service area, except for Miami-Dade College, which is served by the City's Water and Sewer Department. The area is completely served by a network of water distribution mains. The source of water supply for this area is the Hialeah Preston Water Treatment Plant which is owned and operated by MDWASD. At this time the plant does have sufficient capacity to provide current water demand. Water produced by this plant meets the required Primary Drinking Water Standards.

Facilities for the Collection and Treatment of Sewage

Area A:

This area is located within the City's Water and Sewer Department franchised sewer service area. Sanitary sewer lines are located as follows:

- 8-inch gravity sewer along NW 128th Street
- 8-inch gravity sewer along NW 47th Avenue

This gravity system discharges to sanitary pump station 08-0012, then to pump station 08-0011C, then to MDWASD pump station 30-0300 and then to the North District Wastewater Treatment Plant.

All mentioned pump stations are operating within the mandated criteria set forth in the First Partial Consent Decree. At this time the North District Wastewater Treatment Plant does have sufficient capacity to treat current discharge.

Area B:

This area is located within the MDWASD franchised sewer service area. Sanitary sewer lines are located as follows:

- 42-inch force main along NW 127th Street
- 12-inch force main along NW 112th Street from NW 32nd Avenue to NW 36th Avenue
- 8-inch force main within the Miami-Dade College. This force main receives flow from two private pump stations located on the College grounds
- Several 8-inch, 10-inch, 12-inch, 18-inch gravity sewer lines along SW 36th Avenue between NW 107th Street and NW 119th Street
- Several 8-inch gravity sewer mains between NW 27th Avenue and NW 36th Avenue, and NW 127th Street and NW 119th Street

- Several 8-inch and 10-inch gravity mains between NW 32nd Avenue and NW 36th Avenue, and NW 107th Street and NW 119th Street

The pump stations serving the proposed Annexation Area "B" (30-0386 & 30-0387) as well as the wastewater treatment plant are owned and operated by MDWASD. Pump stations 30-0386 and 30-0387 discharge to pump station 30-0300 or 30-1310, and then to the North District Treatment Plant. Currently, pump station 30-0386 is in Conditional Moratorium (CM) Status. Under CM status new construction projects can only be approved conditional to the completion of the repairs proposed by the utility to bring the pump station out of moratorium. The Certificates of Occupancy will be restricted and can only be released after the utility certifies that the rehabilitation work for the pump station has been completed.

All other mentioned pump stations are operating within the mandated criteria set forth in the First Partial Consent Decree. At this time the North District Wastewater Treatment Plant does have sufficient capacity to treat current discharge.

Drainage and Flood Protection

All new development requires that drainage systems be provided as part of the project. The objective of these systems is to reduce pollution in Stormwater runoff, and reduce flooding impacts to area residents.

DERM issues the Surface Water Management Standard General Permit (SWMSGP) on behalf of the South Florida Water Management District. Jurisdiction to require a SWM SGP is countywide, and is dependent upon the size of the development. In addition, DERM has authority under Section 24.48.1 of the Code, for the issuance of a number of drainage permits, which include: Class II (for drainage overflows), Class III (work within County canals), Class V (dewatering permits), and Class VI (drainage systems with contaminated sites). The above requirements and authority would exist in the annexed area as it currently does in the City.

Area A:

The entire Annexation Area A is located within the Special Flood Hazard Area Zone AH, with predicted one to three feet of shallow ponding. The required minimum building floor elevation is +7.0 feet NGVD. Minimum crown of road shall be at or above the County Flood Criteria

between +6.00 feet and +6.50 feet NGVD. Any new development in the annexation area is required to comply with Chapter 11C of the Code for flood protection.

In addition to the applicable review and approvals required for drainage systems pursuant to Chapters 24 of the Code, any proposed drainage shall also require review and approval by the County prior to the City issuing building permits. For all new developments within the proposed limits of the City, storm water drainage systems may be required to reduce potential flooding and to improve the water quality of the storm water runoff.

Area B:

The County owns and maintains the NW 127th Street Canal at the northern boundary of the proposed Annexation Area B. This canal provides flood protection to the City and recharges the Biscayne Aquifer. A portion of this canal, commencing approximately 100 feet to the west of the water control structure at NW 30th Avenue, may be transferred to the City upon approval by the Board. The City would be required to properly maintain and operate this canal.

The entire Annexation Area B is located within Special Flood Hazard Area Zones AH, with predicted one to three feet of shallow ponding. The required minimum building floor elevation is +7.0 feet NGVD, +8.0 feet NGVD, +9.0 feet NGVD, to Zone X. Minimum crown of road should be at or above the County Flood Criteria of +6.00 feet NGVD. Any development in the annexation area is required to comply with Chapter 11 of the Code for flood protection.

In addition to the applicable review and approvals required for drainage systems pursuant to Chapters 24 and 28 of the Code, the issuance of building permits shall also require drainage review and approval by the County prior to issuance. For all new developments within the new proposed limits of the City, storm water drainage systems may be required to reduce potential flooding and to improve water quality of the storm water runoff.

New developments within the proposed annexation area may require a Class II permit for any drainage outfall into County canals, a Class VI permit for any installation of drainage system in contaminated sites, and a Class III permit for construction within any canals right-of-ways, reservation or easement is required under the jurisdiction of the County.

Stormwater Utility (SWU) Program and Fees

Improved properties in the proposed annexation areas pay a stormwater utility fee to the County. This fee is used to administer stormwater management programs throughout UMSA. County and state laws mandate that the City include the annexed areas in its general budget for stormwater management programs. It is expected that these stormwater utility accounts would immediately become part of the City service area when the annexation is formally approved. Therefore, all fees collected in the proposed annexation area after approval of the annexation will become City fees.

If stormwater utility accounts in the annexed area are billed through the County's Water and Sewer Department (WASD), it will be the responsibility of the City to communicate with WASD to continue or modify their billing Agreement.

The City incorporated in May 1926, and was not part of the County's Stormwater Utility. At the time of annexation, three conditions will be required:

- 1) The City must execute a stormwater billing agreement with the County's WASD to continue billing in the WASD service area.
- 2) The City must execute or modify a cost-share Interlocal Agreement with the County for canal maintenance activities.
- 3) The City must pay its pro-rata share of the debt service on the County's prior 1999 and 2004 Stormwater Utility Revenue Bonds, now replaced by the Stormwater Utility Revenue Refunding Bonds, Series 2013, for the annexation areas currently proposed for annexation. Payment to the County for the City debt service on these bonds and secondary canal maintenance will initiate immediately upon annexation. Actual costs for the above will be determined at the time of annexation and billed independently (annually, or as a one-time payment) via Interlocal Agreements with the County, or collected through a WASD Agreement if one exists.

Drainage Repair and Maintenance

A review of the County's Water Control Plan reveals secondary canal(s) and Water Control Structures that provide a drainage service to the proposed annexation Areas A & B. The Opa-Locka Canal (Area A), the NW 127th Street Canal and its Water Control Structure at NW 30th Avenue (Area B), and the Spur 1 Canal (Area B).

Only the secondary canal right-of-way for the NW 127th Street Canal, commencing approximately 100 feet to the west of the Water Control Structure at NW 30th Avenue, may be transferred to the City as long as it serves solely City interests. All other secondary canal Rights-of-Way and control structures mentioned above are to remain under the jurisdiction of the County, with the appropriate cost share agreements between the City and the County to cover canal maintenance activities. Transfer of any portion of the secondary canal Right-of-Way for the NW 127th Street Canal as indicated above may be accomplished after consultation and with the concurrence of the County's RER Department. Actual extent of secondary canal right-of-way for the NW 127th Street Canal to be transferred to the City will be determined at the time of annexation.

A cost-share for FEMA or other federally funded projects may also be necessary, if such projects have been constructed, are under construction, or are planned for the proposed annexation area.

Drainage Permitting

All new development requires that drainage systems be provided as part of the project. The objective of these systems is to reduce pollution in stormwater runoff, and reduce flooding impacts to area residents.

RER issues the SWMSGP on behalf of the South Florida Water Management District. Jurisdiction to require a SWMSGP is countywide, and is dependent upon the size of the development. In addition, RER has authority under Section 24.48.1 of the Code, for the issuance of a number of drainage permits, which include: Class II (for drainage overflows), Class III (works within County canals), Class V (dewatering permits), and Class VI (drainage systems within industrial land use). The above requirements and authority would exist in the annexed area as it currently does in the City.

National Flood Insurance Program (NFIP)

The NFIP is a Federal Emergency Management Agency (FEMA) subsidized flood insurance programs for residents, if the community agrees to enforce minimum flood protection standards. In 1993 FEMA mandated that all incorporated areas in the County regulate their own floodplain management ordinance and conduct separate programs. When a municipality is incorporated, FEMA requires the municipality to apply and become a NFIP community within six months of incorporation. A later annexation would add the annexed area to the existing community.

The City would need to report to FEMA, as part of its FEMA Biennial Report, that the new annexed area has changed the City's Municipal boundaries.

A voluntary program associated with the NFIP is called the Community Rating System (CRS). This program rewards communities that improve their flood protection activities with flood

insurance discounts for its residents. Residents of the unincorporated area of the County currently enjoy a 25% discount on their flood insurance policies if they live in a flood zone, and a 10% discount if they are outside the flood zone.

When the City annexes the area in question, those residents would lose the current County CRS discount. If the City participates in the CRS, the residents will enjoy the City's current CRS rating and attendant discount.

Stormwater Management Master Plan

The County is undertaking a comprehensive effort to map the entire unincorporated area of the County to assess its drainage needs. The County is divided into drainage basins, which are then modeled to determine what drainage is needed for each area now and in the future. By planning for future drainage needs, the County can ensure that the level of flood protection service provided to residents is maintained.

Although the County cannot map and propose drainage projects in incorporated areas, County roads lie within incorporated boundaries. In these areas, the County will model the basins where these roads exist, using the best available data provided by the municipalities. Therefore, the quality of the modeling for these County roads may be limited, depending on the information provided by the municipalities. County engineers will request from City staff any data that would assist in modeling these areas.

Cooperation between the City and County to share this data is critical. The data and models created have other uses besides the County's master plan, such as the periodic updates of the Flood Insurance Rate Maps (FIRM) that benefit the City as well as County residents.

National Pollutant Discharge Elimination System (NPDES)

NPDES is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a federal program, and has now been delegated to the State of Florida. Municipalities must apply to and receive from the state a permit that outlines best management programs designed to reduce the pollution in stormwater runoff. These stormwater management programs can consist of sampling programs, educational programs, street sweeping and drainage maintenance, and various other best management programs.

Miami-Dade County's NPDES permit is a joint permit with 32 co-permittees (including municipalities) with the County as the lead agency. Because sampling of stormwater runoff is

required, the County performs the sampling and all the parties to the permit cost-share the monitoring costs. Co-permittees also cost share NPDES required modeling and results.

A review of permit records reveals that the City is currently a co-permittee in the County's joint permit. Therefore, the presence of any outfalls within the annexed area would change the City cost-share percentage contribution. There is also a permit fee that the City pays annually to the State of Florida for the NPDES permit. The amount of this permit fee may increase if the annexation is approved.

Transfer of Roads

Certain County roads located within the proposed annexation area may need to be transferred to the City. This is accomplished through an Interlocal Agreement. This Agreement would outline the subject roads, various road-related services, and the responsibilities of the City and the County for these services. Because County Stormwater Utility funds are used to maintain drainage systems in the County rights-of-way and roads, during preparation of the Agreement, the Stormwater Utility Planning Division must be consulted for its comments and approval.

Pollution Control

Two contaminated sites were identified within Area A and three contaminated sites were identified within Area B, as shown below:

Contaminated Sites			
Area	Facility	Address	DERM Tracking #
Area A	MDAD Opa-Locka Airport	Opa-Locka Airport	ARP-35
	Powder Coat	4700 NW 128 ST RD	HWR-742
Area B	Port Consolidated	11550 NW 36 Ave	UT-159
	Rego Properties	11400 NW 36 Ave	UT-1824
	Henry Lee Trucks	3505 NW 125 St	UT-2612

Coastal and Wetlands Resources

Portions of Areas A and B contain wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will be required prior to any impacts to wetlands within the annexation area. The Coastal and Wetlands Resources Section (305) 372-6586 may be contacted for further information concerning the wetland permitting requirements.

Tree Preservation

An aerial review revealed that tree resources exist within the right of ways and within some of the individual properties in the proposed annexation areas. Section 24-49 of the Code provides for the preservation and protection of tree resources. The County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Portions of Areas A and B contain wetlands resources, please be advised that any tree resources within areas designated as wetlands will be regulated through a Class IV Wetlands

Permit. Please contact the Tree Permitting Program at 305-372-6600 for additional information regarding permitting procedures.

Air Quality

The applications do not propose and changes to zoning, CDMP land use designation areas, or to the level of service (LOS) for the subject annexation area. This application is only requesting a change of jurisdictional authority between the County and the City. Therefore, no inconsistency with the applicable federal, state and local air quality regulatory criteria is foreseen in this annexation request.

Parks, Recreation and Open Spaces

There are no County parks within the proposed Opa-Locka annexation area. The annexation has no impact on the Parks, Recreation and Open Spaces Department.

Demographic Profile of the Areas

As shown on Table 1, the estimated 2010 Census population for the proposed annexation areas is zero persons, while the City’s population is 15,219 persons.

Table 1

City of Opa-Locka Annexation Area A & B

**Demographic and Economic Characteristics
City of Opa-Locka Area and Miami-Dade County, 2010**

	Annex Area Estimates	Opa- Locka	Miami- Dade
<u>Population Characteristics, 2010</u>	0	15,219	2,496,435
Percent White, Not Hispanic	0.0	2.1	15.4
Percent Black, Not Hispanic	0.0	61.5	17.1
Percent Other, Not Hispanic	0.0	1.0	2.5
Percent Hispanic Origin	0.0	35.3	65.0
<u>Income¹</u>			
Median Household Income	--	\$22,214	\$43,957
Per-capita Income	--	\$13,209	\$23,348
<u>Housing</u>			
Total Housing Units	0	5,966	989,435

Source: U.S. Census Bureau, Census 2010 Summary File 1; U.S. Census Bureau, 2007-2011 American Community Survey, 5-Year Estimates; and Miami-Dade County, Regulatory and Economic Resources Department, Planning Research Section, October 2013.

¹Note: The Opa-Locka Annexation Areas A has no population or housing units and therefore, no income characteristics.

Development Profile of the Areas

Area A:

Table 2 shows the 2013 land use profile for the proposed annexation area, the City and the County. Of the approximate 54 acres within the proposed annexation area, roughly 48 percent of the land is undeveloped; and 45 percent is in industrial use.

This table also shows that approximately 48 percent of the proposed annexation area is undeveloped, while 2 percent of the land within the City is undeveloped. Approximately 45 percent of the land within the proposed annexation is in industrial use, while 18 percent of the City's land is in that use. Approximately, 7 percent of the proposed annexation area is in transportation, communication, and utilities use, while 47 percent of the area within the City is in transportation, communication and utilities use. In addition, none of the land within the proposed annexation area is in residential or commercial and office uses, while 17 and 5 percent of the land within the City is in those uses, respectively.

Table 2
City of Opa-Locka Proposed Annexation Areas A
2013 Existing Land Use

Land Use	Annexation Areas (Acres)	Annexation Areas (Percent of Total)	City of Opa-Locka (Acres)	City of Opa-Locka (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	487.7	17.0	111,155.5	8.8
Commercial & Office & Transient						
Residential	0.0	0.0	147.5	5.1	14,468.7	1.1
Industrial	23.9	44.6	516.8	18.0	17,678.2	1.4
Institutional	0.0	0.0	79.6	2.8	14,575.1	1.2
Parks/Recreation/Conservation	0.0	0.0	120.2	4.2	833,395.9	65.8
Transportation, Communication, Utilities	4.0	7.5	1339.1	46.6	87479.7	6.9
Agriculture	0.0	0.0	0.0	0.0	63,563.3	5.0
Undeveloped	25.7	48.0	60.2	2.1	87,058.5	6.9
Inland Waters	0.0	0.0	123.2	4.3	36,933.5	2.9
Total:	53.6	100.0	2,874.3	100.0	1,266,308.5	100.0

Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Section – June 2013

Area B:

Table 2 shows the 2013 land use profile for the proposed annexation area, the City and the County. Of the approximate 822 acres within the proposed annexation area, roughly 46 percent of the land is industrial use; and 32 percent is in institutional use.

This table also shows that approximately 46 percent of the proposed annexation area is in industrial use, while 18 percent of the land within the City of Opa-Locka is in industrial use. Approximately, 32 percent of the land within the proposed annexation area is in institutional use, while 3 percent of the City's land is in that use. Roughly 15 percent of the proposed annexation area is in transportation, communication and utilities use. While 47 percent of the area within the City is in transportation, communication and utilities use, while 5 percent of the area in the City is in commercial and office use. In addition, none of the land within the proposed annexation area is in residential, while 17 percent of the land within the City is in that use.

Table 2
City of Opa-Locka Proposed Annexation Areas B
2013 Existing Land Use

Land Use	Annexation Areas (Acres)	Annexation Areas (Percent of Total)	City of Opa-Locka (Acres)	City of Opa-Locka (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	487.7	17.0	111,155.5	8.8
Commercial & Office & Transient Residential	22.8	2.8	147.5	5.1	14,468.7	1.1
Industrial	380.4	46.3	516.8	18.0	17,678.2	1.4
Institutional	265.7	32.3	79.6	2.8	14,575.1	1.2
Parks/Recreation/Conservation	0.0	0.0	120.2	4.2	833,395.9	65.8
Transportation, Communication, Utilities	124.8	15.2	1339.1	46.6	87479.7	6.9
Agriculture	0.0	0.0	0.0	0.0	63,563.3	5.0
Undeveloped	14.1	1.7	60.2	2.1	87,058.5	6.9
Inland Waters	0.0145	1.8	123.2	4.3	36,933.5	2.9
Total:	822.2	100.0	2,874.3	100.0	1,266,308.5	100.0

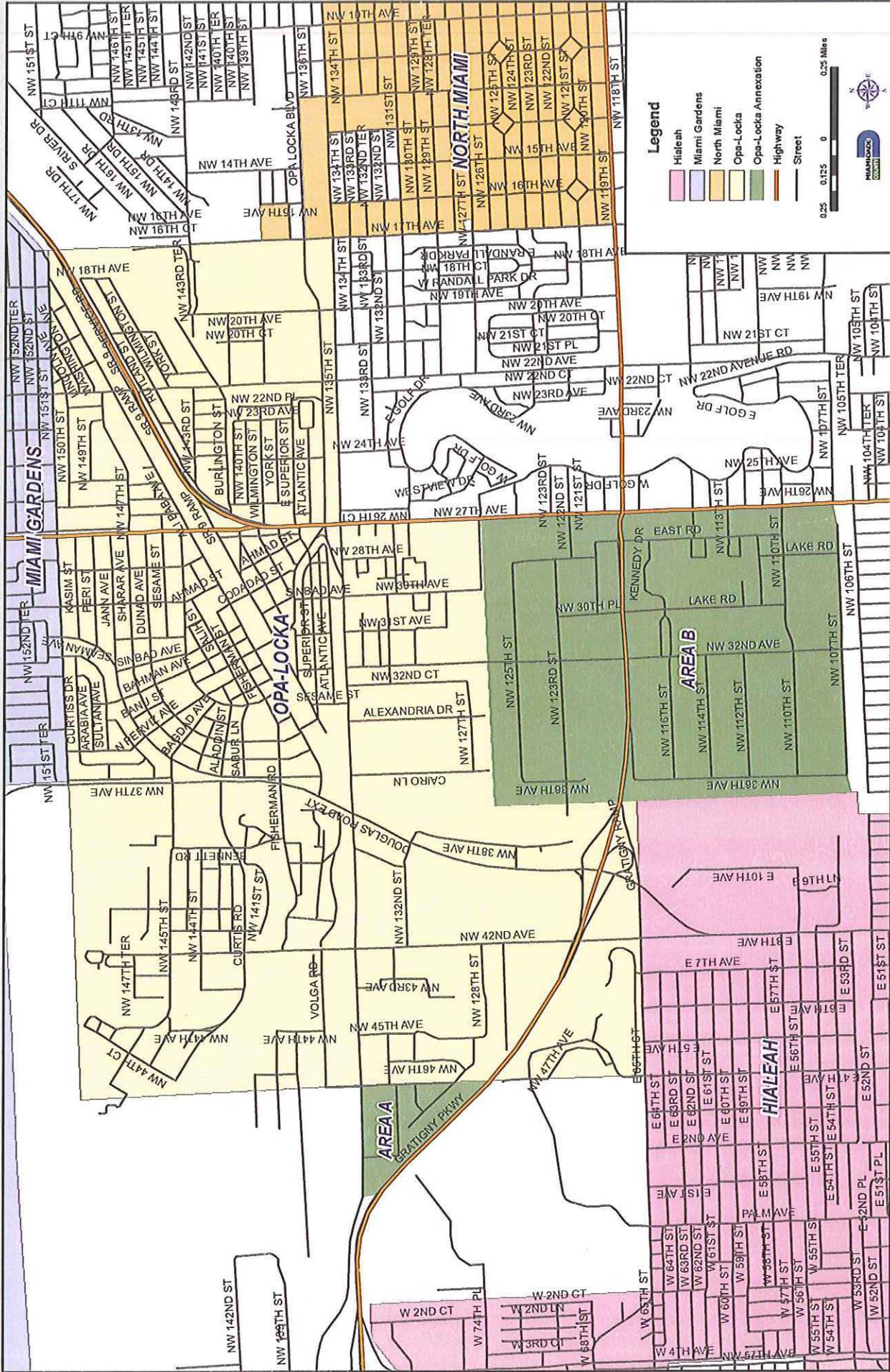
Source: Miami-Dade County Department of Regulatory and Economic Resources (RER), Planning Research Section – June 2013

Attachments:

- A. Map of proposed annexation – Areas A & B
- B. Estimated Impact on UMSA Budget Statement – Areas A & B
- C. City of Opa-Locka Annexation Applications – Areas A & B
- D. Letter from City of Opa-Locka pertaining to Areas Designated as Terminals – Areas A & B

C: Jennifer Moon, Director, Office of Management and Budget

MIAMI-DADE COUNTY
OPA - LOCKA PROPOSED ANNEXATION



This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division. For the Office of Management and Budget, January, 2014

This map and associated information is to be used only for public business as may be authorized by law and no reproduction for commercial use or sale is permitted. No expressed or implied warranties including but not limited to the implied warranties of merchantability or fitness for a particular purpose is made. User is warned the materials contained herein are provided "as is".

Attachment B

Based on FY 2013-14 Budget	Annexation Assumptions	Area A	Area B	Total
Property Tax Revenue	Allocation based on tax roll & millage	\$35,000	\$653,000	\$688,000
Franchise Fees	N/A			
Sales Tax	Allocation based on \$68.69 per person	\$0	\$0	\$0
Utility Taxes	N/A			
Communications Tax	Allocated based on tax roll/population	\$6,978	\$130,271	\$137,250
Alcoholic Beverage License	Allocation based on \$0.24 per person	\$0	\$0	\$0
Occupational License	Allocation based on \$1.78 per person	\$0	\$0	\$0
Interest	Allocation based on .079% of total revenue	\$0	\$0	\$0
Miscellaneous Revenues	Allocation based on \$1.55 per person	\$0	\$0	\$0
Revenue to UMSA		\$41,978	\$783,271	\$825,250
Cost of Providing UMSA Services				
Police Department		\$30,563	\$736,588	\$767,152
UMSA Police Budget (without specialized)				
Park and Recreation Dept	Based on cost of parks	\$0	\$0	\$0
Public Works				
Centerline Miles	Centerline miles times cost per lane mile	\$2,845	\$26,357	\$29,202
Planning, Code Compliance and Non-Departmental	Direct cost times 8.81%	\$ 2,943	\$ 67,215	\$ 70,159
QNIP (pay-as you-go)	Utility Taxes as a % of debt service 15%	\$ -	\$ -	
Policy Formulation/Internal Support	Direct cost times 7.66%	\$ 2,559	\$ 58,442	\$ 61,001
Cost of Providing UMSA Services		\$ 38,911	\$ 888,602	\$ 927,513
Net to UMSA		\$3,067	(\$105,331)	(\$102,264)
<p>1. Does not include gas tax funded projects 2. Does not include canal maintenance revenues or expenses 3. Does not include proprietary activities: Building, Zoning, Solid Waste 4. Does not include Fire and Library Districts 5. Revenues are based on allocations not actuals</p> <p>Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.</p>				
		AREA A	AREA B	
2013 Taxable Property Rolls		\$19,107,452	\$356,694,642	\$375,802,094
2013 Area Population		0	0	
2013 UMSA Population		1,102,142	1,102,142	
2013-14 UMSA Millage		1.9283	1.9283	
Patrollable Sq. Miles - UMSA		207.90	207.90	
Total Calls For Service - UMSA CY 2012		615,684	615,684	
Part 1 Crimes - UMSA 2012		51,222	51,222	
Part 2 Crimes - UMSA 2012		22,889	22,889	
Patrollable Sq. Miles - Study Area		0.08	1.28	1.36
Total Calls for Service - Study Area		55	1,826	1,881
Part 1 Crimes - Study Area		2	198	200
Part 2 Crimes - Study Area		2	34	36
Cost per Centerline Mile		\$1,745	\$1,745	
Number of Centerline Miles		1.63	15.1	16.73
Per Capita Taxable Value		N/A	N/A	



MEMORANDUM

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

TO: Jennifer Moon, Director
Office of Management and Budget

DATE: August 14, 2013

FROM: Christopher Agrippa, Division Chief
Clerk of the Board Division

SUBJECT: Proposed Boundary Change
by the City Of Opa-Locka
Area A & B

The Clerk of the Board's office has received the attached application requesting the annexation of presently unincorporated area outlined in the request into the jurisdiction of the City of Opa-Locka. This proposed municipal boundary change will be placed on the September 4, 2013 Board of County Commissioners' agenda, under Agenda Item 15B, the Clerk of the Board's Report.

If you have any questions or concerns, please contact me at (305) 375-5126 or Keith Knowles at (305) 375-3841.

Attachment
CA/kk

Cc: Jack Osterholt, Regulatory and Economic Resources Department
Permitting, Environment and Regulatory Affairs

" THE GREAT CITY "



City of
OPA-LOCKA
Florida

CLERK OF THE BOARD

2013 JUL 26 PM 2:19

305-953-2821

305-953-2823

305-953-2823

Fax: 305-953-2870

Kelvin L. Baker, Sr.
City Manager

July 26, 2013

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

RE: Submittal of Annexation Report (Area "A") for portions of Sections 29 and 30, Township 52, Range 41 – City of Opa Locka

Dear Mr. Ruvin:

Please accept this correspondence as the formal submittal of the City of Opa-locka'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.

Annexation Area "A" is bounded by NW 47th Avenue to the East, NW 135th Street to the North and the Gratigny Expressway to the Southwest.

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

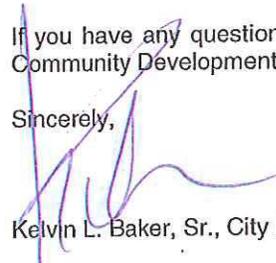
- 1) A Resolution of the City Commission affirming its intentions
- 2) A legal description and map of the area proposed to be annexed
- 3) Proof of Public Hearing notice
- 4) Certificates from the Supervisor of Elections and the Director of the Planning and Zoning Department
- 5) Certified list of noticed 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 Howard Brown, AICP, Director, Community Development at (786) 338-6177 or the project consultant, Alex A. David, AICP at (786) 514-0121.

Sincerely,


Kelvin L. Baker, Sr., City Manager

Attachment

cc: Mayor and Commission
Joanna Flores, City Clerk
Joseph Geller, Esq., City Attorney
Howard Brown, AICP, Director, Community Development
Alex A. David, AICP, Bell David Planning Group

Sponsored by: City Manager

RESOLUTION NO. 13-8641

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO MIAMI DADE COUNTY BOARD OF COMMISSIONERS FOR THE ANNEXATION OF "ANNEXATION AREA A", INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF OPA-LOCKA, AND AUTHORIZING THE CITY MANAGER TO PAY APPLICATION AND CERTIFICATION FEES, A NON-BUDGETED ITEM, PAYABLE FROM ACCOUNT NUMBER 25-525390; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Opa-locka desires to authorize 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; and

WHEREAS, pursuant to Resolution 11-2826, the City investigated annexation options; and

WHEREAS, annexation feasibility studies were done, which identified "Annexation Area A", an area bounded by NW 47th Avenue to the East, and NW 135th Street to the North, and the Gratiigny Expressway to the Southwest, forming a triangular area; and

WHEREAS, the feasibility study provided useful information in identifying reasons for annexations: acquisition of industrial and commercial property, increased tax revenues, and expansion of the City borders; and

WHEREAS, Miami-Dade County requires a fee \$2,565, to be paid at the time of the application; and

Resolution No. 13-8641

WHEREAS, the City is required to pay Certification fees to a third party, to verify that necessary property owners have been notified, in the amount of \$650.00; and

WHEREAS, the City Commission of the City of Opa-locka desires the City Manager to submit an application to Miami-Dade County for the annexation of "Annexation Area A" into the City of Opa-locka.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. The City Commission of the City of Opa-locka, Florida, hereby directs and authorizes the City Manager to submit an application to Miami-Dade County Board of Commissioners for the annexation of "Annexation Area A" into the municipal boundaries of the City of Opa-locka, and further authorizes the City Manager to expend funds to pay the application and Certifications fees, as set forth herein (a non-budgeted item), payable from Account Number 25-525390.

Section 3. This Resolution shall take effect immediately upon adoption.

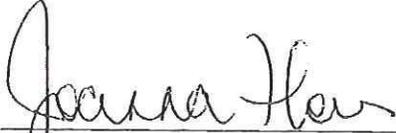
PASSED AND ADOPTED THIS 24th day of July, 2013.



MYRA TAYLOR
MAYOR

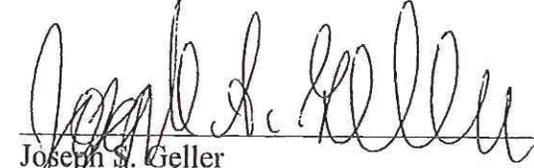
Resolution No. 13-8641

Attest to:



Joanna Flores
City Clerk

Approved as to form and legal sufficiency:



Joseph S. Geller
GREENSPOON MARDER, PA
City Attorney

Moved by:	COMMISSIONER HOLMES
Seconded by:	COMMISSIONER JOHNSON
Commission Vote:	5-0
Commissioner Holmes:	YES
Commissioner Johnson:	YES
Commissioner Santiago:	YES
Vice-Mayor Kelley:	YES
Mayor Taylor:	YES

I, Joanna Flores, Deputy City Clerk of the
City of Opa-Locka, Miami-Dade County, Florida do hereby
certify that this is a true and correct copy
of Resolution No. 13-8641
as shown in the official records of the City of Opa-Locka,
Miami-Dade County, Florida.
Given under my hand and seal this 25th day of
July, 2013.
Joanna Flores
Deputy City Clerk

The Great City of
OPA-LOCKA
Florida



CITY OF OPA-LOCKA, FLORIDA
AREA "A" ANNEXATION REPORT

July 24, 2013



Pursuant to Resolution No. 13-8641, the City of Opa-Locka duly authorizes the submittal of this Annexation Area "A" Report to Miami-Dade County.

Submitted by:

Mayor Myra Taylor

Vice Mayor Joseph L. Kelley

Commissioner Timothy Holmes

Commissioner Dorothy Johnson

Commissioner Luis B. Santiago

City Staff

Kelvin L. Baker, Sr., City Manager

Joseph Geller, City Attorney

Joanna Flores, City Clerk

Howard Brown, AICP, Director of Community Development

Prepared by:

THE CORRADINO GROUP
4055 NW 97th Avenue
Doral, FL 33178

(305) 594-0735

www.Corradino.com

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Attachment "A" – Certified List of Property Owners

1. Executive Summary

The area originally known as "Opa-tisha-wocka-locka" became Opa Locka when it was created by the visionary aviation pioneer Glen Curtis. On May 14, 1926 this nationally recognized Arabian Nights themed City was chartered as a town when 28 registered voters voted to incorporate. Currently, this City, full of pride and hardworking people, is transforming itself into a more vibrant and livable community. One of the ways to better serve the community and to grow the tax base is to study potentially annexing lands adjacent to current municipal boundaries. A previous endeavor on annexations by the City in 2007 was not fully completed. The City has now placed a greater emphasis on growing the community through annexations and increasing the tax base.

What has also 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 Annexation Area "A" to the City's Southwest is an area that has many existing businesses and future development potential that is comparable to areas existing within the City. The City is in a position to provide the proposed annexation area with quality municipal services, better access to local government services without extraordinary additional resources.

Therefore, with this submittal, the City of Opa-Locka (City), wishes to initiate the annexation process. The City wishes to annex approximately 53.6 acres (0.08 square miles) which are contiguous to the City's current southwestern municipal boundary (See Location Aerial).

The Annexation Area is described as an area bounded by NW 47th Avenue to the East; NW 135th Street to the North and the Gratigny Expressway to the Southwest and forming a triangular area approximately 53.6 acres in size. This area is completely accessible through the existing street network of Opa Locka.

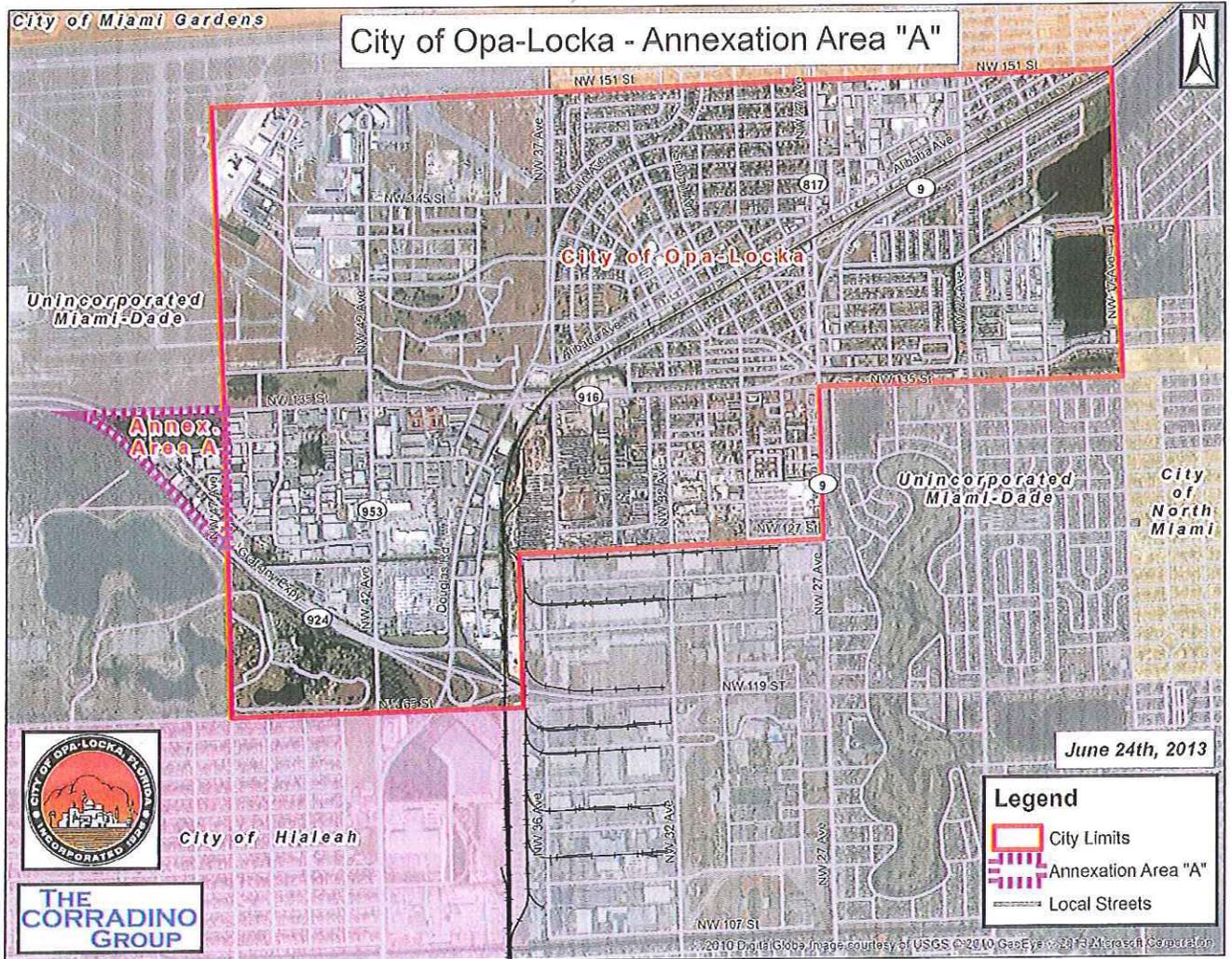
The 2010 Census population figures showed that approximately 15,219 persons reside in the City of Opa Locka. The City is also home to 1,718 businesses. The addition of the Annexation Area would not increase the City's population but would add numerous new businesses.

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;

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 for City residents. 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



3. Resolution

The application for annexation of a 53.6 acre portion of Sections 29 and 30, Township 52, Range 41 was approved under Resolution No. 13-8641 by the City Commission of the City of Opa-Locka.

Sponsored by: City Manager

RESOLUTION NO. 13-8641

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO MIAMI DADE COUNTY BOARD OF COMMISSIONERS FOR THE ANNEXATION OF "ANNEXATION AREA A", INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF OPA-LOCKA, AND AUTHORIZING THE CITY MANAGER TO PAY APPLICATION AND CERTIFICATION FEES, A NON-BUDGETED ITEM, PAYABLE FROM ACCOUNT NUMBER 25-525390; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Opa-locka desires to authorize 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; and

WHEREAS, pursuant to Resolution 11-2826, the City investigated annexation options; and

WHEREAS, annexation feasibility studies were done, which identified "Annexation Area A", an area bounded by NW 47th Avenue to the East, and NW 135th Street to the North, and the Gratigny Expressway to the Southwest, forming a triangular area; and

WHEREAS, the feasibility study provided useful information in identifying reasons for annexations: acquisition of industrial and commercial property, increased tax revenues, and expansion of the City borders; and

WHEREAS, Miami-Dade County requires a fee \$2,565, to be paid at the time of the application; and

Resolution No. 13-8641

WHEREAS, the City is required to pay Certification fees to a third party, to verify that necessary property owners have been notified, in the amount of \$650.00; and

WHEREAS, the City Commission of the City of Opa-locka desires the City Manager to submit an application to Miami-Dade County for the annexation of "Annexation Area A" into the City of Opa-locka.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. The City Commission of the City of Opa-locka, Florida, hereby directs and authorizes the City Manager to submit an application to Miami-Dade County Board of Commissioners for the annexation of "Annexation Area A" into the municipal boundaries of the City of Opa-locka, and further authorizes the City Manager to expend funds to pay the application and Certifications fees, as set forth herein (a non-budgeted item), payable from Account Number 25-525390.

Section 3. This Resolution shall take effect immediately upon adoption.

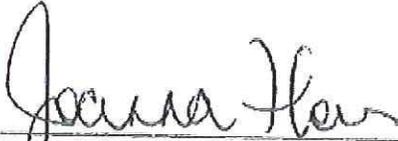
PASSED AND ADOPTED THIS 24th day of July, 2013.



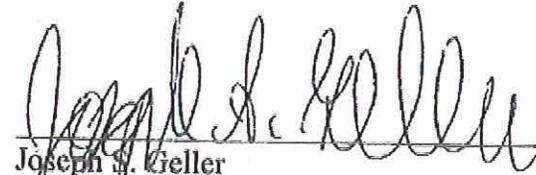
MYRA TAYLOR
MAYOR

Resolution No. 13-864J

Attest to:


Joanna Flores
City Clerk

Approved as to form and legal sufficiency:


Joseph S. Geller
GREENSPOON MARDER, PA
City Attorney

Moved by:	COMMISSIONER HOLMES
Seconded by:	COMMISSIONER JOHNSON
Commission Vote:	5-0
Commissioner Holmes:	YES
Commissioner Johnson:	YES
Commissioner Santiago:	YES
Vice-Mayor Kelley:	YES
Mayor Taylor:	YES

I, Joanna Flores, Deputy City Clerk of the City of Opa-Locka, Miami-Dade County, Florida do hereby certify that this is a true and correct copy of Resolution No. 13-864J as shown in the official records of the City of Opa-Locka, Miami-Dade County, Florida.
 Given under my hand and seal this 25th day of July, 2013.
Joanna Flores
 Deputy City Clerk

4. Public Hearing Notice – Sunday July 14, 2013

**CITY OF OPA-LOCA
NOTICE DE PUBLIC HEARING
ON PROPOSED ANNEXATIONS**

NOTICE IS HEREBY GIVEN that the Planning Council of the City of Opa-Loca, Florida, will hold a public hearing at 7:00 P.M. on Tuesday, July 23, 2013 in the Municipal Complex Building, 700 Fisherman Street, second floor, on a proposal to include two Annexation Areas within the municipal boundaries of the City of Opa-Loca. These two areas are: "City of Opa-Loca - Annexation Area 'A'" and "City of Opa-Loca - Annexation Area 'B'" as shown further described below.

NOTICE IS ALSO GIVEN that the City Commission of the City of Opa-Loca, Florida, will hold a public hearing at 7:00 P.M. on Wednesday, July 24, 2013 in the Municipal Complex Building, 700 Fisherman Street, second floor, on a proposal to include two Annexation Areas within the municipal boundaries of the City of Opa-Loca. These two areas are: "City of Opa-Loca - Annexation Area 'A'" and "City of Opa-Loca - Annexation Area 'B'" as shown further described below.

Annexation Area A

A portion of Section 2850, Township 32, Range 41 or as further described on area bounded by NW 17th Avenue to the East, NW 15th Street to the North and the Gulf of Mexico to the South and containing 114 acres.

Total Number of Acres: 538.500 square feet



Annexation Area B

Portions of Sections 28 and 38, Township 32, Range 41 or as further described on area bounded by NW 17th Street to the North, NW 17th Street to the South, NW 27th Avenue to the East and, NW 37th Avenue to the West and forming a rectangle.

Total Number of Acres: 822 (1.23 square miles)



The Miami-Dade County Code requires the governing body of a municipality to hold a public hearing prior to adopting a resolution approving Annexation. In notice of the public hearing must be sent to all property owners within the area and all other persons who are affected by the proposed annexation. All interested parties are urged to attend.

Additional information requests and questions may be directed to Mr. Howard W. Bowen, Jr., AICP, in the Office of Community Development, 305-938-2863 ext. 11503.

IF ANY PERSON DESIRES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL ALSO A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A WRITTEN RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UNWISDOMLY HEARD. APPEALS TO BE BASED. PERSONS WHO WISH TO PARTICIPATE IN ANY MANNER IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK JUANITA FLORES AT (305) 938-2868 BY noon ON THE BUSINESS DAY PRIOR TO THE MEETING.

**CUIDADO DE OPA-LOCA
AVISADO DE AUDIENCIA PÚBLICA
SOPORTE PROPOSTA DE ANEXACION**

POREL PRESENTE AVISO, se anuncia que el Consejo de Planeación de la Ciudad de Opa-Loca, Florida, celebrará una audiencia pública el Martes, 23 de Julio del 2013 a las 7:00 pm en el Municipal Complex Building, 700 Fisherman Street segundo piso, sobre el tema de la propuesta de incluir en los límites de la ciudad de Opa-Loca las áreas señaladas llamadas "PROPUESTO ANNEXATION AREA A" and "PROPUESTO ANNEXATION AREA B" mostradas en el mapa adjunto.

POREL PRESENTE AVISO, se anuncia que la Comisión de la Ciudad de Opa-Loca, Florida, celebrará una audiencia pública el Miércoles, 24 de Julio del 2013 a las 7:00 pm en el Municipal Complex Building, 700 Fisherman Street segundo piso, sobre el tema de la propuesta de incluir en los límites de la ciudad de Opa-Loca las áreas señaladas llamadas "PROPUESTO ANNEXATION AREA A" and "PROPUESTO ANNEXATION AREA B" mostradas en el mapa adjunto.

El Código del Condado de Miami Dade requiere que el gobierno de una municipalidad celebre una audiencia pública antes de adoptar y aprobar una resolución sobre la anexión. Un aviso de audiencia pública se envía a todos propietarios en el área propuesta para anexión y a todos propietarios adyacentes a 100 pies del área propuesta. A todos interesados se les urge que asista.

Preguntas pueden dirigirse a Mr. Howard W. Bowen, Jr. AICP, en la oficina del Community Development, 305-938-2868.

SI CUALQUIER PERSONA DESDE APTIAR CUALQUIER DECISION DEL PERADO POR LA COMISION DE LA CIUDAD CON RESPECTO A CUALQUIER ASUNTO CONSIDERADO EN ESTE REUNION O AUDIENCIA, DEBERA UN REGISTRO DE LOS PROCEDIMIENTOS, Y QUE, PARA TAL PROPOSITO, EL DERE ASEGURARSE QUE UN REGISTRO TEXTUAL DE LOS PROCEDIMIENTOS SEA HECHO, ESTE REGISTRO INCLUIR EL TESTIMONIO Y EVIDENCIA EN EL CUAL LA APPLICACION SEA BASADA CUALQUIER INFORMACION QUE REGULARIA, SINTIENDO ESPECIALES PARA PODER ASISTI A LA REUNION DEBE CONTACTAR A LA SECRETARIA DE LA CIUDAD JUANITA FLORES, AL (305) 938-2868 EXT. 11503 ANTES DEL MEDIODIA DEL MIÉRCOLES PREVO A LA REUNION.

Handwritten signature: Mendi

5. Map and Legal Description

See Section 2. above for location

A portion of Section 29/30, Township 52, Range 41 or as further described: an area bounded by NW 47th Avenue to the East; NW 135th Street to the North and the Gratiigny Expressway to the Southwest and forming a triangular area.

Total Number of Acres: 53.6

6. Certification of County Supervisor of Registration (Elections) and Department of Regulatory and Economic Resources Request Letter and Response



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

CERTIFICATION

STATE OF FLORIDA)

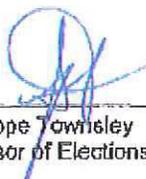
COUNTY OF MIAMI-DADE)

I, Penelope Townsley, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the City of Opa-locka Annexation Areas, as listed below, which boundaries are described in the attached maps, have the following number of voters:

Area A: 0

Area B: 5

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 26th DAY OF
AUGUST, 2012



Penelope Townsley
Supervisor of Elections

Please submit a check for \$110.00 to our office payable to the "Board of County Commissioners" for the cost of research and labor.



July 9th, 2013

**Mr. Howard Brown, Jr., AICP
Community Development Director
City of Opa-Locka
780 Fisherman Street
Opa-Locka, FL 33054**

RE:Property Owners List within 600 feet of:

LEGAL DESCRIPTION:

Portion of Sections 29 and 30, Township 52 South, Range 41 East, Miami-Dade County, Florida.

ORDER NO.: 130610

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 Property Appraiser's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

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

Total number of property owners without repetition: 80

REQUEST/OWNERS LIST

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

LEGAL DESCRIPTION:

Portion of Sections 29 and 30, Township 52 South, Range 41 East, Miami-Dade County, Florida.

LEGAL DESCRIPTION PROPERTY ADDRESS TAX FOLIO NUMBER	PROPERTY OWNER(S) MAILING ADDRESS
Income Gardens Sec 4 PB 31-8 Lot 1 To 14 Inc Blk 209 Property Address: Folio No. 0821200040290	Miami Dade County Aviation Department PO Box 526624 Miami, FL 33152-6624
Income Gardens Sec 4 PB 31-8 Lot 15 To 22 Inc Blk 209 Property Address: Folio No. 0821200040300	Miami Dade County Aviation Department PO Box 526624 Miami, FL 33152-6624
Income Gardens Sec 4 PB 31-8 Lot 23 To 26 Inc Blk 209 Property Address: Folio No. 0821200040310	Miami Dade County Aviation Department PO Box 526624 Miami, FL 33152-6624
29 52 41 119.27 Ac M/L Sw1/4 Less Beg NE Cor Of Sw1/4 Th S1323.29Ft NWly Ad 2602.90Ft To N/L Of Sw1/4 Th E2207.08Ft To POB A/K/A Pt Of Amelia Earhart Park Property Address: 4701 119 St NW Folio No. 0821290000030	Miami Dade County Parks And Recreation 275 NW 2nd St # 4Fl Miami, FL 33128-1741
29 52 41 2.06 Ac M/L Miami Dade Ind Park Sec 1 PB 85-49 Nly200ft Of Tr C Property Address: 13290 45 Ave NW Folio No. 0821290040030	J R Realty Corp 469 W 83rd St Hialeah, FL 33014-3607
29 52 41 4.16 Ac M/L Miami Dade Ind Park Sec 1 PB 85-49 Tr C-1 Less Nly2 Property Address: 13260 45 Ave NW Folio No. 0821290040040	J R Realty Corp 469 W 83rd St Hialeah, FL 33014-3607
Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 1 Thru 11 Blk 2 Property Address: 13200 45 Ave NW Folio No. 0821290050170	J R Realty Corp 469 W 83rd St Hialeah, FL 33014-3607
PB 86-74 Miami-Dade Industrial Park Sec 2 Lots 12 Thru 15 Blk 2 Property Address: 13150 45 Ave NW Folio No. 0821290050280	Joe M Pedigo & J C Pedigo Trs 3816 Macfarlane St Melbourne Beach, FL 32951-3139

29-30 52 41 PB 86-74 Miami-Dade Industrial Park Sec 2 Lot 16 Blk 2
Property Address: 13140 45 Ave NW
Folio No. 0821290050320

PB 86-74 Miami-Dade Industrial Park Sec 2 Lots 17 Thru 21 Blk 2
Property Address: 13000 45 Ave NW
Folio No. 0821290050330

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 22 Thru 26 Blk 2
Property Address: 12970 45 Ave NW
Folio No. 0821290050380

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 27 Thru 31 Blk 2
Property Address: 12870 45 Ave NW
Folio No. 0821290050430

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 10 Thru 14 Blk 3
Property Address: 13245 47 Ave NW
Folio No. 0821290050570

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 15 Thru 20 Blk 3
Property Address: 13225 47 Ave NW
Folio No. 0821290050620

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 21 Thru 27 Blk 3
Property Address: 13185 47 Ave NW
Folio No. 0821290050680

PB 86-74 Miami-Dade Industrial Park Sec 2 Lots 28 Thru 33 Blk 3
Property Address: 13165 47 Ave NW
Folio No. 0821290050750

PB 86-74 Miami-Dade Industrial Park Sec 2 Lots 34 Thru 38 Blk 3
Property Address: 13145 47 Ave NW
Folio No. 0821290050810

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 39 Thru 44 Blk 3
Property Address: 13125 47 Ave NW
Folio No. 0821290050860

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 45 Thru 52 Blk 3
Property Address: 13105 47 Ave NW
Folio No. 0821290050920

29-30 52 41 Miami-Dade Industrial Park Sec 2 PB 86-74 Port Of Lots 28 &
Property Address: 4690 128 St Rd NW
Folio No. 0821290051331

Culbertson Pedigo
3816 Macfarlane St
Melbourne Beach, FL 32951-3139

Lucky Top 1 LLC
13105 NW Lejeune Rd
Opa Locka, FL 33054

12970 Realty LLC
4775 NW 132nd St
Opa Locka, FL 33054-4313

Remcraft Lighting Products Inc
PO Box 54 1487
Miami, FL 33054-1487

South Florida Plastics Inc
13245 NW 47th Ave
Opa Locka, FL 33054-4311

13225 Realty LLC
2 S Biscayne Blvd Ste 1900
Miami, FL 33131-1832

Cjd Real Estate Florida LLC
6122 S Eastern Ave
Los Angeles, CA 90040-3402

Stewart Eisenberg &
Judy Beth London Tr
13355 Biscayne Bay Dr
Miami, FL 33181-2241

Molds & Plastic Machinery Inc
13145 NW 47th Ave
Opa Locka, FL 33054-4309

J R Realty Corporation
469 W 83rd St
Hialeah, FL 33014-3607

J R Realty Corp
469 W 83rd St
Hialeah, FL 33014-3607

Plastic For Mankind Inc
4690 NW 128 St Rd
Opa Locka, FL 33054-5130

29 30 52 41 PB 86-74 Mia-Dade Industrial Pk Sec 2 Por Lots 30-31 Lyg E O
Property Address: 4600 128 St Rd NW
Folio No. 0821290051361

29-30 52 41 PB 86-74 Miami-Dade Industrial Park Sec 2 Port Lot 32 Lyg E
Property Address: 4590 128 St Rd NW
Folio No. 0821290051380

Miami-Dade Industrial Park Sec 2 PB 86-74 Lots 37 Thru 41 Blk 5
Property Address: 4570 128 St Rd NW
Folio No. 0821290051420

Miami Dade Industrial Park Sec 2 PB 86-74 Lots 42 Thru 53 Blk 5
Property Address: 4480 128 St Rd NW
Folio No. 0821290051470

Mirandas Corner Warehouse Condo Unit 4600 Bldg D Undiv 3.9% Int
Property Address: 4600 133 St NW, #4600
Folio No. 0821290230010

Mirandas Corner Warehouse Condo Unit 4604 Bldg D Undiv 3.8% Int
Property Address: 4604 133 St NW, #4604
Folio No. 0821290230020

Mirandas Corner Warehouse Condo Unit 4608 Bldg D Undiv 3.8% Int
Property Address: 4608 133 St NW, #4608
Folio No. 0821290230030

Mirandas Corner Warehouse Condo Unit 4612 Bldg D Undiv 3.8% Int
Property Address: 4612 133 St NW, #4612
Folio No. 0821290230040

Mirandas Corner Warehouse Condo Unit 4616 Bldg D Undiv 3.8% Int
Property Address: 4616 133 St NW, #4616
Folio No. 0821290230050

Mirandas Corner Warehouse Condo Unit 4620 Bldg D Undiv 3.8% Int
Property Address: 4620 133 St NW, #4620
Folio No. 0821290230060

Mirandas Corner Warehouse Condo Unit 4624 Bldg D Undiv 3.9% Int
Property Address: 4624 133 St NW, #4624
Folio No. 0821290230070

Mirandas Corner Warehouse Condo Unit 4628 Bldg C Undiv 3.9% Int
Property Address: 4628 133 St NW, #4628
Folio No. 0821290230080

Mirandas Corner Warehouse Condo Unit 4632 Bldg C Undiv 3.9% Int
Property Address: 4632 133 St NW, #4632
Folio No. 0821290230090

Brain Power Investments LLC
4600 NW 128 St Rd
Opa Locka, FL 33054

Jmr Property Holding LLC
4590 NW 128 St Rd
Opa Locka, FL 33054

Republic Packaging Of Fl Inc
4570 NW 128 St Rd
Opa Locka, FL 33054-5128

Satellite Communication Systems
2 Eaton St Ste 800
Hampton, VA 23669-4095

Americas Awnings Holdings Inc
4600 NW 133rd St
Opa Locka, FL 33054-4406

Landing Aerospace Inc
8004 NW 154th St
Hialeah, FL 33016-5814

Francisco Fierro & W Maria E Vera
4608 NW 133rd St
Opa Locka, FL 33054-4406

Tico Apts Inc
700 SW 99th Ave
Pembroke Pines, FL 33025-1012

Broward Ind Sales & Serv Inc
4616 NW 133rd St
Opa Locka, FL 33054-4406

Choyce O Wiggan Trs Choyce O Wiggan
9091 SW 20th St
Hollywood, FL 33025-4728

Four Ways LLC
4624 NW 133rd St # 4624
Opa Locka, FL 33054-4406

Sergio Gonzalez
4628 NW 133rd St
Opa Locka, FL 33054-4406

A C Doors LLC
8924 NW 146th Ter
Hialeah, FL 33018-7306

Mirandas Corner Warehouse Condo Unit 4636 Bldg C Undiv 3.9% Int
Property Address: 4636 133 St NW, #4636
Folio No. 0821290230100

Mirandas Corner Warehouse Condo Unit 4640 Bldg C Undiv 3.9% Int
Property Address: 4640 133 St NW, #4640
Folio No. 0821290230110

Mirandas Corner Warehouse Condo Unit 4644 Bldg C Undiv 3.9% Int
Property Address: 4644 133 St NW, #4644
Folio No. 0821290230120

Mirandas Corner Warehouse Condo Unit 4648 Bldg C Undiv 3.7% Int
Property Address: 4648 133 St NW, #4648
Folio No. 0821290230130

Mirandas Corner Warehouse Condo Unit 4652 Bldg B Undiv 3.7% Int
Property Address: 4652 133 St NW, #4652
Folio No. 0821290230140

Mirandas Corner Warehouse Condo Unit 4656 Bldg B Undiv 3.9% Int
Property Address: 4656 133 St NW, #4656
Folio No. 0821290230150

Mirandas Corner Warehouse Condo Unit 4660 Bldg B Undiv 3.9% Int
Property Address: 4660 133 St NW, #4660
Folio No. 0821290230160

Mirandas Corner Warehouse Condo Unit 4664 Bldg B Undiv 3.9% Int
Property Address: 4664 133 St NW, #4664
Folio No. 0821290230170

Mirandas Corner Warehouse Condo Unit 4668 Bldg B Undiv 3.9% Int
Property Address: 4668 133 St NW, #4668
Folio No. 0821290230180

Mirandas Corner Warehouse Condo Unit 4672 Bldg B Undiv 3.9% Int
Property Address: 4672 133 St NW, #4672
Folio No. 0821290230190

Mirandas Corner Warehouse Condo Unit 4676 Bldg A Undiv 3.9% Int
Property Address: 4676 133 St NW, #4676
Folio No. 0821290230200

Mirandas Corner Warehouse Condo Unit 4680 Bldg A Undiv 3.8% Int
Property Address: 4680 133 St NW, #4680
Folio No. 0821290230210

Bmb Rlty LLC
4636 NW 133rd St
Opa Locka, FL 33054-4406

Pedro T Roenes
7544 NW 177th St
Hialeah, FL 33015-7159

Buca Teq Investments Group LLC
4644 NW 133rd St
Opa Locka, FL 33054-4406

Ruth Bryan Trs
15175 SW 37th St
Fort Lauderdale, FL 33331-2741

Contractors Access Equip Inc
C/O Berger Singerman LLP
2222 S Halsted St
Chicago, IL 60608-4531

Wildman Motorsports Inc
16468 NW 12th St
Pembroke Pines, FL 33028-1301

Kieron Dixon
4660 NW 133rd St
Opa Locka, FL 33054-4406

Dominican Air Force
Purchasing Office Inc
4664 NW 133rd St # 4664
Opa Locka, FL 33054-4406

Rolando Arderi & Hector Quesada
4668 NW 133rd St # 4668
Opa Locka, FL 33054-4406

Deivid Lutwak & W Raquel
4672 NW 133rd St # 4672
Opa Locka, FL 33054-4406

Montenegro Plastering LLC
4676 NW 133rd St
Opa Locka, FL 33054-4406

Jesus Oliva & W Carmen
4680 NW 133rd St # 4680
Opa Locka, FL 33054-4406

Mirandas Corner Warehouse Condo Unit 4684 Bldg A Undiv 3.8% Int
Property Address: 4684 133 St NW, #4684
Folio No. 0821290230220

Mirandas Corner Warehouse Condo Unit 4688 Bldg A Undiv 3.8% Int
Property Address: 4688 133 St NW, #4688
Folio No. 0821290230230

Mirandas Corner Warehouse Condo Unit 4692 Bldg A Undiv 3.8% Int
Property Address: 4692 133 St NW, #4692
Folio No. 0821290230240

Mirandas Corner Warehouse Condo Unit 4696 Bldg A Undiv 3.8% Int
Property Address: 4696 133 St NW, #4696
Folio No. 0821290230250

Mirandas Corner Warehouse Condo Unit 4698 Bldg A Undiv 3.9% Int
Property Address: 4698 133 St NW, #4698
Folio No. 0821290230260

Airport South Commerce Center PB 166-042 T-21080 Tr B
Property Address: 4500 135 St NW
Folio No. 0821290250020

Airport So Commerce Center Condo Unit 1 Bldg A Undiv 2.65370% Int
Property Address: 13497 47 Ave NW, #1
Folio No. 0821290260010

Airport So Commerce Center Condo Unit 2 Bldg A Undiv 2.65680% Int
Property Address: 13491 47 Ave NW, #2
Folio No. 0821290260020

Airport So Commerce Center Condo Unit 3 Bldg A Undiv 2.65680% Int
Property Address: 13485 47 Ave NW, #3
Folio No. 0821290260030

Airport So Commerce Center Condo Unit 4 Bldg A Undiv 2.65680% Int
Property Address: 13479 47 Ave NW, #4
Folio No. 0821290260040

Airport So Commerce Center Condo Unit 5 Bldg A Undiv 2.65680% Int
Property Address: 13473 47 Ave NW, #5
Folio No. 0821290260050

Airport So Commerce Center Condo Unit 6 Bldg A Undiv 2.65680% Int
Property Address: 13467 47 Ave NW, #6
Folio No. 0821290260060

Airport So Commerce Center Condo Unit 7 Bldg A Undiv 2.65680% Int
Property Address: 13461 47 Ave NW, #7
Folio No. 0821290260070

World Rent LLC
10301 NW 108th Ave Unit 7
Miami, FL 33178-1005

Eugene Garcia & W Mercy
4688 NW 133rd St
Opa Locka, FL 33054-4406

G A G Management Inc
4692 NW 133rd St
Opa Locka, FL 33054-4406

Perez Borroto Properties Corp
4698 NW 133rd St
Opa Locka, FL 33054-4406

Perez Borroto Properties Corp
4698 NW 133rd St
Opa Locka, FL 33054-4406

Moises & Lidia Kriger Trs
4500 NW 135th St
Opa Locka, FL 33054-4422

Wayman Luy Trs
14351 NW 41st Ave
Opa Locka, FL 33054-2328

The Cylinder Shop Inc
14351 NW 41st Ave # A2
Opa Locka, FL 33054-2328

Mercedes Calveiro
5802 SW 112th Way
Fort Lauderdale, FL 33330-4553

Mercedes Calveiro
5802 SW 112th Way
Fort Lauderdale, FL 33330-4553

Mercedes Calveiro
5802 SW 112th Way
Fort Lauderdale, FL 33330-4553

Airport So Commerce Center LLC
14339 Commerce Way
Hialeah, FL 33016-1502

Madelyn & Alfredo Enterprises LLC
5065 E 9th Ln
Hialeah, FL 33013-1721

Airport So Commerce Center Condo Unit 8 Bldg A Undiv 2.65680% Int
Property Address: 13455 47 Ave NW, #8
Folio No. 0821290260080

Montes Holdings LLC
16179 SW 54th Ct
Hollywood, FL 33027-5600

Airport So Commerce Center Condo Unit 9 Bldg A Undiv 2.65680% Int
Property Address: 13449 47 Ave NW, #9
Folio No. 0821290260090

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 10 Bldg A Undiv 2.65680% Int
Property Address: 13443 47 Ave NW, #10
Folio No. 0821290260100

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 11 Bldg A Undiv 2.65370% Int
Property Address: 13437 47 Ave NW, #11
Folio No. 0821290260110

Mak Holdings LLC
4065 NW 135th St
Opa Locka, FL 33054-4609

Airport So Commerce Center Condo Unit 1 Bldg B Undiv 3.44060% Int
Property Address: 13401 47 Ave NW, #1
Folio No. 0821290260120

Knights Of Nii LLC
13449 NW 42nd Ave
Opa Locka, FL 33054-4513

Airport So Commerce Center Condo Unit 2 Bldg B Undiv 3.41590% Int
Property Address: 13407 47 Ave NW, #2
Folio No. 0821290260130

Manuel Nammur
13181 NW 32nd Ave
Opa Locka, FL 33054-4950

Airport So Commerce Center Condo Unit 3 Bldg B Undiv 3.41590% Int
Property Address: 13413 47 Ave NW, #3
Folio No. 0821290260140

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 4 Bldg B Undiv 3.41590% Int
Property Address: 13419 47 Ave NW, #4
Folio No. 0821290260150

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 5 Bldg B Undiv 3.41590% Int
Property Address: 13425 47 Ave NW, #5
Folio No. 0821290260160

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 6 Bldg B Undiv 3.44060% Int
Property Address: 13431 47 Ave NW, #6
Folio No. 0821290260170

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 1 Bldg C Undiv 3.44060% Int
Property Address: 13385 47 Ave NW, #1
Folio No. 0821290260180

Knights Of Nii LLC
2611 Hollywood Blvd
Hollywood, FL 33020-4840

Airport So Commerce Center Condo Unit 2 Bldg C Undiv 3.41590% Int
Property Address: 13379 47 Ave NW, #2
Folio No. 0821290260190

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 3 Bldg C Undiv 3.41590% Int
Property Address: 13373 47 Ave NW, #3
Folio No. 0821290260200

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Airport So Commerce Center Condo Unit 4 Bldg C Undiv 3.41590% Int
Property Address: 13367 47 Ave NW, #4
Folio No. 0821290260210

Airport So Commerce Center Condo Unit 5 Bldg C Undiv 3.41590% Int
Property Address: 13361 47 Ave NW, #5
Folio No. 0821290260220

Airport So Commerce Center Condo Unit 6 Bldg C Undiv 3.44060% Int
Property Address: 13355 47 Ave NW, #6
Folio No. 0821290260230

Airport So Commerce Center Condo Unit 1 Bldg D Undiv 3.29660% Int
Property Address: 13301 47 Ave NW, #1
Folio No. 0821290260240

Airport So Commerce Center Condo Unit 2 Bldg D Undiv 3.25333% Int
Property Address: 13307 47 Ave NW, #2
Folio No. 0821290260250

Airport So Commerce Center Condo Unit 3 Bldg D Undiv 3.25333% Int
Property Address: 13313 47 Ave NW, #3
Folio No. 0821290260260

Airport So Commerce Center Condo Unit 4 Bldg D Undiv 3.25333% Int
Property Address: 13319 47 Ave NW, #4
Folio No. 0821290260270

Airport So Commerce Center Condo Unit 5 Bldg D Undiv 3.41600% Int
Property Address: 13325 47 Ave NW, #5
Folio No. 0821290260280

Airport So Commerce Center Condo Unit 6 Bldg D Undiv 3.41600% Int
Property Address: 13331 47 Ave NW, #6
Folio No. 0821290260290

Airport So Commerce Center Condo Unit 7 Bldg D Undiv 3.25330% Int
Property Address: 13337 47 Ave NW, #7
Folio No. 0821290260300

Airport So Commerce Center Condo Unit 8 Bldg D Undiv 3.25333% Int
Property Address: 13343 47 Ave NW, #8
Folio No. 0821290260310

Airport So Commerce Center Condo Unit 9 Bldg D Undiv 3.29661% Int
Property Address: 13349 47 Ave NW, #9
Folio No. 0821290260320

Iscar Ground Services Corp
13367 NW 47th Ave # 4
Opa Locka, FL 33054-4316

Iscar Ground Services Corporation
13361 NW 47th Ave
Opa Locka, FL 33054-4316

Iscar Ground Services Corporation
4051 NW 145 St B35 #116
Opa Locka, FL 33054-2340

Systems Link Intl LLC
13301 NW 47th Ave # 1
Opa Locka, FL 33054-4316

Systems Link Intl LLC
13301 NW 47th Ave # 1
Opa Locka, FL 33054-4316

Systems Link Intl LLC
13301 NW 47th Ave # 1
Opa Locka, FL 33054-4316

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Sutol Corp
13525 E Glencoe St
Miami, FL 33133

Apsds LLC
4700 NW 132nd St
Opa Locka, FL 33054-4314

Syblean Mcphee
13661 SW 20th St
Hollywood, FL 33027-3413

19 52 41 480 Ac Miami Gardens PB 2-96 Trs 1 Thru 96 Inc

Property Address: 14350 56 Ct NW
Folio No. 3021190010010

Miami Dade County Aviation
Department
PO Box 592075
Miami, FL 33159-2075

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lots 1 & 2 Blk 4

Property Address: 4700 132 St NW
Folio No. 3021290051000

The Gottlieb Family
K & G Limited Partnership
4700 NW 132nd St
Opa Locka, FL 33054-4314

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lots 3-4-5 Blk 4

Property Address: 13050 47 Ave NW
Folio No. 3021290051020

Prm Tsa Florida LLC
13050 NW 47th Ave
Opa Locka, FL 33054-4326

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 6 Blk 4

Property Address: 13000 47 Ave NW
Folio No. 3021290051050

Asbestos Workers Local
#60 Holding Co Inc
13000 NW 47th Ave
Opa Locka, FL 33054-4326

Mia Dade Ind Pk Sec 2 PB 86-74 Lots 1 Thru 4 Blk 5

Property Address: 4705 132 St NW
Folio No. 3021290051060

The Gottlieb Family Ahi
Limited Partnership
4700 NW 132nd St
Opa Locka, FL 33054-4314

29-30 52 41 PB 86-74 Mia-Dade Ind Pk Sec 2 Lots 5-6-7 Blk 5

Property Address: 4775 132 St NW
Folio No. 3021290051100

4775 Realty LLC
4775 NW 132nd St
Opa Locka, FL 33054-4313

Miami Dade Industrial Park Sec 2 PB 86-74 Lots 8 & 9 Blk 5

Property Address: 4801 128 St Rd NW
Folio No. 3021290051130

Carivet Holdings LLC
4801 NW 128 St Rd
Opa Locka, FL 33064

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 10 Blk 5

Property Address: 4821 128 St Rd NW
Folio No. 3021290051150

Rnd Properties Inc
4821 NW 128 St Rd
Miami, FL 33054

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 11 Blk 5

Property Address: 4851 128 St Rd NW
Folio No. 3021290051160

Amer Thermoplstic Extrusion Co
4851 NW 128 St Road
Miami, FL 33054-5134

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 12 Blk 5

Property Address: 4840 128 St Rd NW
Folio No. 3021290051170

Calico 135 LLC
284 S Island
North Miami Beach, FL 33160-2256

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 13 Blk 5

Property Address: 4820 128 St Rd NW
Folio No. 3021290051180

Laurent Groll Sandra Groll
Leanne Cohen
1140 Harbor Ct
Hollywood, FL 33019-5029

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Lot 14 Blk 5
Property Address:
Folio No. 3021290051190

Laurent Groll Nicole Groll Leanne Cohen
1140 Harbor Ct
Hollywood, FL 33019-5029

29-30 52 41 PB 86-74 Miami-Dade Ind Pk Sec 2 Lots 15 & 16 Blk 5

Property Address: 4800 128 St Rd NW
Folio No. 3021290051200

Anthony H Cohen Trs
Sandra Cohen Trs Laurent Groll
1140 Harbor Ct
Hollywood, FL 33019-5029

29-30-52-41 PB 86-74 Miami Dade Industrial Park Sec 2 Lots 17 & 18 & Nwl
Property Address: 4780 128 St Rd NW
Folio No. 3021290051220

Hardware Concepts Inc
4780 NW 128 St Rd
Opa Locka, FL 33054-5132

29-30-52-41 PB 86-74 Miami Dade Industrial Park Sec 2 SEly 38Ft Of Lot 1
Property Address: 4760 128 St Rd NW
Folio No. 3021290051250

4760 Realty LLC
4775 NW 132nd St
Opa Locka, FL 33054-4313

29-30 52 41 Miami Dade Industrial Park Sec 2 PB 86-74 Lots 22-23-24-25 B
Property Address: 4730 128 St Rd NW
Folio No. 3021290051270

Lucky 47 LLC
13105 NW Lejeune Rd
Opa Locka, FL 33054

Miami Dade Industrial Pk Sec 2 PB 86-74 Lots 26 & 27 Blk 5 5003
Property Address: 4700 128 St Rd NW
Folio No. 3021290051310

Lucky Grat LLC
13105 NW 42nd Ave
Opa Locka, FL 33054-4435

29-30 52 41 PB 86-74 Miami-Dade Ind Pk Sec 2 Port Lots 28 & 29 Lyg W Of
Property Address: 4690 128 St Rd NW
Folio No. 3021290051330

Benbar LLC
5101 W Saxon Cir
Fort Lauderdale, FL 33331-2806

29-30 52 41 PB 86-74 Mia-Dade Industrial Pk Sec 2 Por Lots 30 & 31 Lyg W
Property Address: 4600 128 St Rd NW
Folio No. 3021290051350

Brain Power Investments LLC
4600 NW 128 St Rd
Opa Locka, FL 33054

29-30 52 41 PB 86-74 Miami Dade Industrial Park Sec 2 Port Lot 32 Lyg W
Property Address:
Folio No. 3021290051370

Jmr Property Holding LLC
4590 NW 128 St Rd
Opa Locka, FL 33054

30 52 41 367.82 Ac M/L E3/4 Of Sec Less All Of Trs 1 & 8 & Less E1/2 Of

Property Address: 401 65 St E
Folio No. 3021300000020

Miami Dade County Parks And
Recreation
275 NW 2nd St # 4Fl
Miami, FL 33128-1741

30 52 41 10 Ac Sub Of The Ne1/4 PB 18-14 Tract 1

Property Address:
Folio No. 3021300010010

Miami Dade County Aviation
Department
PO Box 592075
Miami, FL 33159-2075

30 52 41 5 Ac Sub Of Ne1/4 PB 18-14 E1/2 Of Tract 2

Property Address:
Folio No. 3021300010020

Miami Dade County Aviation
Department
PO Box 592075
Miami, FL 33159-2075

30 52 41 5Ac Sub Of Ne1/4 PB 18-14 E1/2 Of Tract 7

Property Address:
Folio No. 3021300010040

Miami Dade County Aviation
Department
PO Box 592075
Miami, FL 33159-2075

30 52 41 10 Ac Sub Of The Ne1/4 PB 18-14 Tract 8

Property Address:
Folio No. 3021300010050

Miami Dade County Aviation
Department
PO Box 592075
Miami, FL 33159-2075



June 15, 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 Opa Locka Annexation Area "A" Request - A Portion of Section 29, Township 52,
Range 41

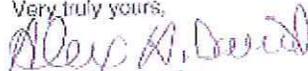
Dear Mr. Osterholt:

My client, the City of Opa Locka, is initiating the process to have the above referenced and annexed into the City and which is located southwest of and adjacent to the existing municipal boundaries. More particularly, the area being requested for annexation is bounded by NW 47th Avenue to the East; NW 135th Street to the North and the Graligny Expressway to the Southwest - forming a triangular area approximately 51 acres in size.

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; *require*", a determination by the Director of the Department of Planning and Zoning (*now RER*) concerning the percentage of development within the annexed area is *require*. Section 20.9 states: "... If a boundary change involves the annexation or separation of an area having two hundred fifty (250) or fewer resident electors, and the area is less than fifty (50) percent developed residential, the Commission may by ordinance effect the boundary change in accordance with Section 5.04.B of the Home Rule Charter. The determination of whether an area is more or less than fifty (50) percent developed residential shall be made in the sole discretion of the Director of the Department of Planning and Zoning (*now RER*)."

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

Very truly yours,

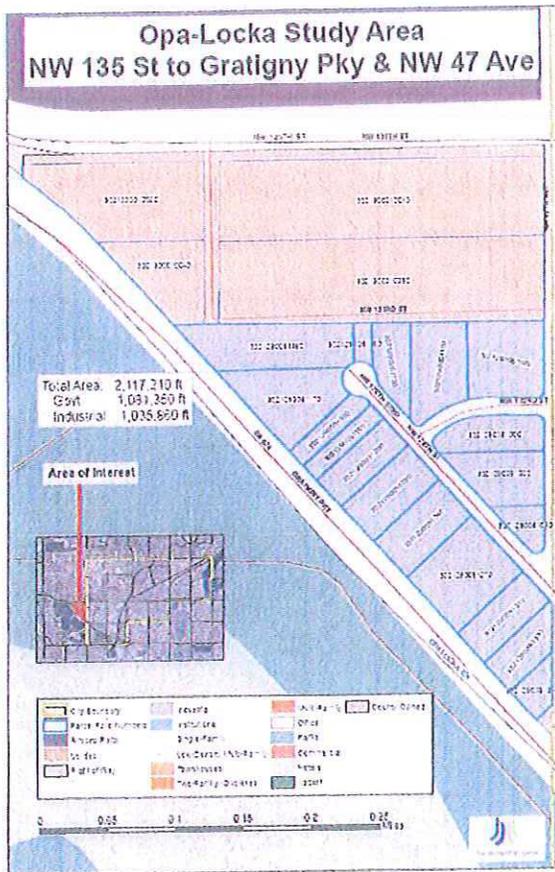


Alex A. David, AICP

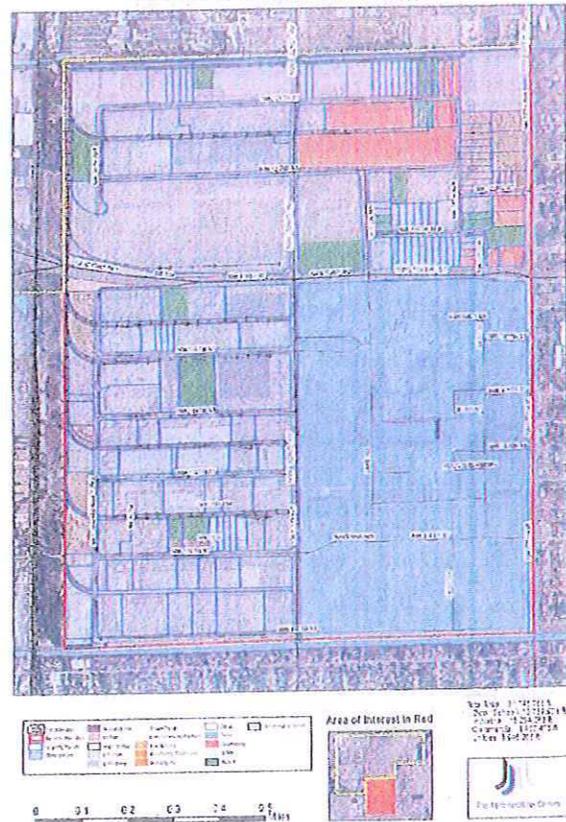
Attachment

cc: Mark Woerner, AICP, Asst. Director of Planning, RER
Howard Brown, Director, Community Development, City of Opa Locka

ANNEXATION AREA "A"



Opa-Locka Study Area
NW 127 to 107 St & NW 37 to 27 Ave



RER RESPONSE



City of Opa-Locka Proposed Annexation Area "A"				
NW 47th Avenue to the East; NW 135th Street to the North and the Gratigny Expressway to the Southwest				
2013 Existing Land Use – Annexation Area "A" and City of Opa-Locka				
Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	Opa-Locka (Area Acres)	Opa-Locka (Percent of Total)
Residential	0.0	0.0	487.7	17.0
Commercial & Office & Transient Residential	0.0	0.0	147.5	5.1
Industrial	23.9	44.6	516.8	18.0
Institutional	0.0	0.0	79.6	2.8
Parks/Recreation	0.0	0.0	120.2	4.2
Transportation, Communication, Utilities	4.0	7.5	1,339.1	46.6
Agriculture	0.0	0.0	0.0	0.0
Undeveloped	25.7	48.0	60.2	2.1
Inland Waters	0.0	0.0	123.2	4.3
Total:	53.6	100.0	2874.3	100.0
Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Section, June 2013				

7. Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of Opa-Locka at its southwestern limit. Annexing the approximately 53.6 acre (0.08 square miles) 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 the commercial/industrial development already existing in Opa-Locka.

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 employment and economic center will be fully realized.

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

Finally, the City of Opa-Locka 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 commercial and industrial, with several undeveloped government-owned 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 51 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 – Annexation Area “A”

Land Use	Number of Acres	Percent of Total
Residential	0.0	0.0
Commercial & Office & Transient Residential	0.0	0.0
Industrial	23.9	44.6
Institutional	0.0	0.0
Parks & Recreation Open Space	0.0	0.0
Transportation, Communications, Utilities	4.0	7.5
Agriculture	0.0	0.0
Undeveloped	25.7	48.0
Inland Water	0.0	0.0
Coastal Water	0.0	0.0
TOTAL	53.6	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.

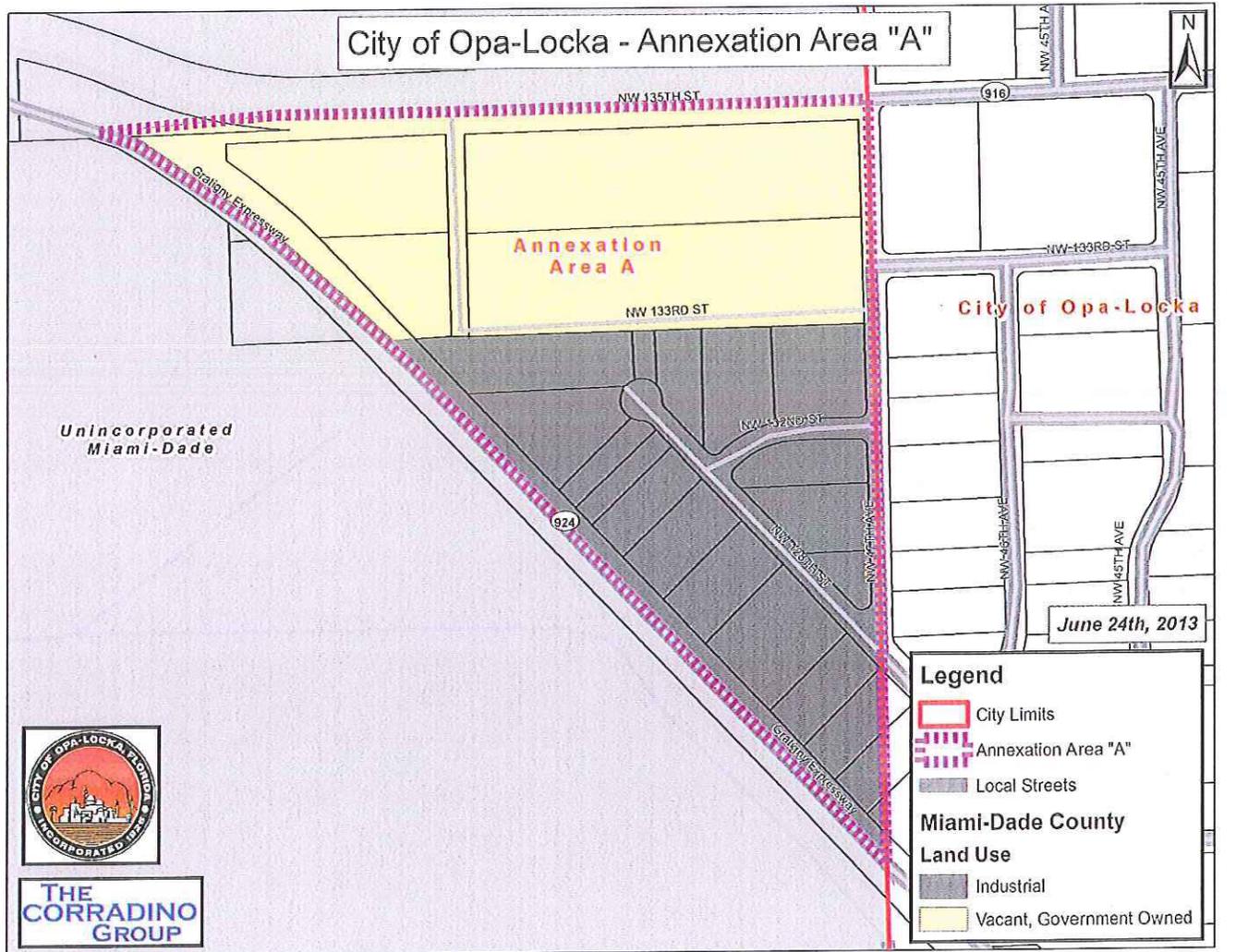
Future Land Use Designation for Annexation Area "A"

This is designated *Industrial and Office* and *Terminals* 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 Opa-Locka Comprehensive Plan.

Miami-Dade County Annexation Area Future Land Use Map



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

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 telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and 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.

Transportation (including Terminals)

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

As provided in the policies of the Transportation Element, transportation facilities such as terminals and transit stations shall contain the transportation uses and may contain other uses as provided in the applicable Transportation Subelement. Railroad terminals may include uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental business, and lodging

establishments. Rail yards may also be developed with industrial, office and similar uses that are customary and incidental to the primary railroad use.

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

The portion of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport designated in the Comprehensive Development Master Plan for aviation uses, shall be deemed to consist of all portions of the airports where general public access is restricted (but not including terminal concourses), shall be limited to aviation uses, including but not limited to airfield uses such as runways, taxiways, aprons, runway protection zones, landing areas, and support and maintenance facilities such as control towers, flight service stations, access roads, fire stations, storage and aircraft maintenance and repair facilities and hangars, aircraft and aircraft parts manufacturing and storage, fixed base operators, air cargo operations, specialized aircraft service operations, and fuel farms. Up to fifty (50) percent of the areas designated for aviation uses may be developed with aviation-related uses. The Director of the Miami-Dade Aviation Department, or the Aviation Department's designee, in consultation with the Director of Miami-Dade Regulatory and Economic Resources Department, shall determine whether any particular use is an aviation use or an aviation-related use. Where not otherwise prohibited by law, open space and interim or existing agricultural uses and zoning may also be permitted in the portions of these airports designated for aviation use, subject to such conditions and requirements as may be imposed to ensure public health and safety.

The portion of these airports designated in the Comprehensive Development Master Plan for aviation related and non-aviation uses, shall be deemed to consist of all portions of the airports where general public access is not restricted and terminal concourses only at Miami International Airport, and may include aviation, aviation-related, and non-aviation uses that are compatible with airport operations and consistent with applicable law.

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

- passenger terminal area, which may include non-aviation related uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments,
- parking garages and lots serving the airport,
- access roadways serving the airport,
- offices of aviation industry companies and the Miami-Dade County Aviation Department,
- facilities of fixed base operators,
- hangar rentals and tie downs,

- ground transportation services,
- aircraft and automobile rental establishments,
- aviation-related educational uses such as flight schools, simulator training facilities, helicopter and aerobatics training and other educational facilities providing aviation courses,
- aviation-related governmental agency facilities,
- flying club facilities,
- aviation-related entertainment uses such as skydiving establishments, museums and sightseeing services, and
- aviation-related retail uses such as aircraft sales, electronic an instrument sales and pilot stores.

Subject to the restrictions contained herein, the following non-aviation-related uses may be approved in the portions of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport designated for non-aviation uses on the Airport Land Use Master Plan maps:

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

Such non-aviation uses at the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport shall be limited as follows:

- (1) The land area within Opa-Locka Executive, Miami International, and Kendall-Tamiami Executive airports that may be devoted to particular non-aviation uses shall be limited to the following percentages of the land area designated for aviation-related and non-aviation uses within each airport. Non-aviation-related at Opa-Locka Executive Airport shall range from 20 to 85 percent for industrial uses, 5 to 35 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. Non-aviation-related at Miami International Airport shall range from 20 to 85 percent for industrial uses, 5 to 50 percent for commercial uses and/or office uses, 0 to 50 percent for hotels and motels, and 0 to 20 percent for institutional uses. Non-aviation-related at Kendall-Tamiami Executive Airport shall range from 0 to 85 percent for industrial uses, 0 to 100 percent for commercial uses, 0 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses.

The portions of the Opa-Locka Executive Airport designated in the Comprehensive Development Master Plan for Aviation-Related (Other Uses/Flexible) may also be developed with non-aviation uses that are compatible

with airport operations and consistent with applicable law, including FAA regulations and any airport layout plan governing permissible uses on the entire airport property. Such non-aviation uses shall not exceed the above referenced percentages of uses for the entire airport.

The distribution, range, intensity and types of such non-aviation related uses shall vary at these three airports by location as a function of the availability of public services, height restrictions, CDMP intensity ceiling for the Urban Infill Area (FAR of 2.0 not counting parking structures), at Opa-Locka Executive and Miami International airports or for the Urbanizing Area (FAR of 1.25 not counting parking structures) at Kendall-Tamiami Executive Airport, impact on roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front on major access roads preferably near major intersections, where practical, and have limited access to major roadways.

(2) Those portions of Homestead General Aviation Airport that are not developed for uses that are aviation-related or directly supportive of airport operations shall be developed with agricultural uses.

(3) Each non-aviation use shall comply with applicable law, including but not limited to FAA regulations and the current airport layout plan on file with the Miami-Dade County Aviation Department governing permissible uses on the entire airport property.

(4) At Kendall-Tamiami Executive Airport, the development of the 8.2 acre (973.52 ft x 363 ft) parcel for non-aviation uses at the southwest corner of SW 137 Avenue and theoretical SW 124 Street shall be limited to access roads, open space, parking and drainage facilities.

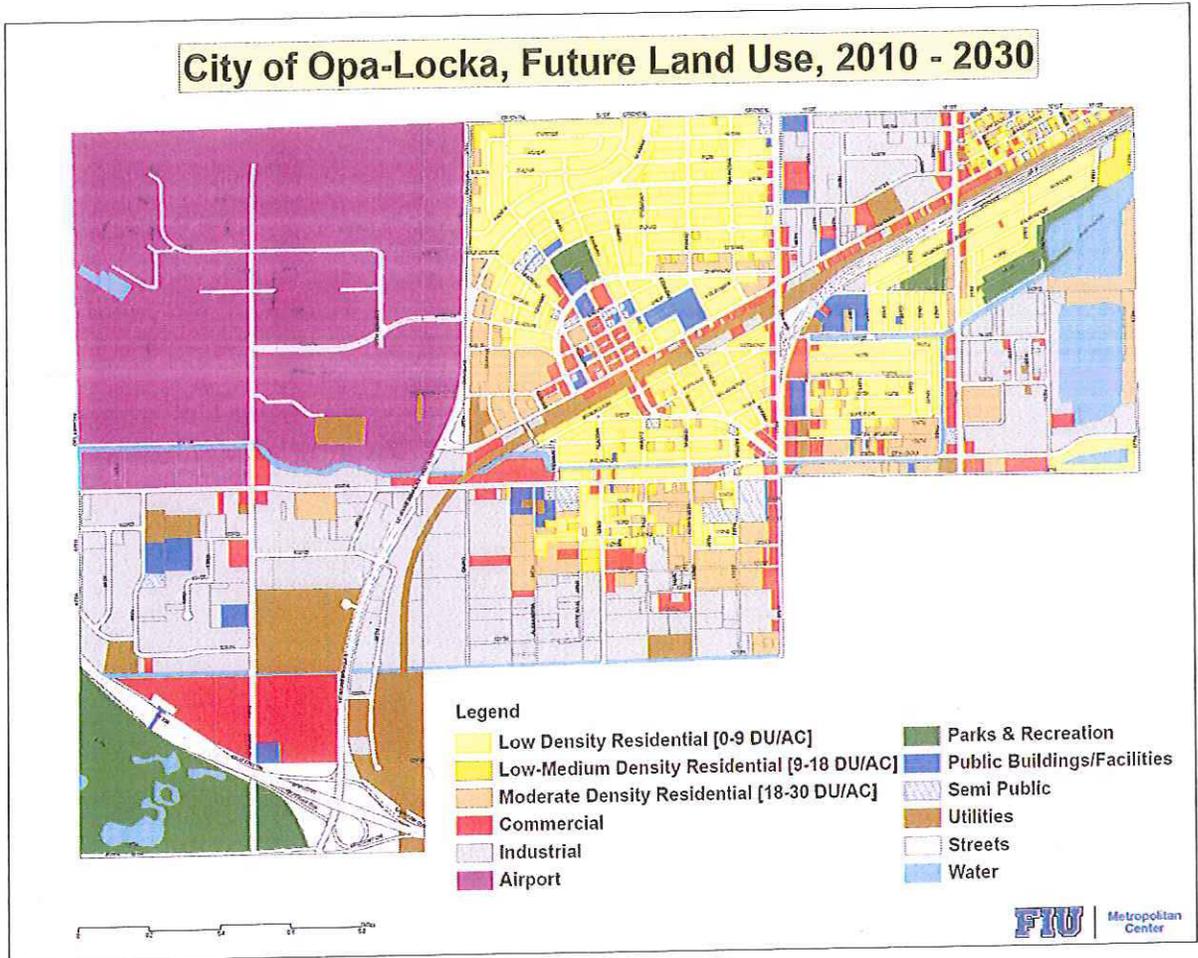
The Port of Miami and downtown Miami maritime park areas are also included in this category. Because the CDMP does not generally preempt municipal plans and because the City of Miami comprehensive plan allows a broad range of land uses and facilities in addition to transportation facilities, it is the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

The summarized roadway classification used on the LUP map distinguishes between Limited Access facilities, Major Roadways (3 or more lane arterials and collectors) and Minor Roadways (2 lane arterials and collectors). Also shown are existing and proposed Rapid Transit corridors. The term rapid transit, as used herein, includes any public heavy rail or light rail, or busses operating on exclusive bus lanes. The transportation network depicted is a year 2025 network that will develop incrementally as funding becomes available. In addition, rapid transit corridors may be provided with an interim type of service such as express bus service during much of the planning period while more permanent facilities are being planned, designed and constructed. The roadway

and transit alignments shown in the CDMP are general indications of the facility location. Specific alignments may be modified through detailed transportation planning, DRI review and approval processes, subdivision platting, highway design and engineering or other detailed planning or engineering processes. Moreover, most station locations along future rapid transit lines are not identified in the Plan; they will be selected as part of the detailed planning of transit facilities in the corridor.

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

City of Opa-Locka Future Land Use Map



Equivalent City of Opa-Locka Future Land Use Designations

INDUSTRIAL

Warehouses, manufacturing plants, rail freight terminals, scrap yards (variable heights to 3 stories); lot coverage restricted.

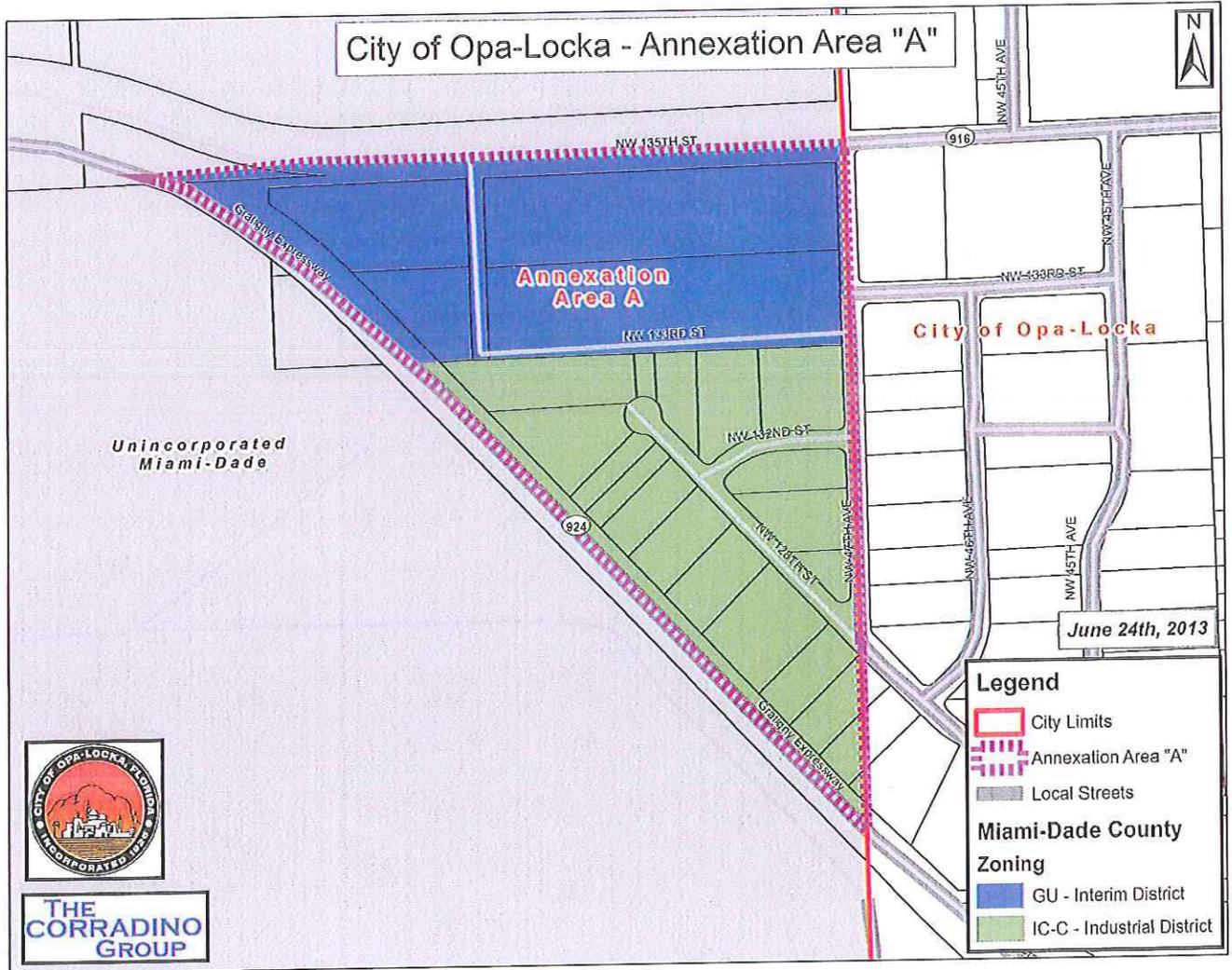
Zoning

The Annexation Area consists of lands zoned Industrial 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 29/30 52 41 consists of the following zoning districts: IU-C 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 XXXII. IU-C, Industrial District, Conditional

Sec. 33-267. Intent.

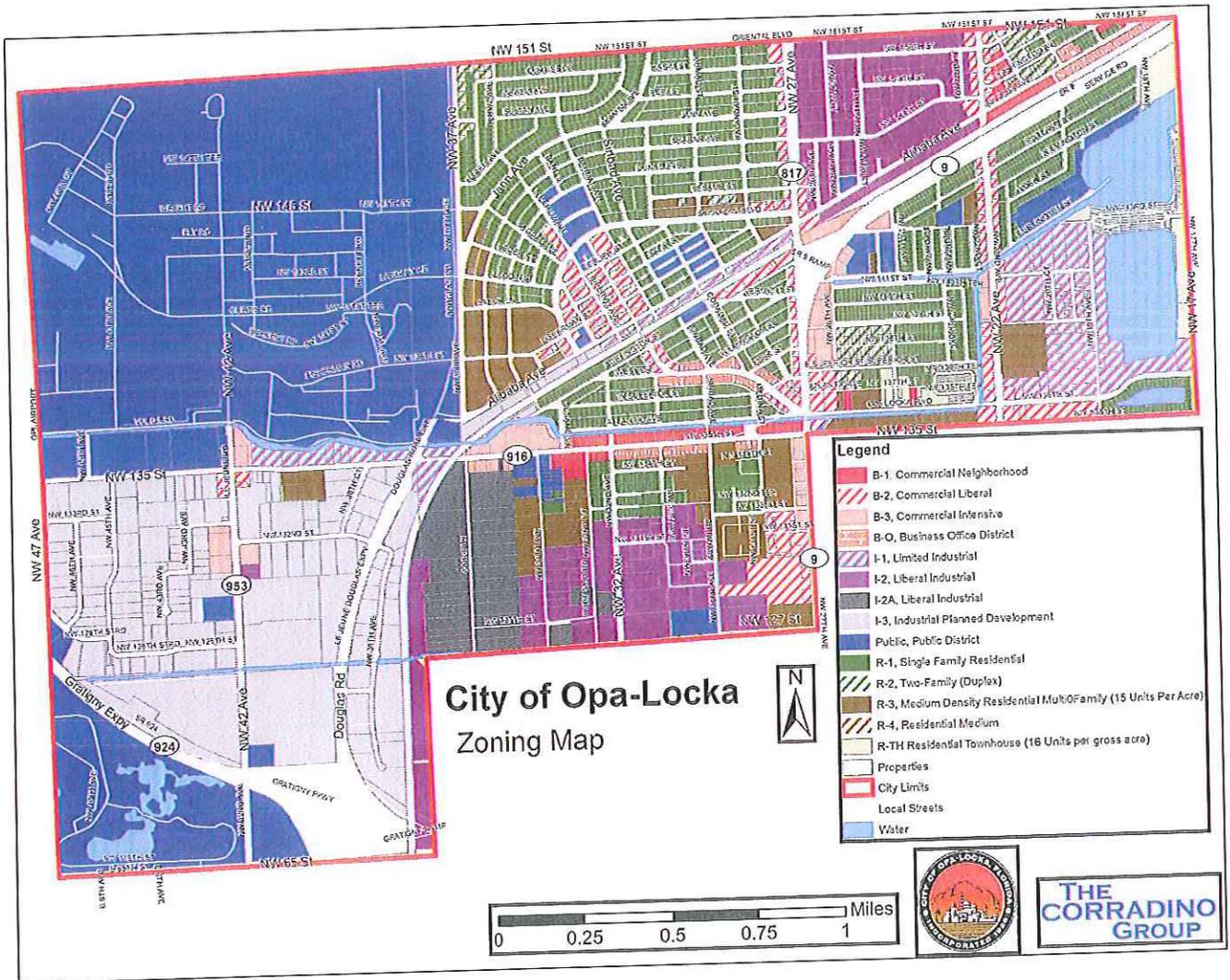
IU-C District shall be applied only to those lands that appropriately may be used and utilized for the development, construction and operation of large industrial projects and industrial park development of the nature, type and character commensurate with the public health, safety, comfort, convenience,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

Sec. 33-268. Permitted uses.

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

- (1) Every use permitted in the IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-C District, and every use permitted in the IU-3 Districts (uses permitted in IU-2 District specifically prohibited) and all other industrial uses similar in character shall be permitted in the IU-C District, and shall include utility plants and substations such as, but not limited to, sewage, water, power, communications and gas.
- (2) All residential buildings and uses shall be prohibited in IU-C Districts, except for caretakers' quarters incidental to a permitted industrial use.

City of Opa-Locka Zoning Map



City of Opa-Locka Equivalent Zoning Districts

The City of Opa Locka does not have an equivalent to Article XIII. GU, Interim District, Code of Miami-Dade County, as all properties within the City have been zoned.

6.12 INDUSTRIAL DISTRICTS

I-3 (I-PD) INDUSTRIAL PLANNED DEVELOPMENT

A. District Purpose

The purpose of this district is to encourage better designed light industrial uses through the application of enlightened, imaginative approaches.

B. Permitted Uses

Buildings, structures and lots in an I-3 district, except as otherwise provided, may be used for:

(Condensed List of Permitted Uses)

Agricultural contractor equipment, sale or rental, or both

Assembly plants

Automobile body and fender repair shops, if all operations are conducted inside of the building

Batteries, the manufacture and rebuilding of batteries in enclosed buildings only

Bed, the manufacture of bedspreads and bedsprings

Drugs, the manufacture of and sale at wholesale of drugs

Dry goods, the manufacture of and sale at wholesale of, and storage of dry goods

Dyeing and cleaning, wholesale

Electric appliance assembly

Electrical parts, the manufacture of, the sale at wholesale of, or the storage of small electrical parts

Electric signs, the manufacture of

Electrical transformer substations

Furniture, the manufacture of

Generators, the manufacture of electrical generators

Lumber yard, except the storage of boxes or crates

Machine shops

Machinery storage yard

Machinery, the repair of farm machinery

Pharmaceuticals, the manufacture and packaging of

Rug cleaning plant

Rugs, manufacture of.

Shoes, the manufacture of

Signs, the manufacture of

Tools, the manufacture of

Toys, the manufacture of

Warehouse, storage warehouse

Food products, the manufacture, processing, storage, and sale of

C. Other Uses

Other uses similar to the above may be permitted.

D. Exceptions

10. List of Services to be Provided

a. Police

The City of Opa-Locka Police Department comprises a staff of 83 employees, including 55 sworn officers for the current 2012/2013 budget year. With a \$5,496,437 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 1/2 officer would be contemplated. The additional cost to the City for additional personnel and associated costs is approximately \$26,000.

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 54, as referenced below. The proposed annexation area lies within the following station territory.

Station	Address	Unit
Bunche Park 54	15250 NW 27 th Avenue	Rescue Pumper Engine Squad

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 City is a wholesale purchaser of water from MDWASD. The City currently services the Annexation Area through its water supply and distribution system - therefore no change is required. Currently, all property owners outside the City but part of the City's Water Service Area pay a 25% utility surcharge. Once annexation is complete the surcharge will no longer be applicable thereby decreasing the cost of water.

d. Facilities for Collection and Treatment of Sewage

The City currently services the Annexation Area through its collection system and will continue to do so. MDWASD treats the sewage and has the capacity to handle existing treatment and any from future development in this area. Currently, all property owners outside the City but part of the City's Sewage Service Area pay a 25% utility surcharge. Once annexation is complete the surcharge will no longer be applicable thereby decreasing the cost of sewage collection.

e. Garbage and Refuse Collection and Disposal

The City contracts with a private firm for the collection and disposal of garbage and refuse for both residential and non-residential properties within the City and will continue to be required to utilize the County's landfills.

f. Street Lighting

Street Lighting will become a function of the City but 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.

i. Building Inspection

The City will 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 199 and may be expanded as the City takes on additional responsibilities. The City's current budget for FY 2012/13 is \$46,239,303.

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.

b. Fire Protection

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

c. Water Supply and Distribution

No Change. The City currently services the Annexation Area through its water supply and distribution system. The City is a wholesale purchaser of water from MDWASD.

d. Facilities for Collection and Treatment of Sewage

No Change. The City will continue to service the Annexation Area through its wastewater collection system. Treatment is furnished through the County system.

e. Garbage and Refuse Collection and Disposal

Immediate. The City contracts with a private firm for the collection and disposal of garbage and refuse for both residential and non-residential properties within the City and will continue to be required to utilize the County's landfills.

f. Street Lighting

Immediate/No Change. Any new lighting will be paid for through City Special Taxing Districts, or other means, 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 will 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/No change. Special services will be assumed by the City.

m. General Government

Immediate. After the annexation process is completed, the City of Opa-Locka 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

Any costs associated with new development (water main extensions and connections) will be paid by the developers. 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 collection services will continue to be provided by the City. MDWASD finances improvements to its treatment system. 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 City contracts with a private firm which charges user fees for the collection and disposal of garbage and refuse for both residential and non-residential properties within the City.

f. Street Lighting

Street lighting is financed through FP&L user fees or City Special Taxing Districts.

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 existing facilities are funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.

i. Building Inspection

Building Inspections are financed through user fees.

j. Zoning Administration

Zoning Administration services are financed through user fees.

k. Local Planning Services

Local Planning Services are financed through user fees.

I. 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 2013 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 Opa Locka maintains a millage rate of 9.1000. 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	2013 TAXABLE PROPERTY ROLLS	PROPERTY TAX REVENUE*	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
29/30-52-41	\$19,004,338	\$164,292	\$118,500**	\$45,792

* **Based on City of Opa Locka millage – Approximate**

** Public Works and Utilities - \$70,000
 Police - \$26,000
 Code Enforcement - \$22,500

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 Great City of
OPA-LOCKA
Florida



CITY OF OPA-LOCKA, FLORIDA
AREA "B" ANNEXATION REPORT

July 24, 2013



Pursuant to Resolution No. 13-8642, the City of Opa-Locka duly authorizes the submittal of this Annexation Area "B" Report to Miami-Dade County.

Submitted by:

Mayor Myra Taylor

Vice Mayor Joseph L. Kelley

Commissioner Timothy Holmes

Commissioner Dorothy Johnson

Commissioner Luis B. Santiago

City Staff

Kelvin L. Baker, Sr., City Manager

Joseph Geller, City Attorney

Joanna Flores, City Clerk

Howard Brown, AICP, Director of Community Development

Prepared by:

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Attachment "A" – Certified List of Property Owners

1. Executive Summary

The area originally known as "Opa-tisha-wocka-locka" became Opa-Locka when it was created by the visionary aviation pioneer Glen Curtis. On May 14, 1926 this nationally recognized Arabian Nights themed City was chartered as a town when 28 registered voters voted to incorporate. Currently, this City, full of pride and hardworking people, is transforming itself into a more vibrant and livable community. One of the ways to better serve the community and to grow the tax base is to study potentially annexing lands adjacent to current municipal boundaries. A previous endeavor on annexations by the City in 2007 was not fully completed. The City has now placed a greater emphasis on growing the community through annexations and increasing the tax base.

What has also 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 Annexation Area "B" to the City's South is an area that has many existing businesses and future development potential that is comparable to areas existing within the City. The City is in a position to provide the proposed annexation area with quality municipal services, better access to local government services without extraordinary additional resources.

Therefore, with this submittal, the City of Opa-Locka (City), wishes to initiate the annexation process. The City wishes to annex approximately **822 acres** (1.28 square miles) which are contiguous to the City's current southern municipal boundary (See Location Aerial).

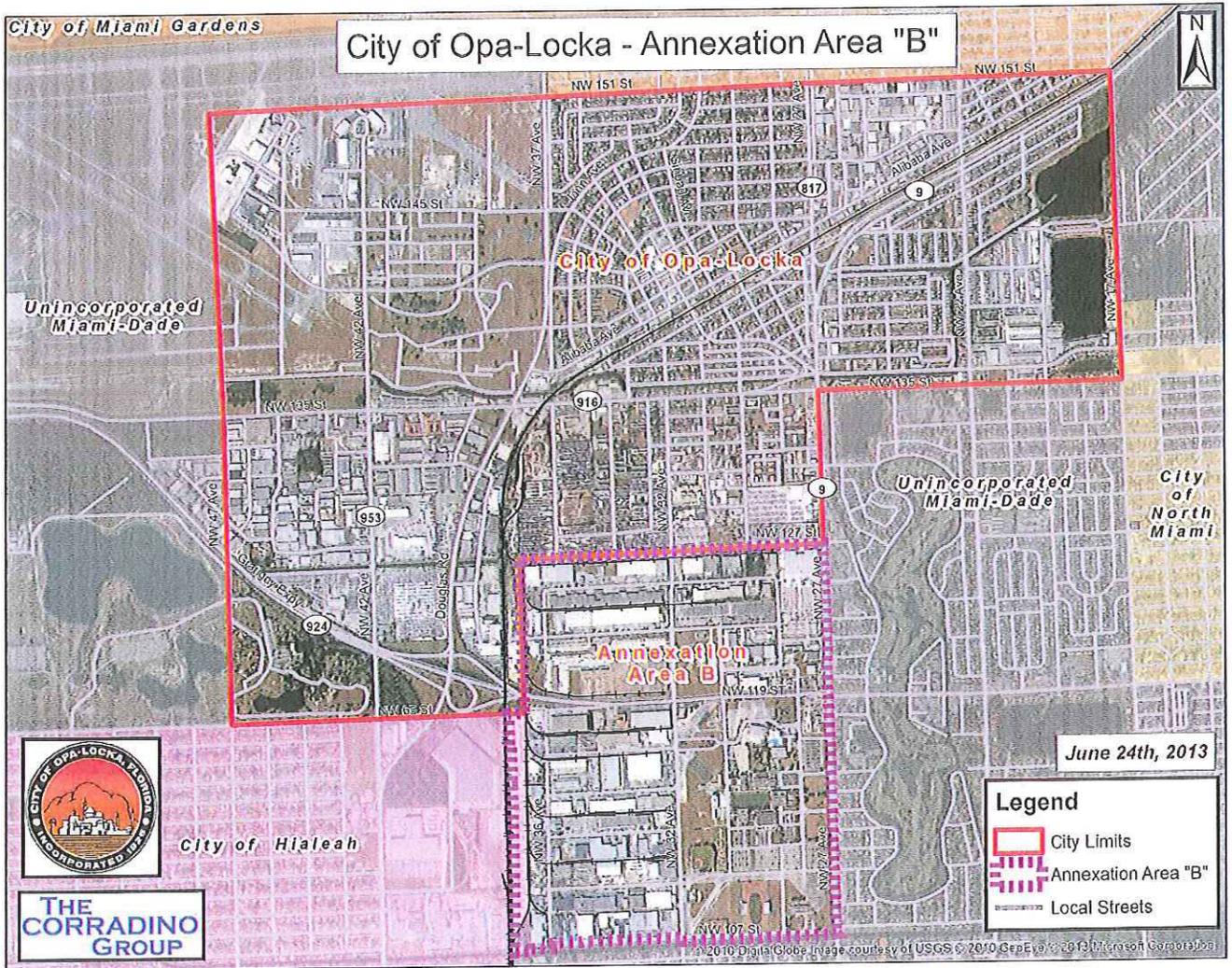
The Annexation Area is described as an area bounded by NW 127th Street to the North; NW 107th Street to the South; NW 27th Avenue to the East; and, NW 37th Avenue to the West and forming a rectangle. This area is completely accessible through the existing street network of Opa Locka. The 2010 Census population figures showed that approximately 15,219 persons reside in the City of Opa-Locka. The City is also home to 1,718 businesses. The addition of the Annexation Area would not increase the City's population but would 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;

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 for City residents. 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



3. Resolution

The application for annexation of an 822 acre portion of Sections 28 and 33, Township 52, Range 41 was approved under Resolution No. 13-8642 by the City Commission of the City of Opa-Locka.

Sponsored by: City Manager

RESOLUTION NO. 13-8642

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO MIAMI DADE COUNTY BOARD OF COMMISSIONERS FOR THE ANNEXATION OF "ANNEXATION AREA B", INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF OPA-LOCKA, AND AUTHORIZING THE CITY MANAGER TO PAY APPLICATION AND CERTIFICATION FEES, A NON-BUDGETED ITEM, PAYABLE FROM ACCOUNT NUMBER 25-525390; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Opa-locka desires to authorize 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; and

WHEREAS, pursuant to Resolution 11-2826, the City investigated annexation options;
and

WHEREAS, annexation feasibility studies were done, which identified "Annexation Area B", an area bounded by NW 127th Street to the North, NW 107th Street to the South, NW 27th Ave to the East, and NW 37th Avenue to the West; and

WHEREAS, the feasibility study provided useful information in identifying reasons for annexations: acquisition of industrial and commercial property, increased tax revenues, and expansion of the City borders; and

WHEREAS, Miami-Dade County requires a fee \$4,923.66, to be paid at the time of the application; and

WHEREAS, the City is required to pay Certification fees to a third party, to verify that necessary property owners have been notified, in the amount of \$4,850; and

WHEREAS, the City Commission of the City of Opa-locka desires the City Manager to submit an application to Miami-Dade County for the annexation of "Annexation Area B" into the City of Opa-locka.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. The City Commission of the City of Opa-locka, Florida, hereby directs and authorizes the City Manager to submit an application to Miami-Dade County Board of Commissioners for the annexation of "Annexation Area B" into the municipal boundaries of the City of Opa-locka, and further authorizes the City Manager to expend funds to pay the application and Certifications fees, as set forth herein (a non-budgeted item), payable from Account Number 25-525390.

Section 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24th day of July, 2013.

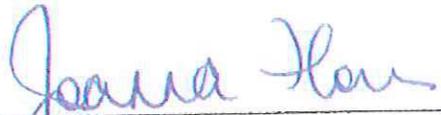


MYRA TAYLOR
MAYOR

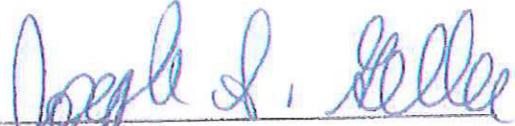
Resolution No. 13-8642

Attest to:

Approved as to form and legal sufficiency:



Joanna Flores
City Clerk



Joseph S. Geller
GREENSPOON MARDER, PA
City Attorney

Moved by: COMMISSIONER HOLMES
Seconded by: COMMISSIONER JOHNSON
Commission Vote: 5-0
Commissioner Holmes: YES
Commissioner Johnson: YES
Commissioner Santiago: YES
Vice-Mayor Kelley: YES
Mayor Taylor: YES

I, Joanna Flores, Deputy City Clerk of the City of Opa-Locka, Miami-Dade County, Florida do hereby certify that this is a true and correct copy of Resolution no. 13-8642 as shown in the official records of the City of Opa-Locka, Miami-Dade County, Florida.
Given under my hand and seal this 25th day of July, 2013.

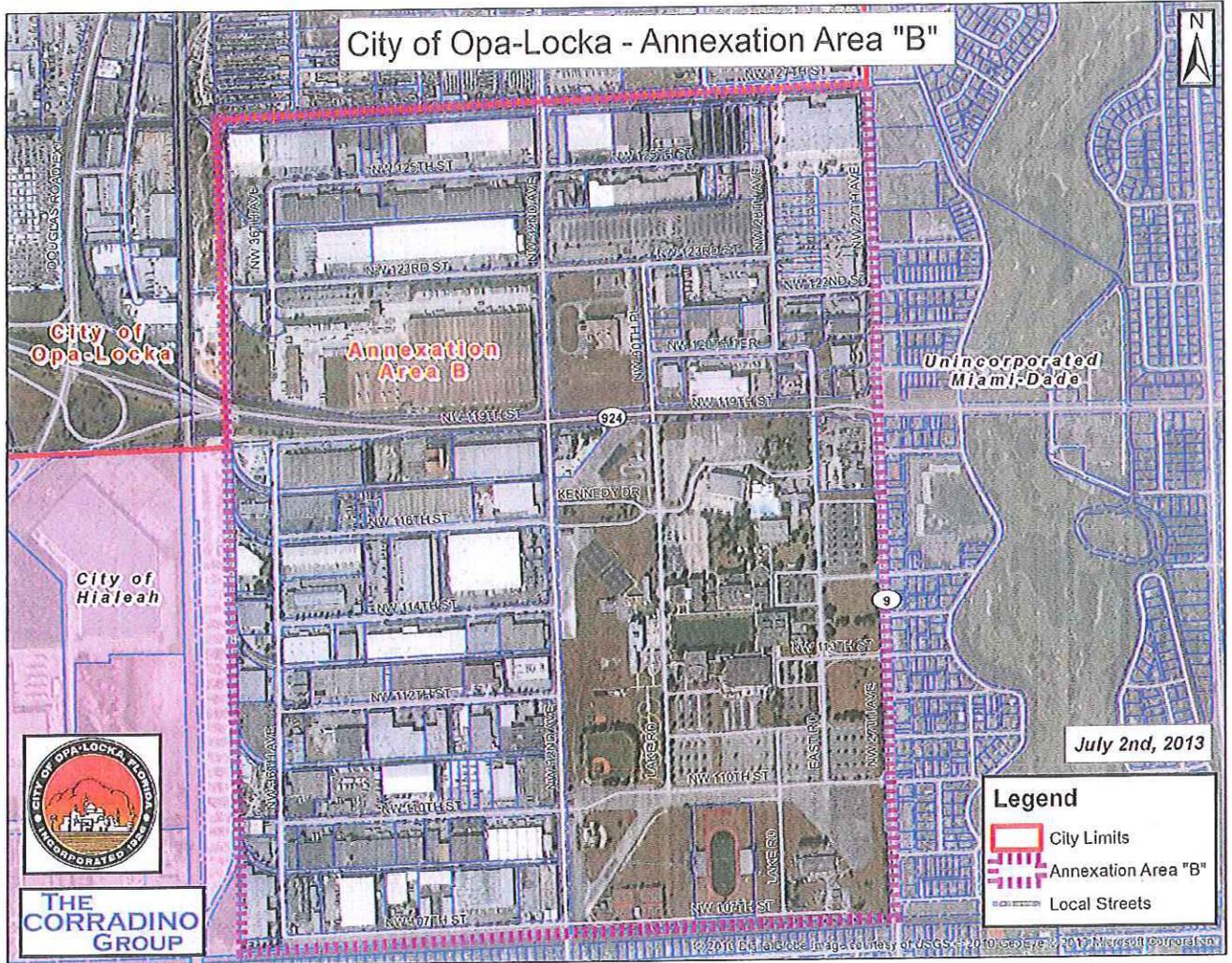


Deputy City Clerk

4. Public Hearing Notice – Sunday July 14, 2013

<p align="center">CITY OF OPA-LOCKA NOTICE OF PUBLIC HEARING ON PROPOSED ANNEXATIONS</p> <p>NOTICE IS HEREBY GIVEN that the Planning Council of the City of Opa-locka, Florida will hold a public hearing at 7:00 P.M. on Tuesday, July 23, 2013 in the Municipal Complex Building, 760 Fishermen Street, second floor on a proposal to include two Annexation Areas within the municipal boundaries of the City of Opa-locka. These two areas are the "City of Opa-locka - Annexation Area 'A'" and "City of Opa-locka - Annexation Area 'B'" as each is further described below.</p> <p>NOTICE IS ALSO GIVEN that the City Commission of the City of Opa-locka, Florida will hold a public hearing at 7:00 P.M. on Wednesday, July 24, 2013 in the Municipal Complex Building, 760 Fishermen Street, second floor on a proposal to include two Annexation Areas within the municipal boundaries of the City of Opa-locka. These two areas are the "City of Opa-locka - Annexation Area 'A'" and "City of Opa-locka - Annexation Area 'B'" as each is further described below.</p> <p align="center">Annexation Area A</p> <p>A portion of Section 2850, Township 52, Range 41 or as further described, an area bounded by NW 47th Avenue to the East, NW 139th Street to the North and the Crutcher Expressway to the Southwest enclosing 114 acres of area.</p> <p>Total Number of Acres: 53.670,03 square miles</p> 	<p align="center">Annexation Area B</p> <p>Portion of Sections 28 and 33, Township 52, Range 41 or as further described, an area bounded by NW 127th Street to the North, NW 117th Street to the South, NW 27th Avenue to the East and, NW 37th Avenue to the West and forming a rectangle.</p> <p>Total Number of Acres: 697.123 square miles</p>  <p>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 general boundary. All interested parties are urged to attend.</p> <p>Additional information requests and questions may be directed to Mr. Hassan W. Bowen, Jr., AICP, in the Office of Community Development, 305-958-2668 ext. 1500.</p> <p>IF ANY PERSON DESIRES TO FILE ANY OBJECTION UNDER THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THEIR MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, NO ONE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, IF ANY RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPLICANT OR THE PROPERTY OWNERS WHO NEED AN ANNEXATION DECISION TO PARTICIPATE IN THIS AREA FROM SHOULD CONTACT CITY CLERK JANAYNA FLORES AT 305-958-2668 or 305-958-2668 ext. 1100 PRIOR TO THE MEETING.</p>	<p align="center">Ciudad de Opa-locka ANUNCIO DE AUDIENCIA PÚBLICA SOBRE PROPOSTA DE ANEXIÓN</p> <p>POREL PRESENTE AVISO, se anuncia que el Consejo de Planificación de la Ciudad de Opa-locka, Florida, celebrará una audiencia pública el Martes, 23 de Julio del 2013 a las 7:00 pm en el Municipal Complex Building, 760 Fishermen Street, segundo piso, sobre el tema de la propuesta de incluir en los límites de la Ciudad de Opa-locka las áreas descritas en las "PROPOSTAS DE ANEXIÓN AREA 'A'" and "PROPOSED ANNEXATION AREA 'B'" detalladas en el mapa al lado.</p> <p>POREL PRESENTE AVISO, se anuncia que la Comisión de la Ciudad de Opa-locka, Florida, celebrará una audiencia pública el Miércoles, 24 de Julio del 2013 a las 7:00 pm en el Municipal Complex Building, 760 Fishermen Street, segundo piso, sobre el tema de la propuesta de incluir en los límites de la Ciudad de Opa-locka las áreas descritas en las "PROPOSTAS DE ANEXIÓN AREA 'A'" and "PROPOSED ANNEXATION AREA 'B'" detalladas en el mapa al lado.</p> <p>El Código del Condado de Miami Dade requiere que el gobierno de una municipalidad celebre una audiencia pública antes de adoptar y aprobar una resolución sobre la anexión. Un anuncio de audiencia pública se envía a los propietarios en el área propuesta para anexar y a todos los propietarios adyacentes a 600 pies del área propuesta. A todos interesados se les sugiere que asista.</p> <p>Propuestas pueden ser dirigidas a Mr. Hassan W. Bowen, Jr. AICP en la oficina del Community Development, 305-958-2668.</p> <p>SI CUALQUIER PERSONA DECEDE APTIAR CUALQUIER DECISION DEL PERADO POR LA COMISION DE LA CIUDAD CON RESPECTO A CUALQUIER ASUNTO CONSIDERADO EN ESTA REUNION O AUDIENCIA, NECESARIAMENTE UN REGISTRO DE LOS PROCEDIMIENTOS, Y QUE PARA TAL PROPOSITO, EL DEBE ASEGURARSE QUE UN REGISTRO VERBAL DE LOS PROCEDIMIENTOS SEA HECHO, ESTE REGISTRO DEBE INCLUIR EL TESTIMONIO Y EVIDENCIA EN EL CUAL SE APTIARON ESTAS BASAN CUALQUIER DECISION QUE REQUIERA SERVICIOS ESPECIALES PARA PATER ASISTIR A LA REUNION DE LA CIUDAD A LA SECRETARIA DE LA CIUDAD JANAYNA FLORES, AL 305-958-2668 EXT. 1100 ANTES DEL MIERCOLES DEL MIERCOLES PREVIAMENTE A LA REUNION.</p>
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Proposed Annexation Area



5. Map and Legal Description

See Section 2. above for location

Portions of Sections 28 and 33, Township 52, Range 41 or as further described: an area bounded by NW 127th Street to the North; NW 107th Street to the South; NW 27th Avenue to the East; and, NW 37th Avenue to the West and forming a rectangle.

Total Number of Acres: 822

6. Certification of County Supervisor of Registration (Elections) and Department of Regulatory and Economic Resources Request Letter and Response



Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Penelope Townsley, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the City of Opa-locka Annexation Area, as listed below, which boundaries are described in the attached maps, have the following number of voters:

Area A: 0

Area B: 5

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 28th DAY OF
AUGUST, 2012



Penelope Townsley
Supervisor of Elections

Please submit a check for \$170.00 to our office payable to the "Board of County Commissioners" for the cost of research and labor.



June 15, 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 Opa Locka Annexation Area "B" Request - A Portion of Section 28, Township 52,
Range 41

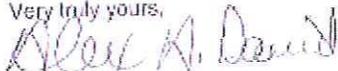
Dear Mr. Osterholt:

My client, the City of Opa Locka, is initiating the process to have the above referenced land annexed into the City and which is located south of and adjacent to the existing municipal boundaries. More particularly, the area being requested for annexation is bounded by NW 127th Street to the North; NW 107th Street to the South; NW 27th Avenue to the East; and, NW 37th/NW 38th Avenues to the West and forming an area approximately 632 acres in size.

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

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

Very truly yours,

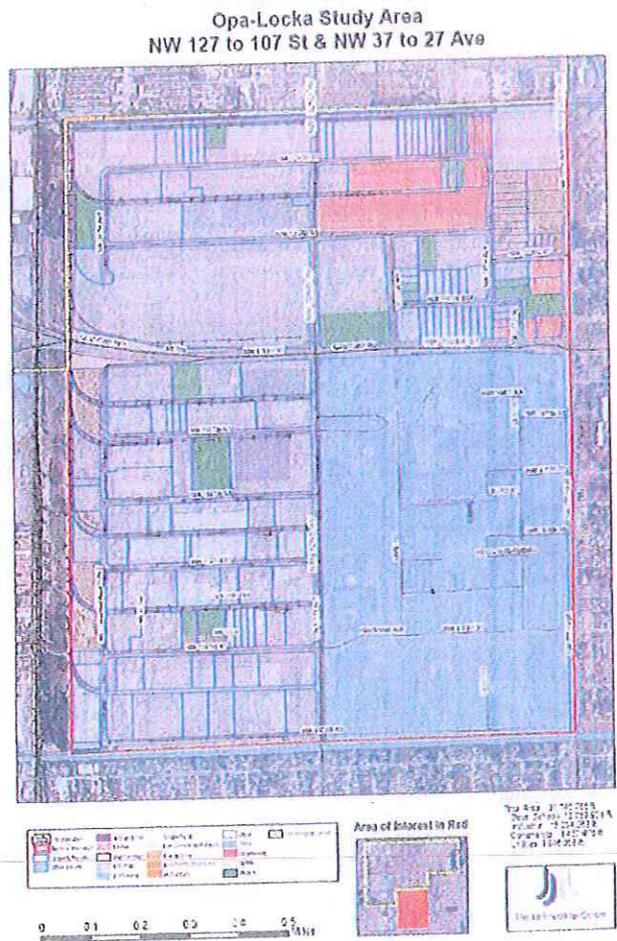
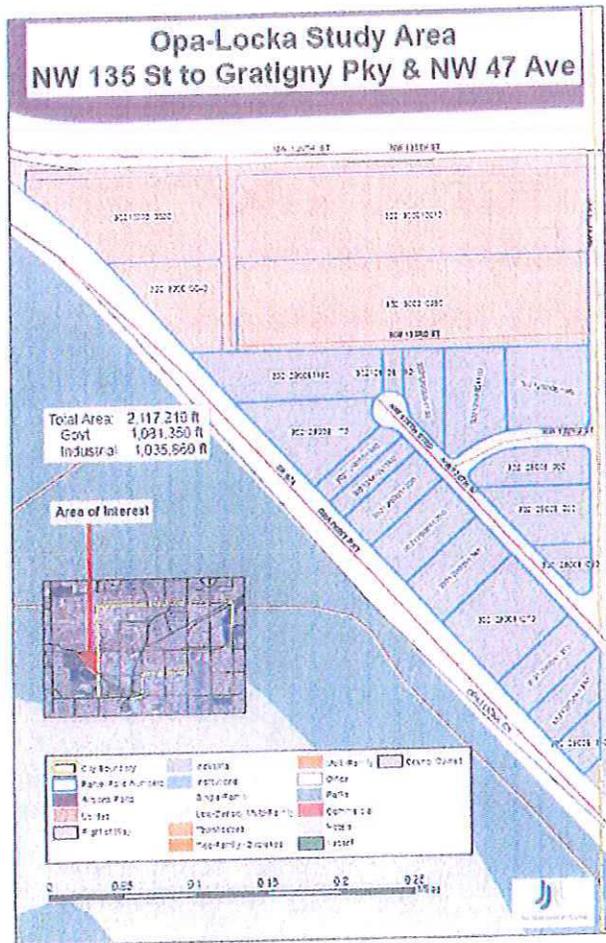

Alex A. David, AICP

Attachment

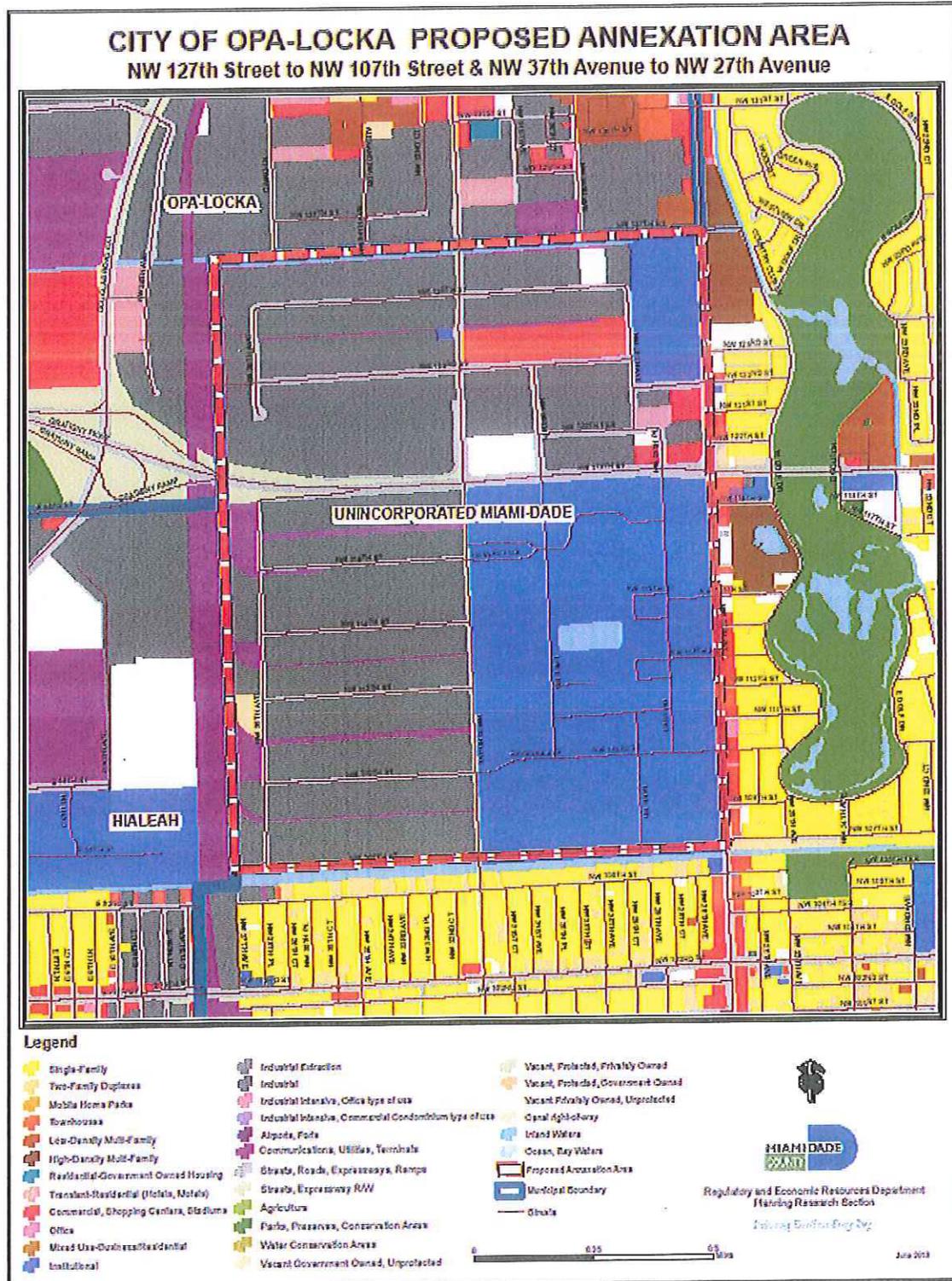
cc: Mark Woerner, AICP, Asst. Director of Planning, RER
Howard Brown, Director, Community Development, City of Opa Locka

774 NE 126th Street, Suite 101 North Miami, FL 33161 Office: 786.514.0121 Fax: 305.675.0507
www.bell david.com alex@belldavid.com

ANNEXATION AREA "B"



RER RESPONSE



City of Opa-Locka Proposed Annexation Area "B"				
NW 127th Street to the North; NW 107th Street to the South; NW 27th Avenue to the East; and, NW 37th/NW 38th Avenues to the West				
2013 Existing Land Use – Annexation Area "B" and City of Opa-Locka				
Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	Opa-Locka (Area Acres)	Opa-Locka (Percent of Total)
Residential	0.0	0.0	487.7	17.0
Commercial & Office & Transient Residential	22.8	2.8	147.5	5.1
Industrial	380.4	46.3	516.8	18.0
Institutional	265.7	32.3	79.6	2.8
Parks/Recreation	0.0	0.0	120.2	4.2
Transportation, Communication, Utilities	124.8	15.2	1,339.1	46.6
Agriculture	0.0	0.0	0.0	0.0
Undeveloped	14.1	1.7	60.2	2.1
Inland Waters	14.5	1.8	123.2	4.3
Total:	822.2	100.0	2874.3	100.0
Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Section, June 2013				

7. Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the City of Opa-Locka at its southern limit. Annexing the approximately 822 acre (1.28 square miles) 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 the commercial/industrial development already existing in Opa-Locka.

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 employment and economic center will be fully realized.

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

Finally, the City of Opa-Locka 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 commercial and industrial, with several undeveloped government-owned 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 822 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 – Annexation Area “B”

Land Use	Number of Acres	Percent of Total
Residential	0.0	0.0
Commercial & Office & Transient Residential	22.8	2.8
Industrial	380.4	46.3
Institutional	265.7	32.3
Parks & Recreation Open Space	0.0	0.0
Transportation, Communications, Utilities	124.8	15.2
Agriculture	0.0	0.0
Undeveloped	14.1	1.7
Inland Water	14.5	1.8
TOTAL	822.0	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 "B"

This is designated *Industrial and Office; Institutions Utilities, and Communications; and, Transportation* 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 Opa-Locka Comprehensive Plan.

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

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 telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and 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.

Institutions, Utilities and Communications

The Plan map illustrates, for information purposes, only the location of major institutional uses, communication facilities and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military installations. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the total floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B.

The Homestead Air Reserve Base is also included in this category on the Land Use Plan map. The range of uses that may occur on the Base as it is redeveloped shall emphasize military aviation and related uses, national security, recreation uses, educational and other institutional uses. All future uses on the former Base will be consistent with the Record of Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property.

Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

Electric power transmission line corridors are permitted in every land use category when located in established right-of-ways or certified under the Florida Electrical Power Plant Siting Act (Sections 403.501-403.518, F.S.) as an ancillary use to a new power plant, or the Transmission Line Siting Act (Sections 403.52-403.5365 F.S.) for individual electrical transmission lines. If an electric power transmission line corridor does not meet either of the above conditions, it shall be situated in an area designated as Institutions, Utilities and Communications; Industrial and Office; Business and Office; or Parks and Recreation on the adopted Land Use Plan map. When compatible with adjacent uses and permitted by County and State regulations, non-utility ancillary uses that may be located in transmission line corridors include agriculture, parking lots, open space, golf courses, bikeways and paths for walking and exercising.

Transportation (including Terminals)

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

As provided in the policies of the Transportation Element, transportation facilities such as terminals and transit stations shall contain the transportation uses and may contain other uses as provided in the applicable Transportation Subelement. Railroad terminals may include uses designed to serve the traveling public and on-site employees, such as

offices, personal services, retail activities, restaurants, auto rental business, and lodging establishments. Rail yards may also be developed with industrial, office and similar uses that are customary and incidental to the primary railroad use.

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

The portion of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport designated in the Comprehensive Development Master Plan for aviation uses, shall be deemed to consist of all portions of the airports where general public access is restricted (but not including terminal concourses), shall be limited to aviation uses, including but not limited to airfield uses such as runways, taxiways, aprons, runway protection zones, landing areas, and support and maintenance facilities such as control towers, flight service stations, access roads, fire stations, storage and aircraft maintenance and repair facilities and hangers, aircraft and aircraft parts manufacturing and storage, fixed base operators, air cargo operations, specialized aircraft service operations, and fuel farms. Up to fifty (50) percent of the areas designated for aviation uses may be developed with aviation-related uses. The Director of the Miami-Dade Aviation Department, or the Aviation Department's designee, in consultation with the Director of Miami-Dade Regulatory and Economic Resources Department, shall determine whether any particular use is an aviation use or an aviation-related use. Where not otherwise prohibited by law, open space and interim or existing agricultural uses and zoning may also be permitted in the portions of these airports designated for aviation use, subject to such conditions and requirements as may be imposed to ensure public health and safety.

The portion of these airports designated in the Comprehensive Development Master Plan for aviation related and non-aviation uses, shall be deemed to consist of all portions of the airports where general public access is not restricted and terminal concourses only at Miami International Airport, and may include aviation, aviation-related, and non-aviation uses that are compatible with airport operations and consistent with applicable law.

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

- passenger terminal area, which may include non-aviation related uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments,
- parking garages and lots serving the airport,
- access roadways serving the airport,
- offices of aviation industry companies and the Miami-Dade County Aviation Department,
- facilities of fixed base operators,

- hangar rentals and tie downs,
- ground transportation services,
- aircraft and automobile rental establishments,
- aviation-related educational uses such as flight schools, simulator training facilities, helicopter and aerobatics training and other educational facilities providing aviation courses,
- aviation-related governmental agency facilities,
- flying club facilities,
- aviation-related entertainment uses such as skydiving establishments, museums and sightseeing services, and
- aviation-related retail uses such as aircraft sales, electronic an instrument sales and pilot stores.

Subject to the restrictions contained herein, the following non-aviation-related uses may be approved in the portions of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport designated for non-aviation uses on the Airport Land Use Master Plan maps:

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

Such non-aviation uses at the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport shall be limited as follows:

- (1) The land area within Opa-Locka Executive, Miami International, and Kendall-Tamiami Executive airports that may be devoted to particular non-aviation uses shall be limited to the following percentages of the land area designated for aviation-related and non-aviation uses within each airport. Non-aviation-related at Opa-Locka Executive Airport shall range from 20 to 85 percent for industrial uses, 5 to 35 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. Non-aviation-related at Miami International Airport shall range from 20 to 85 percent for industrial uses, 5 to 50 percent for commercial uses and/or office uses, 0 to 50 percent for hotels and motels, and 0 to 20 percent for institutional uses. Non-aviation-related at Kendall-Tamiami Executive Airport shall range from 0 to 85 percent for industrial uses, 0 to 100 percent for commercial uses, 0 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses.

The portions of the Opa-Locka Executive Airport designated in the Comprehensive Development Master Plan for Aviation-Related (Other

Uses/Flexible) may also be developed with non-aviation uses that are compatible with airport operations and consistent with applicable law, including FAA regulations and any airport layout plan governing permissible uses on the entire airport property. Such non-aviation uses shall not exceed the above referenced percentages of uses for the entire airport.

The distribution, range, intensity and types of such non-aviation related uses shall vary at these three airports by location as a function of the availability of public services, height restrictions, CDMP intensity ceiling for the Urban Infill Area (FAR of 2.0 not counting parking structures), at Opa-Locka Executive and Miami International airports or for the Urbanizing Area (FAR of 1.25 not counting parking structures) at Kendall-Tamiami Executive Airport, impact on roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front on major access roads preferably near major intersections, where practical, and have limited access to major roadways.

(2) Those portions of Homestead General Aviation Airport that are not developed for uses that are aviation-related or directly supportive of airport operations shall be developed with agricultural uses.

(3) Each non-aviation use shall comply with applicable law, including but not limited to FAA regulations and the current airport layout plan on file with the Miami-Dade County Aviation Department governing permissible uses on the entire airport property.

(4) At Kendall-Tamiami Executive Airport, the development of the 8.2 acre (973.52 ft x 363 ft) parcel for non-aviation uses at the southwest corner of SW 137 Avenue and theoretical SW 124 Street shall be limited to access roads, open space, parking and drainage facilities.

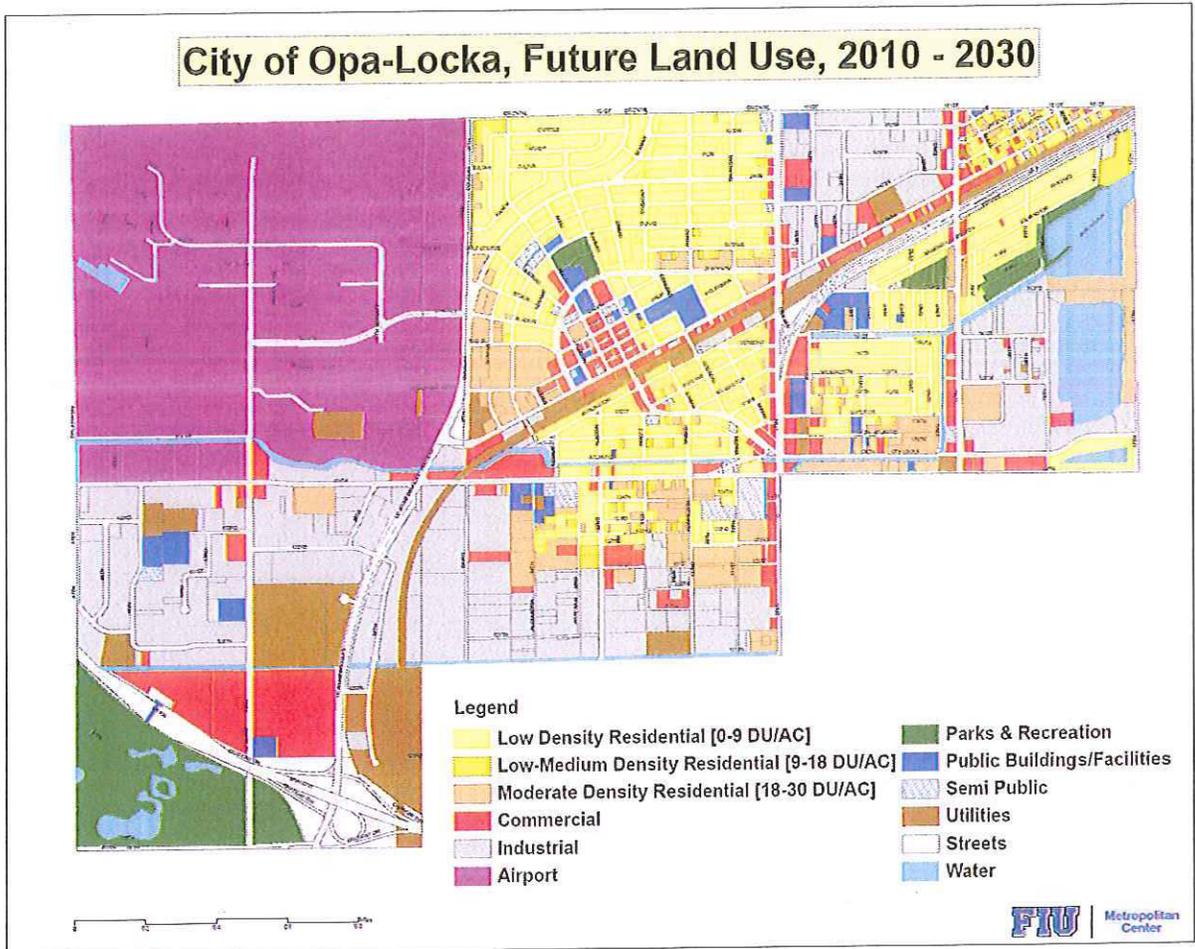
The Port of Miami and downtown Miami maritime park areas are also included in this category. Because the CDMP does not generally preempt municipal plans and because the City of Miami comprehensive plan allows a broad range of land uses and facilities in addition to transportation facilities, it is the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

The summarized roadway classification used on the LUP map distinguishes between Limited Access facilities, Major Roadways (3 or more lane arterials and collectors) and Minor Roadways (2 lane arterials and collectors). Also shown are existing and proposed Rapid Transit corridors. The term rapid transit, as used herein, includes any public heavy rail or light rail, or busses operating on exclusive bus lanes. The transportation network depicted is a year 2025 network that will develop incrementally as funding becomes available. In addition, rapid transit corridors may be provided with an interim type of service such as express bus service during much of the planning period while

more permanent facilities are being planned, designed and constructed. The roadway and transit alignments shown in the CDMP are general indications of the facility location. Specific alignments may be modified through detailed transportation planning, DRI review and approval processes, subdivision platting, highway design and engineering or other detailed planning or engineering processes. Moreover, most station locations along future rapid transit lines are not identified in the Plan; they will be selected as part of the detailed planning of transit facilities in the corridor.

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

City of Opa-Locka Future Land Use Map



Equivalent City of Opa-Locka Future Land Use Designations

COMMERCIAL

Retail outlets including general merchandise, furniture, food, apparel, and eating places; gasoline service stations; hotels and motels; private day care centers; professional offices; service establishments including dry cleaning and laundering; beauty and barber shops; banks; theaters (variable setback & height restrictions; variable lot coverage).

INDUSTRIAL

Warehouses, manufacturing plants, rail freight terminals, scrap yards (variable heights to 3 stories); lot coverage restricted.

PUBLIC BUILDINGS/FACILITIES

Properties owned by City, County, and/or State governments, or School Board (schools) (site plan review and negotiation)

UTILITIES

Southern Bell Telephone facility; Florida & Light Co., water and sewer facilities (site plan review and negotiation).

TRANSPORTATION

STREETS & RIGHT-OF-WAYS

Developed and undeveloped roads, streets, alleys; railroad right-of-ways.

Zoning

The Annexation Area consists of lands zoned Business, Industrial 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 Sections 28 and 33 52 41 consists of the following zoning districts: GU, BU-1A, IU-1, IU-2 and IU-3.

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

Zoning 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 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 XXIX. IU-1, Industrial, Light Manufacturing
(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:

- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
- (2) Adult entertainment uses as defined in Section 33-259.1, subject to all the restrictions and spacing requirements contained in said Section 33-259.1.
- (3) Aircraft hangars and repair shops, aircraft assembling and manufacturing
- (4) Animal hospitals within soundproof, air-conditioned buildings.
- (5) Armories, arsenals.
- (6) Auditoriums.
- (7) Auto painting, top and body work.*
- (7.2) Automobile self-service gas stations.
- (7.3) Automobile service stations.
- (8) Automobile and truck sales for new and/or used vehicles
- (9) Automotive repairs.*
- (10) Automobile and truck rentals and wholesale distribution.
- (11) Bakeries--wholesale only with incidental retail uses.
- (12) Banks.
- (13) Blacksmith, gas steam fitting shops.
- (14) Boat or yacht repairing or overhauling, or boat building.*
- (15) Boat slips used for the tying up of boats for the purpose of overhauling or repairing.
- (16) Bottling plants.
- (17) Brewery.
- (18) Cabinet shops.*
- (19) Canning factories.*
- (20) Carpet cleaning.
- (21) Caterers.
- (22) Clubs, private.
- (23) Cold storage warehouses and precooling plants.
- (24) Commercial chicken hatcheries.*
- (25) Concrete, clay or ceramic products, hand manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter.
- (26) Contractors' offices and yards.
- (27) Day nursery, kindergarten, schools and after school care licensed by the State of Florida Department of Health and Rehabilitative Services and established in accordance with the requirements of Article XA provided, however, that schools may only be located on a site consisting of at least five (5) acres and adjacent to a major roadway (three (3) or more lanes).
- (27.1) Dog kennels, as an exception to Section 33-260
- (28) Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt.*
- (29) Dry cleaning and dyeing plants.
- (29.1) Electric substation.
- (30) Engine sales and service, gas, oil, steam, etc.
- (31) Fertilizer storage.†

- (32) Food products, including the grinding, cooking, roasting, preserving, drying, smoking or airing of meats, fish, fruits or vegetables (where more than five (5) persons are employed on premises).
- (33) Fruit packing and fruit preserving
- (34) Furniture manufacturing.*
- (35) Furniture refinishing.
- (36) Garages--storage mechanical, including trucks, buses, heavy equipment.
- (37) Glass installations.
- (38) Grinding shops.*
- (39a) Hotel and motel use (freestanding); the use shall comply fully with all provisions, pertaining to the use, of the RU-4A District.
- (39b) Hotel and motel use (mixed use, i.e., connected with, and attached to a structure containing another use permitted in the industrial district).
- (41) Insecticide, mixing, packaging and storage.*
- (42) Laboratories, material testing.
- (43) Leather goods manufacturing, excluding tanning.
- (44) Livery stables, for riding clubs, or a stable for sheltering horses, not closer than three hundred (300) feet to an RU or EU District.
- (45) Locksmiths.
- (46) Lumberyards.*
- (47) Machine shops.
- (48) Marine warehouses.
- (49) Mattress manufacturing and renovating.
- (50) Metalizing processes.
- (51) Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made.
- (52) Millwork shops.*
- (53) Motion picture production studios.
- (54) Novelty works.*
- (55) Office buildings.
- (56) Ornamental metal workshops.*
- (57) Oxygen storage and filling of cylinders.
- (58) Parking lots--commercial and noncommercial.
- (59) Passenger and freight--stations and terminals--boats, trucks, buses, and railroads.
- (60) Pharmaceutical storage
- (61) Police and fire stations.
- (62) Post offices, which shall include self-service post offices, stations and branches, and mail processing centers.
- (63) Power or steam laundries
- (64) Printing shops.
- (65) Radio and television transmitting stations and studios.
- (66) Religious facilities located inside the Urban Development Boundary. Religious facilities outside the Urban Development Boundary will be permitted only upon approval after public hearing.
- (67) Restaurants.
- (67.1) Restaurants with an accessory cocktail lounge-bar use, subject to compliance with Article X, Alcoholic Beverages, of this code.
- (68) Salesrooms and storage show rooms--wholesale.
- (69) (a) Salesrooms and showrooms, subject to the prohibitions and limitations.
- (71) Ship chandlers.

- (72) Shipyards and dry docks.
- (73) Sign painting shops.
- (74) Steel fabrication.
- (75) Storage warehouse for food, fodder, etc.
- (76) Taxidermy. Use will be permitted only within a fully enclosed, air-conditioned building.
- (77) Telecommunications hubs.
- (78) Telephone exchanges.
- (79) Telephone service unit yards.
- (80) Textile, hosiery and weaving mills not closer than two hundred (200) feet to an RU or EU District.
- (81) Upholstery shops.
- (82) Utility work centers--power and telephone, etc.
- (83) Vending machine sales and service.
- (84) Veterinarians.
- (85) Vulcanizing.*
- (86) Warehouses for storage or products in the form sold in a BU District.
- (87) Warehouse, membership
- (88) Welding shops.*
- (89) Welding supplies.
- (90) Wood and coal yards.
- (91) The operation of an equipment and appliance center for the testing, repairing, overhauling and reconditioning of any and all equipment, appliances, and machinery sold by the operator/occupant; provided such may be manufactured at the location of the operation and in connection therewith individual customers bringing equipment to the site for such repairing, overhauling or reconditioning, may purchase parts for such equipment, appliances, or machinery.

Article XXX. IU-2 Industrial, Heavy Manufacturing

Sec. 33-262. Uses permitted.

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

- (1) Every use permitted in IU-1 District, except adult entertainment uses as defined in Section 33-259.1, and private schools and nonpublic educational facilities as defined in Section 33-151.11 are prohibited in the IU-2 District.
- (2) Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers.
- (3) Rock and sand yards.
- (4) Cement and clay products, such as concrete blocks, pipe, etc.
- (5) Soap manufacturing, vegetable byproducts, only.
- (6) Railroad shops.
- (7) Sawmills.
- (8) Petroleum products storage tank not exceeding 30,000-gallon capacity or a group of such tanks with an aggregate capacity not in excess of thirty thousand (30,000) gallons.

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

(10) Dynamite storage.

(11) Construction debris materials recovery transfer facility, provided such use shall be conducted entirely within an enclosed building consisting of a minimum of 15,000 square feet. Counted toward this minimum floor area shall be areas set aside for office shop space and equipment storage associated with the construction debris materials recovery transfer facility.

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

Sec. 33-264. - Uses permitted.

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

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

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

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

Acetylene, generation and storage.

Acids and derivatives.

Alcohol, industrial.

Aluminum, powder and paint manufacture.

Ammonia.

Animal reduction plants.

Asphalt or asphalt products.

Atomic reactor.

Blast furnace.

Bleaching products.

Blooming mill.

Boiler manufacture (other than welded).

Brass and bronze foundries.

Calcium carbide.

Casein.

Caustic soda.

Celluloid.

Cellulose products.

Cement, lime, gypsum or plaster of Paris.

Charcoal, lampblack or fuel briquettes.

Charcoal pulverizing.

Chlorine.

Cider and vinegar.
Cleaning and polishing preparation: dressings and blackings.
Coal tar product.
Coke oven products (including fuel gas) and coke oven product storage.
Cotton wadding.
Cottonseed oil, refining.
Creosote.
Distillation, manufacture or refining of coal, tar, asphalt, wood, bones.
Distillery (alcoholic), breweries and alcoholic spirits.
Dyestuff.
Dynamite storage.
Excelsior.
Explosives.
Fat rendering.
Fertilizer, organic or inorganic, manufacture.
Film, photographic.
Fireworks.
Fish cannery or curing.
Fish oils, meal and by-products.
Flour, feed and grain milling.
Forge plant, pneumatic drop and forging hammering.
Foundries.
Gelatin products.
Glue, gelatin (animal) or glue and size (vegetable).
Graphite.
Guncotton (explosive).
Hair, felt or feathers, washing, curing and dyeing.
Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage.
Hydrogen and oxygen manufacturing.
Insecticides, fungicides, disinfectants, or related industrial and household products (depending on materials and quantities used).
Ink manufacture from primary raw materials (including colors and pigments).
Jute, hemp and sisal products.
Lampblack, carbonblack and boneblack.
Lead oxide.
Linoleum and other similar hard surface floor coverings (other than wood).
Locomotive and railroad car building and repair.
Match manufacture and storage.
Metal and metal ores, reduction, refining, smelting and alloying.
Molasses.
Nitrate (manufactured and natural) of an explosive nature; and storage.
Nitroleng of cotton or other materials.
Nylon.
Oil cloth, oil treated products and artificial leather.
Oil refinery.
Oil wells.
Oils, shortening and fats (edible).
Ore pumps and elevators.
Paint manufacture, depending upon materials and quantities used.
Paper and paperboard (from paper machine only).

Paper and pulp mills.
Petroleum, gasoline and lubricating oil—refining and wholesale storage.
Phenol.
Pickles, vegetable relish and sauces, sauerkraut.
Plastic material and synthetic resins.
Potash.
Poultry slaughtering and packing (wholesale).
Pyroxylin.
Radioactive waste handling.
Rayon and rayon yarns.
Refractories (coal fired).
Refuse disposal.
Rendering and storage of dead animals, offal, garbage and waste products.
Rubber—natural or synthetic, including tires, tubes, or similar products, gutta percha, chickle and valata processing.
Sawmill.
Scrap metal reduction.
Shoddy.
Slaughterhouse.
Smelting.
Soaps (other than from vegetable by-products) or detergents, including fat rendering.
Solvent extraction.
Starch manufacture.
Steel works and rolling (ferrous).
Stockyards.
Storage batteries, wet cell.
Sugar refining.
Testing—jet engines and rockets.
Textiles bleaching.
Turpentine and resin.
Wallboard and plaster, building insulation.
Wire ropes and cable.
Wood preserving treatment.
Wool pulling or scouring.
Yeast.

Sec. 33-266. - Wall or dike for storage of petroleum products.

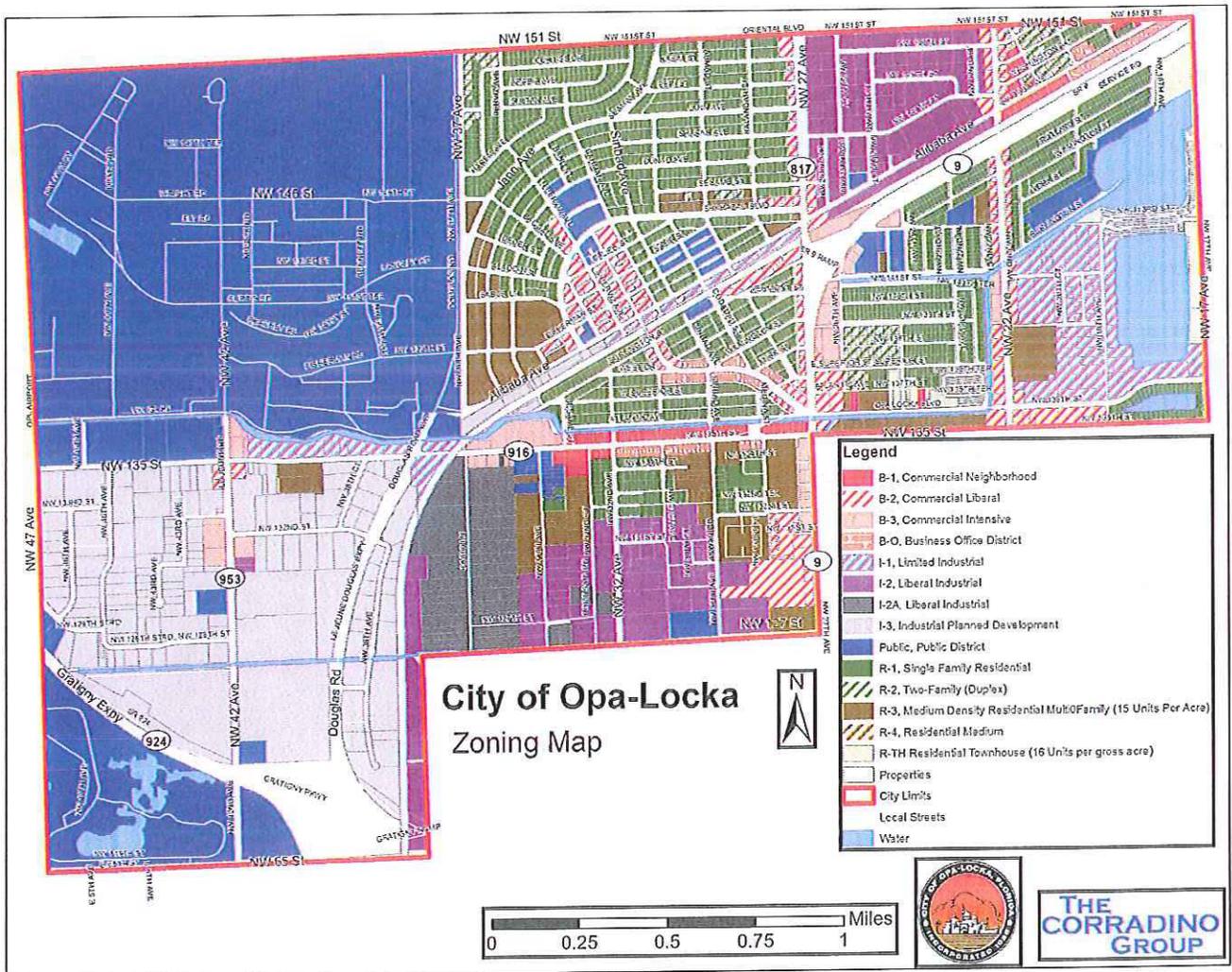
The premises used by gasoline, oil and petroleum storage tanks shall be surrounded by an unpierced fire wall or dike of such height and dimensions as to contain the maximum capacity required by current applicable Miami-Dade County codes. Where an abandoned rock pit is located in an IU-2 or IU-3 District, a permit may be issued to use such pits for oil storage tanks in which dikes may be omitted if the pit has the required capacity. All storage tanks and adjacent structures shall meet the requirements of the current applicable Miami-Dade County codes.

The foregoing paragraph requiring an unpierced fire wall or dike shall not apply to storage tanks containing liquefied petroleum, commonly known as bottled gas; such tanks may be erected without said wall or dike.

Sec. 33-266.1. - Uses confined to buildings or within wall enclosures.

At all manufacturing establishments or rebuildings, storage or repair places permitted in an IU-3 District, all materials and products shall be stored and all manufacturing, rebuilding, storing or renovating operations shall be carried on entirely within an enclosed building or confined and completely enclosed within masonry walls, at least six (6) feet in height but no higher than eight (8) feet, excepting only shipyards, dry docks, boat slips, and the like, where necessary frontage on the water may be open.

City of Opa-Locka Zoning Map



City of Opa-Locka Equivalent Zoning Districts

The City of Opa Locka does not have an equivalent to Article XIII. GU, Interim District, Code of Miami-Dade County, as all properties within the City have been zoned.

6.10 I-1 LIMITED INDUSTRIAL DISTRICT

A. District Purpose

The purpose of this district is to provide areas in appropriate locations where various light industrial operations can be conducted without creating hazards to the general public or property devaluation of neighboring uses.

B. Permitted Uses

1. Warehouses
2. Lumber and storage yards
3. Laundries and dry cleaning establishments not otherwise permitted in B-2 restricted business district.
4. Newspaper and commercial print shops.
5. Ornamental metal fabricating and welding.
6. Textile, hosiery and weaving mills.
7. Millwork shops
8. Fabrication of lightweight cast-concrete
9. Similar light manufacturing and other industries
10. Dog kennels, veterinary hospitals
11. Outdoor drive-in theatres.
12. Public utility structures.
13. Rail related structures.
14. Transportation terminal facilities.
15. Restaurant/snack shops not larger than 500 square feet.
16. Motor garages.
17. Limited manufacturing.
18. Construction trades.
19. Uses similar to the above, or as prescribed elsewhere in this ordinance.

6.11 I-2 LIBERAL INDUSTRIAL DISTRICT

A. The purpose of this district is to provide areas in appropriate locations where various heavy industrial operations can be conducted in any way as not to create environmental hazards to the general public or property devaluation of surrounding uses.

B. Permitted Uses

1. Stone cutting, rock pits, rock and sand yards, rock and sand crushing screening, etc., provided dust is not permitted to escape beyond the limits of the property.

2. Cement and clay products manufacturing such as concrete blocks, concrete and clay pipe, concrete structural members, etc.
3. Steel and iron fabrication.
4. Saw mills and wood fabrication.
5. Storage tanks for petroleum products, other than liquefied petroleum gas.
6. Storage of liquefied petroleum gas
7. Warehouses
8. Boat fabricating facilities
9. Uses similar to the above
10. Uses permitted in I-1 zoned districts as per the requirements of the I-1 District.

6.12 I-3 (I-PD) INDUSTRIAL PLANNED DEVELOPMENT

A. District Purpose

The purpose of this district is to encourage better designed light industrial uses through the application of enlightened, imaginative approaches.

B. Permitted Uses

Buildings, structures and lots in an I-3 district, except as otherwise provided, may be used for:

(Condensed List of Permitted Uses)

Agricultural contractor equipment, sale or rental, or both
 Assembly plants
 Automobile body and fender repair shops, if all operations are conducted inside of the building
 Batteries, the manufacture and rebuilding of batteries in enclosed buildings only
 Bed, the manufacture of bedspreads and bedsprings
 Drugs, the manufacture of and sale at wholesale of drugs
 Dry goods, the manufacture of and sale at wholesale of, and storage of dry goods
 Dyeing and cleaning, wholesale
 Electric appliance assembly
 Electrical parts, the manufacture of, the sale at wholesale of, or the storage of small electrical parts
 Electric signs, the manufacture of
 Electrical transformer substations
 Furniture, the manufacture of
 Generators, the manufacture of electrical generators
 Lumber yard, except the storage of boxes or crates
 Machine shops
 Machinery storage yard
 Machinery, the repair of farm machinery
 Pharmaceuticals, the manufacture and packaging of
 Rug cleaning plant
 Rugs, manufacture of.
 Shoes, the manufacture of
 Signs, the manufacture of

Tools, the manufacture of
Toys, the manufacture of
Warehouse, storage warehouse
Food products, the manufacture, processing, storage, and sale of

C. Other Uses

Other uses similar to the above may be permitted.

6.13 P - PUBLIC DISTRICT

A. District Purpose

The purpose of this district is to provide a coordinated land planning approach to the sale, rent, lease, purchase, management or alteration of publicly owned and operated property.

The lands encompassed by the "P" district are owned and administered by the municipality or other public agencies. They are set aside primarily for the accommodations of community facilities for the public use, safety, recreation, and convenience.

B. Permitted Uses.

1. Public use and civic buildings.

10. List of Services to be Provided

a. Police

The City of Opa-Locka Police Department comprises a staff of 83 employees, including 55 sworn officers for the current 2012/2013 budget year. With a \$5,496,437 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 four officers would be contemplated. The additional cost to the City for additional personnel and associated costs is approximately \$231,000.

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 54, as referenced below. The proposed annexation area lies within the following station territory.

Station	Address	Unit
Bunche Park 54	15250 NW 27 th Avenue	Rescue Pumper Engine Squad

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 City is a wholesale purchaser of water from MDWASD. The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its water supply and distribution system, except for Miami-Dade College which is served by the City. MDWASD may wish to negotiate the transfer of the system within the annexation area to the City when successfully annexed. Currently, all property owners outside of the City but part of the City's Water Service Area pay a 25% utility surcharge. Once annexation is complete the surcharge will no longer be applicable to the College, thereby decreasing the cost of water.

d. Facilities for Collection and Treatment of Sewage

The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its collection and treatment system. MDWASD may wish to negotiate the transfer of the system within the annexation area to the City when successfully annexed.

e. Garbage and Refuse Collection and Disposal

The City contracts with a private firm for the collection and disposal of garbage and refuse for both residential and non-residential properties within the City and will continue to be required to utilize the County's landfills.

f. Street Lighting

Street Lighting will become a function of the City but 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.

i. Building Inspection

The City will 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 199 and may be expanded as the City takes on additional responsibilities. The City's current budget for FY 2012/13 is \$46,239,303.

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.

b. Fire Protection

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

c. Water Supply and Distribution

Immediate. The Miami-Dade County Water and Sewer Department currently services the Annexation Area through its water supply and distribution system, except for Miami-Dade College. The City is a wholesale purchaser of water from MDWASD. It may wish to negotiate the transfer of the system within the annexation area to the City. MDWASD continues to have the capacity to handle any future development in this area.

d. Facilities for Collection and Treatment of Sewage

Immediate. MDWASD may wish to negotiate the transfer of the system within the annexation area to the City. MDWASD continues to have the capacity to handle any increase in the treatment of sewage if there is future development in this area.

e. Garbage and Refuse Collection and Disposal

Immediate. The City contracts with a private firm for the collection and disposal of garbage and refuse for both residential and non-residential properties within the City and will continue to be required to utilize the County's landfills.

f. Street Lighting

Immediate/No Change. Any new lighting will be paid for through City Special Taxing Districts, or other means, 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 will 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/No change. Special services will be assumed by the City.

m. General Government

Immediate. After the annexation process is completed, the City of Opa-Locka 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

Any costs associated with new development (water main extensions and connections) will be paid by the developers. 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. 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 City contracts with a private firm which charges user fees for the collection and disposal of garbage and refuse for both residential and non-residential properties within the City.

f. Street Lighting

Street lighting is financed through FP&L user fees or City Special Taxing Districts.

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 existing facilities are funded through the General Fund. As stated previously, no new parks are required to service the Annexation Area.

i. Building Inspection

Building Inspections are financed through user fees.

j. Zoning Administration

Zoning Administration services are financed through user fees.

k. Local Planning Services

Local Planning Services are financed through user fees.

l. Special Services Not Listed Above

Platting function costs are financed through user fees.

m. General Government

General Government Services are provided and funded through tax collections.

13. Tax Load on Annexation Area

Gross Revenue is based on the 2013 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 Opa-Locka maintains a millage rate of 9.1000. 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	2013 TAXABLE PROPERTY ROLLS	PROPERTY TAX REVENUE*	COST OF PROVIDING SERVICES	NET BUDGET GAIN/LOSS
28/33-52-41	\$304,476,329	\$2,632,197	\$721,000**	\$1,911,197

* **Based on City of Opa-Locka millage - Approximate**

** Public Works and Utilities - \$395,000
 Police - \$231,000
 Code Enforcement - \$95,000

NOTE: A number of properties with the Annexation Area are either owned by a governmental entity or by a railroad (CSX or Seaboard). The assessed value of all properties is **\$374,626,380**. The value of the exempt properties totals **\$70,150,051** therefore the taxable property value for the Annexation Area is revenue for the **\$304,476,329** and the revenue will be based on that figure.

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



July 5th, 2013

Mr. Howard Brown, Jr., AICP
Community Development Director
City of Opa-Locka
780 Fisherman Street
Opa-Locka, FL 33054

RE:Property Owners List within 600 feet of:

LEGAL DESCRIPTION:

Portion of Sections 28 and 33, Township 52 South, Range 41 East, Miami-Dade County, Florida.

ORDER NO.: 130609

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 Property Appraiser's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.


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

Total number of property owners without repetition: 634

REQUEST/OWNERS LIST

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

LEGAL DESCRIPTION:

Portion of Sections 28 and 33, Township 52 South, Range 41 East, Miami-Dade County, Florida.

LEGAL DESCRIPTION PROPERTY ADDRESS TAX FOLIO NUMBER	PROPERTY OWNER(S) MAILING ADDRESS
32 52 41 4.69 Ac Little River Canal Thru Sec Property Address: Folio No. 0421320000100	South Fla Water Management Dist 3301 Gun Club Rd West Palm Beach, FL 33406-3007
PB 40-96 Miami Municipal Airport Port Tr 1 Lyg In Sec 32Desc- Beg SE Cor Th N1044.34Ft W2179.59Ft S1029.97Ft E2157.35Ft To POB Property Address: 900 56 St E Folio No. 0421320010011	City Of Hialeah 501 Palm Ave Hialeah, FL 33010-4719
52 41 40 47.07 Ac Miami Municipal Airport PB 40-96 Port Of Tr 1 Desc Beg305Fts & 1185.16Fte Of C/L Of Sec Th N1956.79Ft N 47 Deg W 776.29Ft N 4 Property Address: 6301 10 Ave E Folio No. 0421320010040	Centergate At Gratigny LLC C/O Barclays Capital Real Estate 745 7th Ave New York, NY 10019-6801
52 41 32 29.33 Ac Miami Municipal Airport PB 40-96 Port Of Tr 1 Desc Property Address: Folio No. 0421320010041	Centergate At Gratigny LLC C/O Barclays Capital Real Estate 745 7th Ave New York, NY 10019-6801
32 52 41 Ingleside Park 1St Addn PB 46-11 Lot 1 Blk 41 Property Address: 1100 52 St E Folio No. 0421320130010	Alex & Elena Munoz 7852 W 14th Ct Hialeah, FL 33014-3369
Ingleside Park 1St Addn PB 46-11 Lot 1 Blk 50 Property Address: 1111 52 St E Folio No. 0421320131930	Manuel Oses 670 W 73rd Pl Hialeah, FL 33014-4829
32 52 41 Ingleside Park 1St Addn PB 46-11 Lot 2 Less W10ft For Dade Co CAnal R/W Blk 50 Property Address: 1101 52 St E Folio No. 0421320131940	Manuel G Oses & Marlene Marin 2922 SW 3rd St Miami, FL 33135-1306
32 52 41 Ingleside Park 1St Addn PB 46-11 W10ft Lot 2 & E10ft Lot 3 Blk50 Dade Co Canal R/W Property Address: Folio No. 0421320131941	Miami Dade County Public Works 111 NW 1st St Ste 1610 Miami, FL 33128-1919

32 52 41 Ingleside Park 1St Add PB 46-11 Lot 3 Less E10ft For Dade Co
CaNal R/W Blk 50
Property Address: 1091 52 St E
Folio No. 0421320131950

Cordova Automotive Enterprises
1091 E 52nd St
Hialeah, FL 33013-1752

Csx Tracts PB 160-78 T-21212 Tract A

Property Address: 6303 10 Ave E
Folio No. 0421320510010

Copart Of Connecticut Inc
Attn; Tax Dept
14185 Dallas Pkwy Ste 300
Dallas, TX 75254-1327

Csx Tracts PB 160-78 T-21212 Tract B

Property Address:
Folio No. 0421320510020

Dixon Greyer LLC
10700 NW 36th Ave
Miami, FL 33167-3706

Nile Gardens Sec 1 PB 31-42 Lot 7 Blk 300 Less E41ft For R/W

Property Address: 12805 Port Said Rd
Folio No. 0821280030140

Rzh Investment Group
12880 Port Said Rd
Opa Locka, FL 33054-4900

28-29 52 41 2.216 Ac Nile Gardens Sec 1 PB 31-42 Lot 8 Less Beg NE Cor

LOt 8 Th S 08 Deg E 84.91Ft N 48 Deg W 49.44Ft S 86 Deg W 243.81Ft N 3 De
Property Address:
Folio No. 0821280030150

Opalocka Property Rentals Inc
690 E 63rd St
Hialeah, FL 33013-1153

Nile Gardens Sec 1 PB 31-42 Port Of Lot 8 Blk 300 Desc Beg NE Cor Lot 8

Th S 8 Deg E 84.91Ft N 48 Deg W 49.44Ft S 86 Deg W 243.81Ft N 3 Deg W 50
Property Address:
Folio No. 0821280030155

City Of Opa Locka
777 Sharazad Blvd
Opa Locka, FL 33054-3521

28-29 52 41 Nile Gdns Sec 1 PB 31-42 Lots 79 To 82 Inc Blk 302

Property Address:
Folio No. 0821280030331

Dalis Ramon Ruane Gomez
Pamela Rodriguez Ulloa
1391 SW 21st Ter
Miami, FL 33145-2924

28 52 41 2.41 Ac Nile Gardens Sec 1 PB 31-42 Lot 13 Blk 304

Property Address:
Folio No. 0821280030500

Jane Elizabeth Powers
838 S Parker Dr
Florence, SC 29501-6056

28 52 41 1.215 Ac Nile Gardens Sec 1 PB 31-42 N1/2 Of Lot 14 Blk 304

Property Address: 12765 Cairo Ln
Folio No. 0821280030510

Felix Israel Rodriguez
315 Atlantic Isle
North Miami Beach, FL 33160-4502

28 52 41 1.215 Ac Nile Gardens PB 31-42 S1/2 Of Lot 14 Blk 304

Property Address: 12755 Cairo Ln
Folio No. 0821280030511

Automechanika Frankfurt Inc
12755 Cairo Ln
Opa Locka, FL 33054-4649

28 52 41 2.43 Ac M/L Nile Gardens Sec 1 PB 31-42 Lot 15 Blk 304

Property Address: 12735 Cairo Ln
Folio No. 0821280030520

A Bargain Used Auto Parts Inc
12735 Cairo Ln
Opa Locka, FL 33054-4613

28 52 41 2.43 Ac M/L Nile Gardens Sec 1 PB 31-42 Lot 16 Blk 304
Property Address: 12705 Cairo Ln
Folio No. 0821280030530

Kc Realty LLC
12705 Cairo Ln
Opa Locka, FL 33054-4613

28 52 41 2.41 Ac Nile Gardens Sec 1 PB 31-42 Lot 13 Blk 305
Property Address: 12770 Cairo Ln
Folio No. 0821280030641

Bbc Investments IV LLC
27296 SW Hwy 42
Umatilla, FL 32784

28 52 41 2.41 Ac Nile Gardens Sec 1 PB 31-42 Lot 14 Blk 305
Property Address: 12760 Cairo Ln
Folio No. 0821280030642

Invego Auto Parts Inc
12760 Cairo Ln
Opa Locka, FL 33054-4611

28 52 41 1.205 Ac Nile Gardens Sec 1 PB 31-42 S1/2 Of Lot 15 Blk 305
Property Address: 12730 Cairo Ln
Folio No. 0821280030643

Jose C Diaz & W Agustina
12730 Cairo Ln
Opa Locka, FL 33054-4611

28 52 41 1.205 Ac Nile Gardens Sec 1 PB 31-42 N1/2 Of Lot 15 Blk 305
Property Address: 12740 Cairo Ln
Folio No. 0821280030644

Alondra Invest LLC
861 E 30th St
Hialeah, FL 33013-3424

28 52 41 1.28 Ac M/L Nile Garden Sec 1 PB 31-42 N1/2 Of Lot 16 Blk 305
Property Address: 12720 Cairo Ln
Folio No. 0821280030645

Jose A Maceira & W Yolanda
191 W 50th St
Hialeah, FL 33012-3719

28 52 41 1.28 Ac M/L Nile Garden Sec 1 PB 31-42 S1/2 Of Lot 16 Blk 305
Property Address: 12710 Cairo Ln
Folio No. 0821280030646

Juana Cantillo Trs
2497 Andrews Ln
Fort Lauderdale, FL 33312

28-29 52 41 5.059 Ac Nile Gardens Sec 1 PB 31-42 That Part Of
Lots 11-12-13-14-15- 16 In Sec 28 52 41 Blk 305
Property Address:
Folio No. 0821280030690

Carlos Arango Angela Arango
13480 Cairo Ln
Opa Locka, FL 33054-4625

28-29 52 12.07 Ac M/L Nile Gardens Sec 2 PB 31-42 Tr 6 & 7 Less N162.04FT
Of S187.04Ft Of E118ft & Less N303.04Ft Of E118ft & Less St Also E250f
Property Address: 12850 27 Ave NW
Folio No. 0821280040040

Copart Incrship
4665 Business Center Dr
Fairfield, CA 94534-1675

28-29 52 41 .41Ac Nile Gdns Sec 2 PB 31-42 N162.04 Ft Of S187.04Ft Of
W110Ft Of E118ft Of Lot 7
Property Address: 12840 27 Ave NW
Folio No. 0821280040050

Hugh Bryan & W Patricia
5921 SW 164th Ter
Fort Lauderdale, FL 33331-1346

28-29 52 41 Nile Gdns Sec 2 PB 31-42 E428ft Of Tr 8 Less E8ft & Less
N160Ft
Property Address: 12750 27 Ave NW
Folio No. 0821280040060

Nile Gardens LLC
4225 W 16th Ave
Hialeah, FL 33012-7631

Nile Gardens Sec 2 PB 31-42 E50ft M/L Of W201ft M/L Lot 8
Property Address:
Folio No. 0821280040061

Nile Gardens LLC
4225 W 16th Ave
Hialeah, FL 33012-7631

Nile Gdns Sec 2 PB 31-42 N160ft Of E428ft Of Tr 8 Less E8ft
Property Address: 12800 27 Ave NW
Folio No. 0821280040062

Nile Gardens LLC
4225 W 16th Ave
Hialeah, FL 33012-7631

Nile Gardens Sec 2 PB 31-42 W151ft Of Tr 8
Property Address: 2790 127 St NW
Folio No. 0821280040070

Merod Investments LLC
2890 NW 127th St
Opa Locka, FL 33054-5047

28 29 52 41 2.37 Ac Nile Gardens Sec 2 PB 31-42 S1/2 Of Lot 15
Property Address: 12891 30 Ave NW
Folio No. 0821280040170

12850 Nw 27 Ave Inc Cprt Land Holding
4665 Business Center Dr
Fairfield, CA 94534-1675

28 29 52 41 4.94 Ac Nile Gardens Sec 2 PB 31-42 Lot 16
Property Address: 12705 30 Ave NW
Folio No. 0821280040180

Merod Investments LLC
2890 NW 127th St
Opa Locka, FL 33054-5047

28-29 52 41 3 Ac Nile Gardens Sec 2 PB 31-42 E340ft Of Lot 23
Property Address: 12890 Aswan Rd
Folio No. 0821280040390

Waste Services Of Florida Inc
3903 Bellaire Blvd
Houston, TX 77025-1119

28-29 52 41 2.143 Ac Nile Gardens Sec 2 PB 31-42 Lot 23 Less
E340ft & LeSs N15 Ft
Property Address:
Folio No. 0821280040391

Sot Investments LLC
3051 NW 129th St
Opa Locka, FL 33054-4924

Nile Gdns Sec 2 PB 31-42 Lot 24 Lot Size 215186 Sq Ft
Property Address: 12700 30 Ave NW
Folio No. 0821280040400

Miami Dade County Water And Sewer
3071 SW 38th Ave
Miami, FL 33146-1520

Nile Gardens Sec 2 PB 31-42 Port Of Lots 30 & 31 Desc Beg 25Ft W Of
SE COr Lot 31 Th W557.39Ft N 41 Deg W70.26Ft N292.19Ft E603.43Ft
S344.65Ft T
Property Address: 12905 32 Ave NW
Folio No. 0821280040490

Pv Realty LLC
1921 Galerita Dr
Rancho Palos Verdes, CA 90275-1405

28 29 52 41 5 Ac Nile Gardens Sec 2 PB 31 42 Tr 32 Less W41ft Thereof
Property Address:
Folio No. 0821280040500

Landvest LLC
13105 NW Lejeune Rd
Opalocka, FL 33054

28-29 52 41 2.012 Ac M/L Rev Pl Nile Gdns Sec 1 PB 38-56 Tract 301 A
LesS N525ft & Less S510.43Ft
Property Address:
Folio No. 0821280070030

Eduardo Hernandez Alberto Zarraluqui
12880 Port Said Rd
Opa Locka, FL 33054-4900

28-29 52 41 1.20 Ac Rev Pl Nile Gdns Sec 1 PB 38-56 N650ft Of S954.34Ft
Tract 301 A Less N 3.30 Ac Parl To N Bdry Line & Less Comm NE Cor Lot 15
Property Address: 3301 127 St NW
Folio No. 0821280070031

Nestor Jaime Lopez
3301 NW 127th St
Opa Locka, FL 33054-4700

Rev Pl Nile Gdns Sec 1 PB 38-56 Port Of Tr 301-A Desc Comm NE Cor Lot 15
Blk 304 Of PB 31-42 Th N 3 Deg W 15Ft N 86 Deg E 335.49Ft NEly Ad 336.1
Property Address:
Folio No. 0821280070035

City Of Opa Locka
777 Sharazad Blvd
Opa Locka, FL 33054-3521

28-29 52 41 2.17 Ac PB 38-56 Rev Plat Nile Gardens Sec 1 S304.34Ft Of
Tr301-A Less Comm At NE Cor Of Lot 15 Blk 304 Of PB 31-42 Th N 03 Deg W 1
Property Address:
Folio No. 0821280070050

Manny F Roman & W Cristina M
12735 Cairo Ln
Opa Locka, FL 33054-4613

28-29 52 41 .066 Ac Rev Plat Nile Gardens Sec 1 PB 38-56 Port Of Tr 301-
A Desc Comm At NE Cor Of Lot 15 Blk 304 Of PB 31-42 Th N 03 Deg W 15Ft N
Property Address:
Folio No. 0821280070055

City Of Opa Locka
777 Sharazad Blvd
Opa Locka, FL 33054-3521

28 29 52 41 2.738 Ac M/L Rev Plat Nile Gardens Sec 1 PB 38-56 N420ft Of
S718ft Of Tr 303 Less Comm NE Cor Of Lot 15 Of PB 31-42 Th N 03 Deg W 15
Property Address:
Folio No. 0821280070280

Minton Cpr IV LLC
4240 Coconut Blvd
West Palm Beach, FL 33411-8934

28 52 41 .332 Ac Rev Plat Nile Gardens Sec 1 PB 38-56 Port Of Tr 303
DesC Comm NE Cor Of Lot 15 Of PB 31-42 Th N 03 Deg W 15Ft For POB
Property Address:
Folio No. 0821280070285

City Of Opa Locka
777 Sharazad Blvd
Opa Locka, FL 33054-3521

28 52 41 1.09 Ac M/L Rev Plat Nile Gardens Sec 1 PB 38-56 N148.11Ft
Of S298.51Ft Of Tr 303 A/K/A Lots 91 & 92 Less N20ft & All Of Lots 93 Thru 9
Property Address:
Folio No. 0821280070330

Iron Ranch Recycling Inc
3400 NW 127th St
Opa Locka, FL 33054-4715

28 52 41 .23 Ac Rev Plat Of Nile Gardens Sec 1 PB 38-56 N31.89Ft Of
S150.40Ft Of Tr 303 A/K/A Lots 97 & 98 Less N18.11Ft
Property Address:
Folio No. 0821280070350

Katvid Enterprises LLC
15533 SW 19th St
Hollywood, FL 33027-4304

28 52 41 .87 Ac Rev Plat Of Nile Gardens Sec 1 PB 38-56 S118.51Ft Of Tr303
A/K/A Lots 99 Thru 102 Blk 303
Property Address:
Folio No. 0821280070351

Katvid Enterprises
2425 NW 23rd Ct # 2
Miami, FL 33142-7207

28-29 52 41 1.28 Ac 2Nd Rev Plat Nile Gardens Sec 1 Tr 302 A
Less Comm NE Cor Of Lot 15 Blk 304 Of PB 31-42 Th N 03 Deg W 15Ft
N 86 Deg E 335.49
Property Address: 3391 127 St NW
Folio No. 0821280080010

Jdl Unlimited Investments Inc
3390 NW 127th St
Opa Locka, FL 33054-4713

28-29 52 41 1.012 Ac 2Nd Rev Plat Nile Gardens Sec 1 PB 39-26
Port Of Tr302-A Desc Beg 165.33Fte Of SW Cor Of Tr 302-A Th N 00 Deg
E 278.91Ft E
Property Address: 3380 127 St NW
Folio No. 0821280080011

Lazaro R Martinez
13851 SW 30th St
Miami, FL 33175-6604

28-29 52 41 .978 Ac 2Nd Rev Plat Nile Gardens Sec 1 PB 39-26
Port Of Tr302-A Desc Beg 10Fte Of SW Cor Tr 302-A Th N 00 Deg
E 250.60Ft N 42 Deg
Property Address:
Folio No. 0821280080012

Jdl Unlimited Investment Inc
3390 NW 127th St
Opa Locka, FL 33054-4713

Lejeune-Douglas Ind Pk PB 115-99 Lots 5 & 6 Blk 2
Property Address: 13015 38 Ave NW
Folio No. 0821290100120

13015 Nw 38 Avenue LLC
111 S Rohlwing Rd
Addison, IL 60101-3027

Lejeune-Douglas Ind Park PB 115-99 Lots 7-8 & 9 Blk 2
Property Address: 13001 38 Ave NW
Folio No. 0821290100150

B & H 1300 Holdings LLC
1 Grove Isle Dr Apt 1502
Miami, FL 33133-4107

Lejeune-Douglas Ind Park Phase 2 PB 119-22 Lots 1 Thru 4 Blk 3
Property Address: 12501 38 Ave NW
Folio No. 0821290110010

Dyplast Products LLC
12501 NW 38th Ave
Opa Locka, FL 33054-4543

Lejeune-Douglas Ind Park Phase 2 PB 119-22 N1/2 Of Lot 5 Blk 3
Property Address: 12725 38 Ave NW
Folio No. 0821290110050

12725 LLC
PO Box 541555
Opa Locka, FL 33054-1555

Lejeune-Douglas Ind Park Phase 2 PB 119-22 All Lot 6 & S1/2 Of Lot 5 Blk3
Property Address: 12701 38 Ave NW
Folio No. 0821290110060

12701 LLC
PO Box 541555
Opa Locka, FL 33054-1555

10Th Addn To Seaboard Ind Park PB 158-44 Tr A Less Beg SE Cor Of Tr A
InSec 28 Th S 87 Deg W 25Ft N 01 Deg W 1198.27Ft SEly Ad 135.88Ft S01 Deg
Property Address:
Folio No. 0821290180010

Fss Opa Locka Holdings LLC
4491 S State Road 7 Ste 312
Fort Lauderdale, FL 33314-4035

Fss-South Plat PB 168-063 T-22790 Tr A
Property Address: 3700 123 St NW
Folio No. 0821290280010

The Quikrete Companies Inc
3490 Piedmont Rd NE Ste 1300
Atlanta, GA 30305-4811

29 52 41 5.72 Ac Miami Municipal Airport PB 40-96 Port Tr 1 Lyg In Sec 29
Lyg S Of PB 119-22 & Ely Of Expwy Per PB 77-96 Less Port Lyg In Gratig
Property Address: 12401 38 Ave NW
Folio No. 0821320010010

12401 LLC
PO Box 541555
Opa Locka, FL 33054-1555

28 29 33 52 41 .633 Ac Beg At SE Cor Of Sec Th S 87 Deg W272.06Ft N01
DeG W100.01Ft N87 Deg E 270.68Ft N 87 Deg E 4.91Ft S 01 Deg E100.03Ft S 87
Property Address:
Folio No. 0821330010040

Copart Of Connecticut Inc
Attn; Tax Dept
14185 Dallas Pkwy Ste 300
Dallas, TX 75254-1327

28 29 52 41 2.685 Ac Port Of Sec 28 & 29 Desc Beg 100Ftn Of SE Cor Of
SEC 29 Th W270.51Ft N502.18Ft Sely314.30Ft S346.97Ft W4.93Ft To POB
Property Address:
Folio No. 0821330010045

State Of Fla Dot
1000 NW 111th Ave
Miami, FL 33172-5800

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 18 Blk 68
Property Address: 12400 Golf Dr W
Folio No. 3021270100040

William Beckford & W Barbara
12400 W Golf Dr
Miami, FL 33167-1864

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 19 Blk 68
Property Address: 12430 Golf Dr W
Folio No. 3021270100050

Irene Boddy Maria Melendez
12430 W Golf Dr
Miami, FL 33167-1864

27-28 52 41 Golf Park Sec 1 PB 20-35 Lots 1 & 2 Less W5ft For St Blk 70
Property Address:
Folio No. 3021270100120

The Quin Group Inc
PO Box 490611
Key Biscayne, FL 33149-0611

27-28 52 41 Golf Park Sec 1 PB 20-35 Lots 9 & 10 Less W5ft For St Blk 70
Property Address: 12201 27 Ave NW
Folio No. 3021270100130

Dwain W Higginbotham
6140 SW 121st St
Miami, FL 33156-5623

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 11 Blk 70
Property Address: 2635 122 St NW
Folio No. 3021270100140

Jacqueline Francois
2635 NW 122nd St
Miami, FL 33167-2620

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 12 Blk 70
Property Address: 2625 122 St NW
Folio No. 3021270100150

William A Brinson & W Jane
2625 NW 122nd St
Miami, FL 33167-2620

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 13 Blk 70
Property Address: 2615 122 St NW
Folio No. 3021270100160

Patricia A Johnson Dale W Jackson
2615 NW 122nd St
Miami, FL 33167-2620

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 14 Blk 70
Property Address: 2605 122 St NW
Folio No. 3021270100170

Trevor D Jaghai & W Audrey A Jaghai
8508 Sheraton Dr
Hollywood, FL 33025-2827

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 15 Blk 70
Property Address: 2555 122 St NW
Folio No. 3021270100180

Delroy G Jaghai & W Carola E
2555 NW 122nd St
Miami, FL 33167-2618

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 16 Blk 70
Property Address: 2545 122 St NW
Folio No. 3021270100190

Yoana Fonseca Juan C Fonseca
12120 W Golf Dr
Miami, FL 33167-2627

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 17 Blk 70
Property Address: 2535 122 St NW
Folio No. 3021270100200

Serena Forbes
2535 NW 122nd St
Miami, FL 33167-2618

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 18 Blk 70
Property Address: 2525 122 St NW
Folio No. 3021270100210

Shareeke Edmead
2525 NW 122nd St
Miami, FL 33167-2618

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 19 Blk 70

Property Address: 2515 122 St NW
Folio No. 3021270100220

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 9 & 10 Less W5ft For St Blk 71

Property Address:
Folio No. 3021270100300

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 17 Blk 71

Property Address: 2521 121 St NW
Folio No. 3021270100310

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 18 Blk 71

Property Address: Confidential, #***
Folio No. 3021270100320

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 19 Blk 71 & W6ft Of Alley

Lyg W& Adj Closed Per R-275-97
Property Address: 2501 121 St NW
Folio No. 3021270100330

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 11 Blk 72

Property Address: 2635 120 St NW
Folio No. 3021270100390

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 12 Blk 72

Property Address: 2625 120 St NW
Folio No. 3021270100400

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 13 Blk 72

Property Address: 2615 120 St NW
Folio No. 3021270100410

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 14 Blk 72

Property Address: 2605 120 St NW
Folio No. 3021270100420

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 15 Blk 72

Property Address: 2535 120 St NW
Folio No. 3021270100430

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 17 Blk 72

Property Address: 2515 120 St NW
Folio No. 3021270100440

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 18 Blk 72

Property Address: 12000 Golf Dr W
Folio No. 3021270100450

Raycharles E Saint Fleur Jtrs
Jessica Jennifer Santiago Jtrs
2515 NW 122nd St
Miami, FL 33167-2618

C H I R Corp
12001 NW 27th Ave
Miami, FL 33167-2610

Jackie Frazier
2521 NW 121st St
Miami, FL 33167-2601

Confidential

Nkemdilim Okpala
910 NW 197th Ter
Miami, FL 33169-3075

Cornelia M & Cynthia R Boyd
2635 NW 120th St
Miami, FL 33167-2635

Pedro George & Dilcia Yanez
2625 NW 120th St
Miami, FL 33167-2635

Ezell Ray & W Ruby N
2615 NW 120th St
Miami, FL 33167-2635

Mortgage Capital Partners LLC
1835 NE Miami Gardens Dr # 193
Miami, FL 33179-5035

Oswald B Barry & W Gloria J
3030 Salinas Way
Hollywood, FL 33025-4272

Theophilus Meadows & W Vernitta
2515 NW 120th St
Miami, FL 33167-2616

Daniel Medina
660 NE 78th St Apt 214
Miami, FL 33138-4754

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 19 Blk 72
Property Address: 12010 Golf Dr W
Folio No. 3021270100460

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 20 Blk 72
Property Address: 12020 Golf Dr W
Folio No. 3021270100470

Golf Park Sec 1 PB 20-35 Lot 21 Blk 72
Property Address: 12030 Golf Dr W
Folio No. 3021270100480

Golf Park Sec 1 PB 20-35 Lot 22 Blk 72
Property Address: 12040 Golf Dr W
Folio No. 3021270100490

Golf Park Sec 1 PB 20-35 Lot 29 Blk 72
Property Address: 2630 121 St NW
Folio No. 3021270100500

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 29 Blk 73
Property Address: 11930 Golf Dr W
Folio No. 3021270100660

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 30 Blk 73
Property Address: 11940 Golf Dr W
Folio No. 3021270100670

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 31 Blk 73
Property Address: 2530 120 St NW
Folio No. 3021270100680

Golf Park Sec 1 PB 20-35 Lot 33 Blk 73
Property Address: 2550 120 St NW
Folio No. 3021270100690

Golf Park Sec 1 PB 20-35 Lot 34 Blk 73
Property Address: 2600 120 St NW
Folio No. 3021270100700

Golf Park Sec 1 PB 20-35 Lot 35 Blk 73
Property Address: 2620 120 St NW
Folio No. 3021270100710

27-28 52 41 Golf Park Sec 1 PB 20-35 Lot 36 Blk 73
Property Address: 2630 120 St NW
Folio No. 3021270100720

Stella Gelin
12010 W Golf Dr
Miami, FL 33167-2626

Ranal Roach Jtrs Martina Roach Jtrs
6460 Evans St
Hollywood, FL 33024-2026

Rose St Merzier & Charles Antenor
& Vasquez Petit Phard
12030 W Golf Dr
Miami, FL 33167-2626

Olga F Sinclair
12040 W Golf Dr
Miami, FL 33167-2626

Carlos G Gonzalez
2630 NW 121st St
Miami, FL 33167-2639

Jean T Petit & W Idolette
11930 W Golf Dr
Miami, FL 33167-2625

Dorothy Glenn
11940 W Golf Dr
Miami, FL 33167-2625

Burray J Jawwo & W Patricia
2530 NW 120th St
Miami, FL 33167-2617

Austin Harris & W Valerie
2550 NW 120th St
Miami, FL 33167-2617

Est Of Herman T Pittman
% Marva Pittman
2600 NW 120th St
Miami, FL 33167-2638

Clifford O Hollis Jr & W Mary E
2620 NW 120th St
Miami, FL 33167-2638

Angel Martinez
3061 NW 29th St
Miami, FL 33142-6435

Rev Golf Park Sec 1 PB 34-37 Tract D Less W5ft For RdBlk 70
Property Address:
Folio No. 3021270110200

The Quin Group Inc
PO Box 490611
Key Biscayne, FL 33149-0611

27-28-52-41 .32 Ac M/L Rev Golf Park Sec 1 PB 34-37 Tract A
Less N100ft& Less W5ft For Rd Blk 71
Property Address:
Folio No. 3021270110210

The Quin Group Inc
PO Box 490611
Key Biscayne, FL 33149-0611

Rev Golf Park Sec 1 PB 34-37 N100ft Tract A Less W5ft For Rd Blk 71

Property Address: 12145 27 Ave NW
Folio No. 3021270110211

New Harvest Missionary
Baptist Church Inc
12145 NW 27th Ave
Miami, FL 33167-2611

27 28 52 41 .78 Ac Rev Golf Pk Sec 1 PB 34 37 Tr A Less W5ft Blk 72 &
LoTs 1 To 3 Inc Less W5ft Blk 72 Per PB 20 35 Per Unity Of Title
Property Address: 12001 27 Ave NW
Folio No. 3021270110260

C H I R Corporation
12001 NW 27th Ave
Miami, FL 33167-2610

27-28 52 41 .14 Ac Rev Golf Park Sec 1 PB 34-37 Tract C Blk 72
Property Address: 2525 120 St NW
Folio No. 3021270110290

David Gutierrez & W Odili Gutierrez
2525 NW 120th St
Miami, FL 33167-2616

27-28 52 41 .14 Ac Rev Golf Park Sec 1 PB 34-37 Tract B Blk 73

Property Address: 2540 120 St NW
Folio No. 3021270110310

Deutsche Bank Natl Tr Co Trs
C/O Bank Of America Na
Aames Mortgage Trust
7105 Corporate Dr
Plano, TX 75024-4100

27-28 52 41 .11 Ac Rev Golf Park Sec 1 PB 34-37 Tract D Less
Port Lyg InGratigny Pkwy
Property Address:
Folio No. 3021270110330

Della Flynn & Barbara F Yarnell
2991 W Baltimore Trl
Monrovia, IN 46157-9214

Golf Estates 1St Addn PB 53-3 Lot 8 Blk 11

Property Address: 12601 Country Club Ln
Folio No. 3021270130990

Luis Alonso Castellanos
& W Marcia Lorena Estrada
12601 Country Club Ln
Miami, FL 33167-1816

Golf Estates 1St Addn PB 53-3 Lot 1 Blk 12
Property Address: 12600 Country Club Ln
Folio No. 3021270131010

Jackeline Garcia
PO Box 650142
Miami, FL 33265-0142

Golf Estates 1St Addn PB 53-3 Lot 2 Blk 12
Property Address: 12610 Country Club Ln
Folio No. 3021270131020

Beverly Stephenson
12610 Country Club Ln
Miami, FL 33167-1817

27 32 41 Golf Ests 1St Addn PB 53-3 Lot 6 Blk 12
Property Address: 12710 Tee Cir
Folio No. 3021270131060

Raudel Machado
12710 Tee Cir
Miami, FL 33167-1829

27 52 41 Golf Ests 1St Addn PB 53-3 Lot 7 Blk 12
Property Address: 12720 Tee Cir
Folio No. 3021270131070

Golf Estates 1St Addn PB 53-3 Lot 8 Blk 12
Property Address: 12730 Tee Cir
Folio No. 3021270131080

27 52 41 Golf Ests 1St Addn PB 53-3 Lot 9 Blk 12
Property Address: 12750 Westview Dr
Folio No. 3021270131090

Golf Estates 1St Addn PB 53-3 Lot 10 Blk 12
Property Address: 12760 Westview Dr
Folio No. 3021270131100

Golf Estates 1St Addn PB 53-3 Lot 11 Blk 12
Property Address: 12770 Westview Dr
Folio No. 3021270131110

Golf Estates 1St Addn PB 53-3 Lot 12 Blk 12
Property Address: 12780 Westview Dr
Folio No. 3021270131120

Golf Estates 1St Addn PB 53-3 Lot 13 Blk 12
Property Address: 12800 Westview Dr
Folio No. 3021270131130

Golf Estates 1St Addn PB 53-3 Lot 14 Blk 12
Property Address: 12820 Westview Dr
Folio No. 3021270131140

27 52 41 Golf Park Homes PB 75-72 Lot 1 Blk 1
Property Address: 2620 121 St NW
Folio No. 3021270230010

27 52 41 Golf Park Homes PB 75-72 Lot 2 Blk 1
Property Address: 2600 121 St NW
Folio No. 3021270230020

27 52 41 Golf Pk Homes PB 75-72 Lot 3 Blk 1
Property Address: 2530 121 St NW
Folio No. 3021270230030

27 52 41 Golf Park Homes PB 75-72 Lot 4 Blk 1
Property Address: 2520 121 St NW
Folio No. 3021270230040

27 52 41 Golf Park Homes PB 75-72 Lot 1 Blk 2
Property Address: 2620 122 St NW
Folio No. 3021270230050

Gregory L Hott
1917 N 41st Ave
Hollywood, FL 33021-4220

Kathy Velasquez Ashley Hernandez
12730 Tee Cir
Miami, FL 33167-1829

Alfredo Rodriguez Sr
12750 Westview Dr
Miami, FL 33167-1833

Donna L Pace
12760 Westview Dr
Miami, FL 33167-1833

James H Sims
12770 Westview Dr
Miami, FL 33167-1833

Hernandez Holdings LLC
8004 NW 154th St # 660
Hialeah, FL 33016-5814

Sila A Rodriguez
12800 Westview Dr
Miami, FL 33167-1835

Stanley Holland & W Julitta
12820 Westview Dr
Miami, FL 33167-1835

Emile Casimer
2620 NW 121st St
Miami, FL 33167-2639

Ketty Lubin & Jeannie Othello
2600 NW 121st St
Miami, FL 33167-2639

Leslie J Hurlston & W Gertis
13183 NW 18th Ct
Pembroke Pines, FL 33028-2514

Harry W Dawkins & W Carmen
2520 NW 121st St
Miami, FL 33167-2629

Phyllis Thomas
2620 NW 122nd St
Miami, FL 33167-2621

27 52 41 Golf Park Homes PB 75-72 Lot 2 Blk 2
Property Address: 2600 122 St NW
Folio No. 3021270230060

Est Of Della Fields Poitier
2600 NW 122nd St
Miami, FL 33167-2621

27 52 41 Golf Park Homes PB 75-72 Lot 3 Blk 2
Property Address: 2560 122 St NW
Folio No. 3021270230070

Arnette Hunter Daniel
2560 NW 122nd St
Miami, FL 33167-2619

27 52 41 Golf Park Homes PB 75-72 Lot 4 Blk 2
Property Address: 2540 122 St NW
Folio No. 3021270230080

James A Roberts & W Valorie
2540 NW 122nd St
Miami, FL 33167-2619

27 52 41 Golf Park Homes PB 75-72 Lot 5 Blk 2
Property Address: 2520 122 St NW
Folio No. 3021270230090

Raymonde Maisoneuve
2520 NW 122nd St
Miami, FL 33167-2619

27 52 41 Golf Park Homes PB 75-72 Lot 6 Blk 2
Property Address: 2500 122 St NW
Folio No. 3021270230100

Deutsche Bank Natl Trust Co Trs
C/O Florida Foreclosure Attorneys
601 Cleveland St Ste 690
Clearwater, FL 33755-4171

27 52 41 Golf Park Homes PB 75 72 Lot 7 Blk 2
Property Address: 2631 121 St NW
Folio No. 3021270230110

Manuel Fuentes
5687 E 4th Ave
Hialeah, FL 33013-1324

27 52 41 Golf Park Homes PB 75-72 Lot 8 Blk 2
Property Address: 2611 121 St NW
Folio No. 3021270230120

Marie Louissaint Andrew Carry
2611 NW 121st St
Miami, FL 33167-2631

27 52 41 Golf Park Homes PB 75-72 Lot 9 Blk 2
Property Address: 2605 121 St NW
Folio No. 3021270230130

Phenson Duclos & Andrew Carry
2600 NW 121st St
Miami, FL 33167-2639

27 52 41 Golf Park Homes PB 75-72 Lot 10 Blk 2
Property Address: 2531 121 St NW
Folio No. 3021270230140

Rudean D Gillard
2531 NW 121st St
Miami, FL 33167-2601

27 52 41 2.5 Ac Westview Manor PB 78-21 S290.93Ft Of Tr B
Less W274ft ThEreof Per W/P # 19942
Property Address:
Folio No. 3021270250010

Christ Apostolic Church Mia Inc
2601 NW 123rd St
Miami, FL 33167-2657

27 52 41 1.8 Ac Westview Manor PB 78-21 S290.93Ft Of W274ft
Of Tr B PerW/P 19942
Property Address:
Folio No. 3021270250011

Hybrid Investment Corp
7220 NW 36th St
Miami, FL 33166-6700

27 52 41 4.12 Ac M/L Westview Manor Replat Of Tr A PB 78-22
Lots 1 & 2 PEr Unity Of Title To Dade County
Property Address: 12801 27 Ave NW
Folio No. 3021270260010

Kings Terrace LLC
9400 S Dadeland Blvd Ste 100
Miami, FL 33156-2811

27 52 41 Golf Park Homes 1St Addn PB 78-80 Lot 1 Blk 3
Property Address: 2680 123 St NW
Folio No. 3021270270010

Emily Moore
2680 NW 123rd St
Miami, FL 33167-2623

27 52 41 Golf Park Homes 1St Addn PB 78-80 Lot 2 Blk 3
Property Address: 2640 123 St NW
Folio No. 3021270270020

Ainsley B Hilton & W Rasamma
PO Box 471677
Miami, FL 33247-1677

27 52 41 Golf Park Homes 1St Addn PB 78-80 Lot 3 Blk 3
Property Address: 2600 123 St NW
Folio No. 3021270270030

Gerald Bailey
2600 NW 123rd St
Miami, FL 33167-2623

27 52 41 Golf Park Homes 1St Addn PB 78-80 Lot 4 Blk 3
Property Address: 2580 123 St NW
Folio No. 3021270270040

Richard Burdette Trs
1314 E Las Olas Blvd # 607
Fort Lauderdale, FL 33301-2334

27 52 41 Golf Park Homes 1St Addn PB 78-80 Lot 5 Blk 3
Property Address: 2540 123 St NW
Folio No. 3021270270050

Ignacio Iriarte
2540 NW 123rd St
Miami, FL 33167-2622

3.67 Ac M/L Westview Manor Terrace Second Addn Tract A,B, C PB 89-90
Property Address: 12555 27 Ave NW
Folio No. 3021270310010

Kings Terrace LLC
9400 S Dadeland Blvd Ste 100
Miami, FL 33156-2811

Seaboard Ind Pk Sec 1-A 4Th Add PB 104-88 Lots 90 Thru 96
Property Address: 3500 125 St NW
Folio No. 3021280200010

Perez Warehouse LLC
3490 NW 125th St
Miami, FL 33167-2412

Seaboard Ind Pk Sec 1-A 4Th Add PB 104-88 Lots 97 Thru 100& S105ft Of
LoTs 101 & 102 Less E36ft Thereof
Property Address: 3480 125 St NW
Folio No. 3021280200072

Perez Invest LLP
3480 NW 125th St
Miami, FL 33167-2412

Seaboard Ind Pk Sec 1-A 4Th Add PB 104-88 Lots 101 Thru 117
Less S105ft OF Lots 101 & 102 Exe E36ft Of Lot 102
Property Address: 3200 125 St NW
Folio No. 3021280200120

3200 Hamersmith LLC
3121 NW 125th St
Miami, FL 33167-2522

Seaboard Ind Pk Sec 1-A 4Th Add PB 104-88 Lot 118 Thru 121
Property Address: 3198 125 St NW
Folio No. 3021280200290

Cede Usa Inc
3198 NW 125th St
Miami, FL 33167-2516

Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lots 122 Thru 134
Property Address: 3000 125 St NW
Folio No. 3021280200330

Gratigny Associates LLC
100 Front St Ste 350
Conshohocken, PA 19428-2889

Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lot 135
Property Address:
Folio No. 3021280200460

Elienay Trucking LLC
618 Marshall St # 2
Elizabethport, NJ 07206-1215

Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lot 140
Property Address:
Folio No. 3021280200510

Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lots 141 Thru 146
Property Address: 3001 125 St NW
Folio No. 3021280200520

Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lots 147-148-149-150
Property Address: 3121 125 St NW
Folio No. 3021280200580

Property Address: 3121 125 St NW
Folio No. 3021280200581

Property Address: 3121 125 St NW
Folio No. 3021280200582

Property Address: 3121 125 St NW
Folio No. 3021280200583

Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lots 151 Thru 155
Property Address: 3151 125 St NW
Folio No. 3021280200620

Seaboard Ind Pk Sec 1-A 4Th Add PB 104-88 Lots 147 Thru 150
Property Address:
Folio No. 3021280200621

Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lot 156
Property Address:
Folio No. 3021280200670

Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lot 157
Property Address:
Folio No. 3021280200680

Seaboard Ind Pk Sec 1-A 4Th Add PB 104-88 Lots 158 Thru 172
Property Address: 3301 125 St NW
Folio No. 3021280200690

Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lot 173
Property Address:
Folio No. 3021280200840

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

Security Capital Industrial Trs
C/O Thomson Property Tax Services
1000 S Pine Island Rd Ste 330
Plantation, FL 33324-3910

Hamersmith Ltd Partnership
3200 NW 125th St
Miami, FL 33167-2402

Hamersmith Ltd Partnership
3200 NW 125th St
Miami, FL 33167-2402

Hamersmith Ltd Partnership
3200 NW 125th St
Miami, FL 33167-2402

Hamersmith Ltd Partnership
3200 NW 125th St
Miami, FL 33167-2402

Hamersmith LLC
3121 NW 125th St
Miami, FL 33167-2522

Hamersmith Ltd Partnership
3200 NW 125th St
Miami, FL 33167-2402

Gfs Florida LLC
1300 Gezon Pkwy SW
Wyoming, MI 49509-9300

Gfs Florida LLC
1300 Gezon Pkwy SW
Wyoming, MI 49509-9300

Amb Institutional Alliance Fund III Lp
Fifty State Street Suite 3700
Boston, MA 02205

Amb Institutional Alliance Fund III Lp
50 State St Ste 3700
Boston, MA 02109-1785

Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lot 174 Property Address: Folio No. 3021280200850	Amb Institutional Alliance Fund III Lp 50 State St Ste 3700 Boston, MA 02109-1785
Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lot 175 Property Address: Folio No. 3021280200860	Amb Institutional Alliance Fund III Lp 50 State St Ste 3700 Boston, MA 02109-1785
Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lot 176 Property Address: Folio No. 3021280200870	Amb Institutional Alliance Fund III Lp 50 State St Ste 3700 Boston, MA 02109-1785
Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lot 177 Thru 179 Property Address: 3505 125 St NW Folio No. 3021280200880	Amb Institutional Alliance Fund III Lp 50 State St Ste 3700 Boston, MA 02109-1785
Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Lots 180 Thru 188 Property Address: 3595 125 St NW Folio No. 3021280200910	Teachers Insurance & Annuity Assn Of America 8500 Andrew Carnegie Blvd 3rd Floor Charlotte, NC 28262
Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Tract A Property Address: Folio No. 3021280201000	S C L Rr % Tax Dept 500 Water St Jacksonville, FL 32202
Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Tract B Property Address: Folio No. 3021280201010	S C L Rr % Tax Department J910 500 Water St Jacksonville, FL 32202-4423
Seaboard Ind Pk Sec 1-A 4Th Add PB 104-88 Tract C Property Address: 12400 32 Ave NW Folio No. 3021280201020	Miami Dade County Water And Sewer 3071 SW 38th Ave Miami, FL 33146-1520
Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Rr R/W N Property Address: Folio No. 3021280201030	Board Of Trs Trust Fund %Dept Statelands Division 3900 Commonwealth Blvd Tallahassee, FL 32399-6575
Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Rr R/W O Property Address: Folio No. 3021280201040	Compt Dept Of Banking & Finance The Capitol Tallahassee, FL 32399-0001
Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Rr R/W P Property Address: Folio No. 3021280201050	Compt Dept Of Banking & Financing The Capitol Tallahassee, FL 32399-0001
Seaboard Ind Pk Sec 1-A, 4Th Add PB 104-88 Rr R/W Q Property Address: Folio No. 3021280201060	Compt Dept Of Banking & Finance The Capitol Tallahassee, FL 32399-0001

Seaboard Ind Pk Sec 1-A 5Th Addn PB 114-96 Lot 189

Property Address: 3601 123 St NW
Folio No. 3021280220010

Seaboard Ind Pk Sec 1-A 5Th Add PB 114-96 Lot 189

Property Address: 3601 123 St NW
Folio No. 3021280220011

Property Address: 3601 123 St NW
Folio No. 3021280220012

Property Address: 3601 123 St NW
Folio No. 3021280220013

Property Address: 3601 123 St NW
Folio No. 3021280220014

Seaboard Ind Pk Sec 1-A 5Th Addn PB 114-96 Lot 190
Property Address: 12200 36 Ave NW
Folio No. 3021280220020

Seaboard Ind Pk Sec 1-A 5Th Addn PB 114-96 Lot 190
Property Address: 12200 36 Ave NW
Folio No. 3021280220021

Property Address: 12200 36 Ave NW
Folio No. 3021280220022

Property Address: 12200 36 Ave NW
Folio No. 3021280220023

Property Address: 12200 36 Ave NW
Folio No. 3021280220024

Seaboard Ind Pk Sec 1-A 5Th Addn PB 114-96 Lots 191 Thru 200
Property Address: 3505 123 St NW
Folio No. 3021280220030

Seaboard Ind Pk Sec 1-A 5Th Addn PB 114-96 Lots 201 Thru 218
Property Address: 12300 32 Ave NW
Folio No. 3021280220170

Better Judgment LLC
C/O Morgan Olsen & Olsen LLP
633 S Federal Hwy Ste 400A
Fort Lauderdale, FL 33301-3393

Enterprise Zone Abatement
Fortune Stone Properties LLC
11450 NW 21st Ct
Plantation, FL 33323-2016

Fortune Stone Properties LLC
11450 NW 21st Ct
Plantation, FL 33323-2016

Fortune Stone Properties LLC
11450 NW 21st Ct
Plantation, FL 33323-2016

Fortune Stone Properties LLC
11450 NW 21st Ct
Plantation, FL 33323-2016

Properties Of J & E LLC
12200 NW 36th Ave
Miami, FL 33167-2415

Kcg Inc
15720 W 108th St Ste 200
Lenexa, KS 66219-1472

Properties Of J & E LLC
12200 NW 36th Ave
Miami, FL 33167-2415

Properties Of J & E LLC
12200 NW 36th Ave
Miami, FL 33167-2415

Properties Of J & E LLC
12200 NW 36th Ave
Miami, FL 33167-2415

Amb Partners II L P
60 State St Ste 1200
Boston, MA 02109-1884

Futernick Associates
10800 NW 97th St Ste 102
Miami, FL 33178-2527

Seaboard Ind Park Sec 1-A 6 Addn PB 121-90 Lot 279
Property Address: 2801 125 St NW
Folio No. 3021280230290

Romen Enterp LLC
2801 NW 125th St
Miami, FL 33167-2514

Seaboard Ind Park Sec 1-A 6 Addn PB 121-90 Lot 280
Property Address:
Folio No. 3021280230300

Romen Enterp LLC
2801 NW 125th St
Miami, FL 33167-2514

Seaboard Ind Park Sec 1-A 6 Addn PB 121-90 Lot 281
Property Address:
Folio No. 3021280230310

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

Seaboard Ind Park Sec 1-A 6 Addn PB 121-90 Lot 282
Property Address:
Folio No. 3021280230320

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

Seaboard Ind Park Sec 1-A 6 Addn PB 121-90 Lot 283
Property Address:
Folio No. 3021280230330

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

Seaboard Ind Park Sec 1-A 6 Addn PB 121-90 Lot 284 & 285
Property Address: 2838 125 St NW
Folio No. 3021280230340

Elienay Trucking LLC
618 Marshall St # 2
Elizabethport, NJ 07206-1215

Seaboard Ind Park Sec 1-A 6 Addn PB 121-90 Lots 286 Thru 288
Property Address: 2800 125 St NW
Folio No. 3021280230360

V S F LLC
2800 NW 125th St
Miami, FL 33167-2513

7Th Addn To Seaboard Ind Park PB 130-22 Lot 343
Property Address:
Folio No. 3021280260010
7Th Addn To Seaboard Ind Park PB 130-22 Lot 344
Property Address: 12525 28 Ave NW
Folio No. 3021280260020

Romen Enterp LLC
2801 NW 125th St
Miami, FL 33167-2514
Dade County School Board
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Tract PB 141-37 Tr A

Property Address: 3300 123 St NW
Folio No. 3021280270010

Fu/Wd Opa Locka LLC
%Winn Dixie Acct Manager
121 Interpark Blvd Ste 308
San Antonio, TX 78216-1852

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 373
Property Address:
Folio No. 3021280280010

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 374
Property Address:
Folio No. 3021280280020

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lots 375 Thru 379
Property Address: 2755 122 St NW
Folio No. 3021280280030

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 380
Property Address:
Folio No. 3021280280080

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 381
Property Address:
Folio No. 3021280280090

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 382
Property Address:
Folio No. 3021280280100

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 383
Property Address:
Folio No. 3021280280110

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 384
Property Address:
Folio No. 3021280280120

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 385
Property Address:
Folio No. 3021280280130

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 386
Property Address:
Folio No. 3021280280140

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 387
Property Address:
Folio No. 3021280280150

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 388
Property Address:
Folio No. 3021280280160

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 389
Property Address:
Folio No. 3021280280170

Bpi
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 390
Property Address:
Folio No. 3021280280180

Miami Dade School Board
1450 NE 2nd Ave
Miami, FL 33132-1308

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 391 Thru 416
Property Address: 3025 123 St NW
Folio No. 3021280280190

Praetorian Of Miami LLC
838 S Parker Dr
Florence, SC 29501-6056

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lots 450 Thru 453
Property Address: 3045 119 St NW
Folio No. 3021280280780

Hb 3045 Nw 119 St LLC
3135 SW 3rd Ave
Miami, FL 33129-2711

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 454 Thru 463
Property Address: 2850 120 Ter NW
Folio No. 3021280280820

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lots 464 & 465
Property Address: 2755 119 St NW
Folio No. 3021280280920

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 466
Property Address:
Folio No. 3021280280940

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 467
Property Address:
Folio No. 3021280280950

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 468 Less
Comm At NE CorOf Lot 468 Th SEly Ad 105.55Ft S 03 Deg
E 145.60Ft For POB

Property Address: 12000 27 Ave NW
Folio No. 3021280280960

Seaboard Ind Park 8Th Addn PB 142-57 Port Of Lot 468 Desc
Comm At NE CorOf Lot 468 Th SEly Ad 105.55Ft S 03 Deg E 145.60Ft
For POB Cont S 03 De

Property Address: 11920 27 Ave NW
Folio No. 3021280280961

28 52 41 Seaboard Ind Park 8Th Addn PB 142-57 Comm C/L Of
NW 27 PI & S/LOf Se1/4 Of Sec 28 Th N 03 Deg W 152.26Ft Ely For
Ad 58.90Ft For POB Co
Property Address: 11925 27 PI NW
Folio No. 3021280280965

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 S1/2 Of Lots 469
Thru 472

Property Address: 12062 27 Ave NW
Folio No. 3021280280970

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 N1/2 Of Lots 469
Thru 472

Property Address: 2700 122 St NW
Folio No. 3021280281000

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 473
Property Address:
Folio No. 3021280281010

Henry Lee Properties LLC
1300 Gezon Pkwy SW
Wyoming, MI 49509-9300

Ts 2755 Holding Company LLC
2755 NW 119th St
Miami, FL 33167-2501

Petroleum Investments Inc
9701 NW 89th Ave
Miami, FL 33178-1435

Petroleum Investments Inc
9701 NW 89th Ave
Miami, FL 33178-1435

Safeguard FI I LLC
C/O Safeguard Dept 127
PO Box 4900
Scottsdale, AZ 85261-4900

Ss Properties Associates II
% Walgreens Corp
PO Box 1159
Deerfield, IL 60015-6002

B T Foods Inc
272 E Boca Raton Rd
Boca Raton, FL 33432-4063

Frederick W Barnes Jr
& Sandra F Barnes Trs
12062 NW 27th Ave
Miami, FL 33167-2651

Ff Landlord No 3 LLC
C/O A Duda & Sons Inc
PO Box 620257
Oviedo, FL 32762-0257

Futernick Properties III LLC
10800 NW 97th St
Miami, FL 33178-2526

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 474
Property Address:
Folio No. 3021280281020

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lots 475 & 476
Property Address: 2780 122 St NW
Folio No. 3021280281030

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lots 477 Thru 480
Property Address: 12050 28 Ave NW
Folio No. 3021280281050

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lots 481 Thru 490
Property Address: 12250 28 Ave NW
Folio No. 3021280281090

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lots 491 Thru 494
Property Address: 12201 30 Pl NW
Folio No. 3021280281190

Seaboard Ind Park 8Th Addn PB 142-57 Lots 491 Thru 494
Property Address: 12201 30 Pl NW
Folio No. 3021280281191

Property Address: 12201 30 Pl NW
Folio No. 3021280281192

Property Address: 12201 30 Pl NW
Folio No. 3021280281193

Property Address: 12201 30 Pl NW
Folio No. 3021280281194

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 495
Property Address:
Folio No. 3021280281230

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 496
Property Address:
Folio No. 3021280281240

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 497
Property Address:
Folio No. 3021280281250

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lot 498
Property Address:
Folio No. 3021280281260

Futernick Properties III LLC
10800 NW 97th St
Miami, FL 33178-2526

Casimiro A Saboya & W Sara
1754 Biarritz Dr
Miami Beach, FL 33141-4726

Farartis LLC
1375 NW 89th Ct Ste 12
Miami, FL 33172-3031

Fastco Of Florida Inc
12250 NW 28th Ave
Miami, FL 33167-2521

R L Smith Investments LLC
12201 NW 30th Pl
Miami, FL 33167-2526

R L Smith Investments LLC
12201 NW 30th Pl
Miami, FL 33167-2526

R L Smith Investments LLC
12201 NW 30th Pl
Miami, FL 33167-2526

R L Smith Investments LLC
12201 NW 30th Pl
Miami, FL 33167-2526

R L Smith Investments LLC
12201 NW 30th Pl
Miami, FL 33167-2526

R L Smith Investments LLC
12201 NW 30th Pl
Miami, FL 33167-2526

R L Smith Investments LLC
12201 NW 30th Pl
Miami, FL 33167-2526

Cd Investors Lc
2635 W 81st St
Hialeah, FL 33016-2756

Cd Investors Lc
2635 W 81st St
Hialeah, FL 33016-2756

Seaboard Ind Park 8Th Addn PB 142-57 T-17981 Lots 499 & 500
& 501 & 502&503 & 504

Property Address: 2925 120 Ter NW
Folio No. 3021280281270

9Th Addn To Seaboard Ind Park PB 143-17 T-18151 Tract 505

Property Address: 3000 123 St NW
Folio No. 3021280290010

32 52 41 2.27 M/L Ac That Portion Of Se1/4 Of Se1/4 Lying S Of Little
RiVer Canal & E Of S A L R/W Less Db 3249-273

Property Address:
Folio No. 3021320000010

32 52 41 6.09 Ac M/L Beg 50Ftn Of S/L Of Sec 32-52-41 & 189.8Fte Of
C/LOf Scl Main Track Th E201ft To E/L Of Sec 32 Th Nly Alg E/L 1072.33Ft
Property Address: 10340 37 Ave NW
Folio No. 3021320000020

33 52 41 2.34 Ac Beg At SW Cor Of Sec Th Run N1122.35Ft For POB
Th Run N76Ft E1339.86Ft S76ft W1339.86Ft To POB
Property Address:
Folio No. 3021330000010

Property Address:
Folio No. 3021330000089

Miami Master Airport PB 42-20 Port 119 St Dedicated To Dade County

Property Address: 3190 119 St NW
Folio No. 3021330010010

33 52 41 246.494 Ac Miami Master Airport PB 42-20 Dade
Junior College TrActs Per Or 3726-47 & 3065-530 & Or 3376-549
Less Ext Area Of 65Ft Rad A
Property Address: 11380 27 Ave NW
Folio No. 3021330010020

33 52 41 10.296 Ac Miami Master Airport PB 42-20 Port Of Sec 33
Desc Beg2164.47Ft N & 1168.15Ftw Of SE Cor Of Sec Th N 89 Deg
W 485.85Ft S 00 D
Property Address: 11000 27 Ave NW
Folio No. 3021330010025

Morgan Stanley Tr Trs
Iron Mountain Real Estate Dept
745 Atlantic Ave
Boston, MA 02111-2735

Zsf/Wd Opa Locka LLC
% Euclid Warehouses Inc
1 Chase Manhattan Plz
New York, NY 10005-1401

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

Terra Firma Capital Inc
PO Box 680 579
Miami, FL 33168-0579

Dade Drainage District
438 Seybold Bldg
Miami, FL 33132-2493

Norfolk Southern
110 Franklin Rd SE
Roanoke, VA 24042-0002

Miami Dade County
Fire Rescue Department
9300 NW 41st St
Miami, FL 33178-2312

Miami Dade College
300 NE 2nd Ave Ste 1453
Miami, FL 33132-2204

School Board Of Miami Dade County
1450 NE 2nd Ave
Miami, FL 33132-1308

28 52 41 4.35 Ac Miami Master Airport PB 42-20 That Port Sec 28 Lyg E
LiMits Opa-Locka & W Of Line Parr & 375Ft E C/L Of Main Line Sal Rr /Aka P

Property Address:
Folio No. 3021330010050

33 52 41 2.76 Ac Miami Master Airport PB 42-20 That Port Sec 33
Lyg E LiMits Hialeah & W Of Line Parr & 375Ft W C/L Of Main Line Sal Rr

Property Address:
Folio No. 3021330010060

33 52 41 6.15 Ac M/L Miami Master Airport PB 42-20 Ne1/4 Of Ne1/4
Of Ne1/4 Of Sec 33 Lyg West Of NW 27 Ave (Unity Blvd) & Lyg E Of
Mdcc Campus

Property Address: 11700 27 Ave NW
Folio No. 3021330010070

Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 1 Less E7.8Ft For St
Property Address: 3201 106 St NW
Folio No. 3021330020010

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 1

Property Address: 3211 106 St NW
Folio No. 3021330020020

Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 1
Property Address: 3225 106 St NW
Folio No. 3021330020030

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 1
Property Address: 3235 106 St NW
Folio No. 3021330020040

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 1
Property Address: 3245 106 St NW
Folio No. 3021330020050

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 6 Blk 1
Property Address: 3261 106 St NW
Folio No. 3021330020060

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 7 Blk 1
Property Address: 3271 106 St NW
Folio No. 3021330020070

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB .44-68 Lot 8 Blk 1
Property Address: 3281 106 St NW
Folio No. 3021330020080

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

Usa Army Reserve
11700 NW 27th Ave
Miami, FL 33167-2606

Nayrim Rodriguez
3201 NW 106th St
Miami, FL 33147-1115

Daniel Prieto & W Nelida Cabrera
& Josue Oquendo
3211 NW 106th St
Miami, FL 33147-1115

Armando L Alvarez
3225 NW 106th St
Miami, FL 33147-1115

Avelino Herrera
3235 NW 106th St
Miami, FL 33147-1115

Sara M Cabrera
3245 NW 106th St
Miami, FL 33147-1115

Isaias Naranjo
3261 NW 106th St
Miami, FL 33147-1115

Epifanio Diaz
15851 NW 124 Ave
Miami, FL 33016

Cipriano A Llauro & W Natividad
3281 NW 106th St
Miami, FL 33147-1115

Acme Gulfair 2Nd Addn PB 44-68 Lot 9 Blk 1
Property Address: 3295 106 St NW
Folio No. 3021330020090

J Marquez & J Tarrago
3295 NW 106th St
Miami, FL 33147-1115

33 52 41 Acme Gulfair 2Nd Addn PB 44-68 Lot 10 Blk 1
Property Address: 3297 106 St NW
Folio No. 3021330020091

Juan J Alfonso
3297 NW 106th St
Miami, FL 33147-1115

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 11 Blk 1
Property Address: 3301 106 St NW
Folio No. 3021330020100

Oswaldo Gonzalez & W Herenia
3301 NW 106th St
Miami, FL 33147-1024

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 12 Blk 1
Property Address: 3321 106 St NW
Folio No. 3021330020110

Norberta Amalia San Martin
3321 NW 106th St
Miami, FL 33147-1024

33 52 41 .26 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 13 Blk 1
Property Address: 3341 106 St NW
Folio No. 3021330020120

Roxanne M White Dignorah White
3341 NW 106th St
Miami, FL 33147-1024

33 52 41 .26 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 14 Blk 1
Property Address: 3355 106 St NW
Folio No. 3021330020130

Jose M Plasencia & W Matilde
17616 NW 91st Ct
Hialeah, FL 33018-6802

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 15 Blk 1
Property Address: 3401 106 St NW
Folio No. 3021330020140

Manuel A Penuela &
Augustin R Penuela
3401 NW 106th St
Miami, FL 33147-1026

Acme Gulfair 2Nd Addn PB 44-68 E1/2 Of Lots 16 & 17 Blk 1
Property Address: 3411 106 St NW
Folio No. 3021330020150

Roberto Martinez Et Al
3411 NW 106th St
Miami, FL 33147-1026

33 52 41 .21 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 & 2 Blk 2
Property Address: 10600 27 Ave NW
Folio No. 3021330020160

L Karim LLC
58 NW 34th Ter
Miami, FL 33127-3515

33 52 41 .26 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 2
Property Address: 2727 106 St NW
Folio No. 3021330020180

James E Sands & W Mary E
2727 NW 106th St
Miami, FL 33147-1645

33 52 41 .26 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 2
Property Address: 2747 106 St NW
Folio No. 3021330020190

Jose Suarez Est Of C/O Joy B Spill
9500 S Dadeland Blvd Ste 708
Miami, FL 33156-2849

33 52 41 .26 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 2
Property Address: 2801 106 St NW
Folio No. 3021330020200

Felipe Miranda & W Rosa
2801 NW 106th St
Miami, FL 33147-1647

Acme Gulfair 2Nd Addn PB 44-68 Lot 6 Blk 2
Property Address: 2811 106 St NW
Folio No. 3021330020210

Acme Gulfair 2Nd Addn PB 44-68 Lot 7 Blk 2
Property Address: 2821 106 St NW
Folio No. 3021330020220

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 8 Blk 2
Property Address: 2841 106 St NW
Folio No. 3021330020230

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 9 Blk 2
Property Address: 2851 106 St NW
Folio No. 3021330020240

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 10 Blk 2
Property Address: 2875 106 St NW
Folio No. 3021330020250

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 11 Blk 2
Property Address: 2901 106 St NW
Folio No. 3021330020260

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 12 Blk 2
Property Address: 2905 106 St NW
Folio No. 3021330020270

33 52 41 Acme Gulfair 2Nd Addn PB 44-68 Lot 14 Blk 2
Property Address: 2939 106 St NW
Folio No. 3021330020281

33 52 41 Acme Gulfair 2Nd Addn PB 44-68 Lot 15 Blk 2
Property Address: 2941 106 St NW
Folio No. 3021330020290

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 16 Blk 2
Property Address: 2965 106 St NW
Folio No. 3021330020300

33 52 41 Acme Gulfair 2Nd Addn PB 44-68 Lot 17 Blk 2
Property Address: 2975 106 St NW
Folio No. 3021330020310

33 52 41 Acme Gulfair 2Nd Addn PB 44-68 Lot 18 Blk 2
Property Address: 2995 106 St NW
Folio No. 3021330020311

Francisco Marziano Maria Marziano
3301 SW 136th Ave
Hollywood, FL 33027-2757

Miguel Gonzalez
2821 NW 106th St
Miami, FL 33147-1647

Tamara Garcia & Nilo Hernandez
2841 NW 106th St
Miami, FL 33147-1647

Rita M Carnet
2851 NW 106th St
Miami, FL 33147-1647

Nivaldo Espinoza &
W Sol Marleny Espinoza
126 W 34th St
Hialeah, FL 33012-5228

Robert Goldman
PO Box 472093
Miami, FL 33247-2093

Christopher C Mallard
Lynda Denise Mallard
4164 SW 153rd Ter
Hollywood, FL 33027-3381

Manuel Suarez
2939 NW 106th St
Miami, FL 33147-1135

Angel Suarez Jr
2941 NW 106th St
Miami, FL 33147-1135

Ramona Padron
21235 NE 9th Ct Apt 1
Miami, FL 33179-1281

Joe L Thomas Queen E Thomas
2975 NW 106th St
Miami, FL 33147-1135

Lois Edgington
2995 NW 106th St
Miami, FL 33147-1135

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 19 Blk 2
Property Address: 3001 106 St NW
Folio No. 3021330020320

Virginia Cuevas
3001 NW 106th St
Miami, FL 33147-1137

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 2
Property Address: 3025 106 St NW
Folio No. 3021330020340

Robert Miller & W Rose Dunn
3025 NW 106th St
Miami, FL 33147-1137

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 2
Property Address: 3045 106 St NW
Folio No. 3021330020350

Carlos Cabrera
12575 Palm Rd
Miami, FL 33181-2611

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 2
Property Address: 3055 106 St NW
Folio No. 3021330020360

Noemi Fonseca Carmen Fonseca
3055 NW 106th St
Miami, FL 33147-1137

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 2
Property Address: 3065 106 St NW
Folio No. 3021330020370

Guillermo Lopez & W Aracely
3065 NW 106th St
Miami, FL 33147-1137

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 2
Property Address: 3075 106 St NW
Folio No. 3021330020380

Islay Delgado & W Marie
3075 NW 106th St
Miami, FL 33147-1137

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 26 Blk 2
Property Address: 3085 106 St NW
Folio No. 3021330020390

Gelacia Santiesteban
3085 NW 106th St
Miami, FL 33147-1137

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 27 Blk 2
Property Address: 3095 106 St NW
Folio No. 3021330020400

Gregorio Diaz
3101 NW 106th St
Miami, FL 33147-1139

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 28 Blk 2
Property Address: 3101 106 St NW
Folio No. 3021330020410

Gregorio Diaz
3101 NW 106th St
Miami, FL 33147-1139

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 29 Blk 2
Property Address: 3111 106 St NW
Folio No. 3021330020420

Miguel A Ibarra & W Maria A
3111 NW 106th St
Miami, FL 33147-1139

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 30 Blk 2
Property Address: 3119 106 St NW
Folio No. 3021330020430

Tevelio Fuster
3119 NW 106th St
Miami, FL 33147-1139

33 52 41 .49 Ac Acme Gulfair 2Nd Addn PB 44-68 Lots 31 & 32 Blk 2
Property Address: 3127 106 St NW
Folio No. 3021330020440

Ruth A Ellis Le Rem Wayne G Disdier
3127 NW 106th St
Miami, FL 33147-1139

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 33 Blk 2
Property Address: 3159 106 St NW
Folio No. 3021330020450

Diosdado Mendez
3159 NW 106th St
Miami, FL 33147-1139

33 52 41 .25 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 34 Blk 2
Property Address: 3167 106 St NW
Folio No. 3021330020460

Consuelo Morel
3167 NW 106th St
Miami, FL 33147-1139

Acme Gulfair 2Nd Addn PB 44-68 Beg SE Cor Lot 35 W45.63Ft NWly
Ad 39.38FT Nly116ft E72.15 Ft Alg The Canal S143.24Ft To POB Blk 2
Property Address: 3177 106 St NW
Folio No. 3021330020470

Santiago A Parras
3177 NW 106th St
Miami, FL 33147-1139

Acme Gulfair 2Nd Addn PB 44-68 Lots 1 Thru 6 Blk 3
Property Address: 10534 27 Ave NW
Folio No. 3021330020480

Comanche At 10534
9750 NW 27th Ave
Miami, FL 33147-2154

33 52 41 .28 Ac Acme Gulfair 2Nd Addn PB 44-68 Lots 7 & 8 Blk 3
Property Address: 10416 27 Ave NW
Folio No. 3021330020540

Carmine & Carmela Tino Co Trs
3660 Brennan Dr
Melbourne, FL 32934-8341

33 52 41 .19 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 26 Blk 3
Property Address: 10441 28 Ave NW
Folio No. 3021330020700

Eugenio D Jimenez
970 E 9th Pl
Hialeah, FL 33010-3728

Acme Gulfair 2Nd Addn PB 44-68 Lot 27 Blk 3
Property Address: 10501 28 Ave NW
Folio No. 3021330020710

Doreen M Davis
10501 NW 28th Ave
Miami, FL 33147-1607

33 52 41 Acme Gulfair 2Nd Addn PB 44-68 Lot 28 Blk 3
Property Address: 10517 28 Ave NW
Folio No. 3021330020720

Mary A Powell
10517 NW 28th Ave
Miami, FL 33147-1607

33 52 41 Acme Gulfair 2Nd Addn PB 44-68 Lot 29 Blk 3
Property Address: 10519 28 Ave NW
Folio No. 3021330020730

Gilberto Barahona & W Eloina
10519 NW 28th Ave
Miami, FL 33147-1607

33 52 41 .19 Ac Acme Gufair 2Nd Addn PB 44-68 Lot 30 Blk 3
Property Address: 10545 28 Ave NW
Folio No. 3021330020740

Ricardo Gomez
10545 NW 28th Ave
Miami, FL 33147-1607

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 4
Property Address: 10540 28 Ave NW
Folio No. 3021330020750

Mercedes Mateo
10540 NW 28th Ave
Miami, FL 33147-1608

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 4
Property Address: 10520 28 Ave NW
Folio No. 3021330020760

Arthel Walker
10520 NW 28th Ave
Miami, FL 33147-1608

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 4 Property Address: 10516 28 Ave NW Folio No. 3021330020770	Est Of Wilhelmena Myrie 10516 NW 28th Ave Miami, FL 33147-1608
33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 4 Property Address: 10500 28 Ave NW Folio No. 3021330020780	Fulgencio B Saavedra & W Maria De Los A Ortega 10500 NW 28th Ave Miami, FL 33147-1608
33 52 41 .17 Ac PB 44-68 Acme Gulfair 2Nd Addn Lot 5 Blk 4 Property Address: 10448 28 Ave NW Folio No. 3021330020790	Edwin D Orozco & W Ruby Ortega 10448 NW 28th Ave Miami, FL 33147-1606
33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 4 Property Address: 10437 28 Ct NW Folio No. 3021330020940	Justo Ortega & W Gloria Juan Carlos Ortega 10437 NW 28th Ct Miami, FL 33147-1657
33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 4 Property Address: 10501 28 Ct NW Folio No. 3021330020950	Zoila Malagon 10501 NW 28th Ct Miami, FL 33147-1655
33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 4 Property Address: 10515 28 Ct NW Folio No. 3021330020960	Melton Shettlewood 10515 NW 28th Ct Miami, FL 33147-1655
33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 4 Property Address: 10521 28 Ct NW Folio No. 3021330020970	Carlos J Davila & W Nidia F 10521 NW 28th Ct Miami, FL 33147-1655
33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 4 Property Address: 10541 28 Ct NW Folio No. 3021330020980	Ophelia L Ponce 16812 NW 83rd Ave Hialeah, FL 33016-3457
Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 5 Property Address: 2850 106 St NW Folio No. 3021330020990	Juan Alfonso 2850 NW 106th St Miami, FL 33147-1661
Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 5 Property Address: 10526 28 Ct NW Folio No. 3021330020991	Robert E Scavella & W Rochelle 10526 28 NW 28 Ct Miami, FL 33147-1656
Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 5 Property Address: 10510 28 Ct NW Folio No. 3021330020992	Marta N Arauz 10510 NW 28th Ct Miami, FL 33147-1656
33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 5 Property Address: 10500 28 Ct NW Folio No. 3021330021000	Johannes N Bielecki & W Jeanette 10500 NW 28th Ct Miami, FL 33147-1656

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 5
Property Address: 10440 28 Ct NW
Folio No. 3021330021010

Jose M Loaisiga
8421 NW 25th Ave
Miami, FL 33147-4131

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 5
Property Address: 10435 29 Ave NW
Folio No. 3021330021160

Robert Goldman
PO Box 472093
Miami, FL 33247-2093

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 5
Property Address: 10501 29 Ave NW
Folio No. 3021330021170

Mariano Silvera Amada Silvera
10501 NW 29th Ave
Miami, FL 33147-1121

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 5
Property Address: 10515 29 Ave NW
Folio No. 3021330021180

William Mohamed Diaz
8011 W 6th Ave Apt J
Hialeah, FL 33014-4106

Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 5
Property Address: 10525 29 Ave NW
Folio No. 3021330021190

Sylvester Augustus Cole & W IVy
10525 NW 29th Ave
Miami, FL 33147-1121

33 52 41 Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 5
Property Address: 10539 29 Ave NW
Folio No. 3021330021191

Heylin Peralta
10539 NW 29th Ave
Miami, FL 33147-1121

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 6
Property Address: 10540 29 Ave NW
Folio No. 3021330021200

Tania Palma Pineiro
10540 NW 29th Ave
Miami, FL 33147-1122

Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 6
Property Address: 10520 29 Ave NW
Folio No. 3021330021210

Julio Hernandez
10520 NW 29th Ave
Miami, FL 33147-1122

Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 6
Property Address: 10516 29 Ave NW
Folio No. 3021330021211

Jesus Ramirez & W Yolanda
10516 NW 29th Ave
Miami, FL 33147-1122

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 6
Property Address: 10500 29 Ave NW
Folio No. 3021330021220

Roberto Santana Lima &
W Mayra M Santana
10500 NW 29th Ave
Miami, FL 33147-1122

Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 6
Property Address: 10438 29 Ave NW
Folio No. 3021330021230

Sixta Ruiz
10438 NW 29th Ave
Miami, FL 33147-1120

Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 6
Property Address: 10443 29 Ct NW
Folio No. 3021330021350

Argentina Mallol Mora
10443 NW 29th Ct
Miami, FL 33147-1149

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 6
Property Address: 10501 29 Ct NW
Folio No. 3021330021360

Eldis Lamas Est Of
10501 NW 29th Ct
Miami, FL 33147-1147

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 6
Property Address: 10515 29 Ct NW
Folio No. 3021330021370

Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 6
Property Address: 10525 29 Ct NW
Folio No. 3021330021380

Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 6
Property Address: 10541 29 Ct NW
Folio No. 3021330021381

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 7
Property Address: 2950 106 St NW
Folio No. 3021330021390

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 7
Property Address: 10524 29 Ct NW
Folio No. 3021330021400

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 7
Property Address: 10510 29 Ct NW
Folio No. 3021330021410

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 7
Property Address: 10500 29 Ct NW
Folio No. 3021330021420

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 7
Property Address: 10440 29 Ct NW
Folio No. 3021330021430

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 7
Property Address: 10435 30 Ave NW
Folio No. 3021330021580

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 7
Property Address: 10501 30 Ave NW
Folio No. 3021330021590

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 7
Property Address: 10515 30 Ave NW
Folio No. 3021330021600

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 7
Property Address: 10585 30 Ave NW
Folio No. 3021330021610

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 7
Property Address: 10597 30 Ave NW
Folio No. 3021330021620

Claudio Rodriguez Maria R Alberto
10515 NW 29th Ct
Miami, FL 33147-1147

Kelsy Rosado & H Jorge O Gonzalez
10525 NW 29th Ct
Miami, FL 33147-1147

Douglas E Moya & Mercedes E Moya
10541 NW 29th Ct
Miami, FL 33147-1147

Raul Perez & Angelina Torres
2950 NW 106th St
Miami, FL 33147-1168

Maria E Gonzalez
205 S Main St
High Springs, FL 32643-9200

Diosdado G & Alexander Valdes
205 S Main St
High Springs, FL 32643-9200

Miriam Sanchez Est Of
10500 NW 29th Ct
Miami, FL 33147-1148

Gricelda J Eguigure
10440 NW 29th Ct
Miami, FL 33147-1150

Ada M Fernandez
10435 NW 30th Ave
Miami, FL 33147-1125

Yuslelvy Consuegra & W Rosa Maria
10501 NW 30th Ave
Miami, FL 33147-1127

Yarian Garcia
10515 NW 30th Ave
Miami, FL 33147-1127

Yovanis Triana
10585 NW 30th Ave
Miami, FL 33147-1127

Paulino P Flores
10597 NW 30th Ave
Miami, FL 33147-1127

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 8

Property Address: 10596 30 Ave NW
Folio No. 3021330021630

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 8

Property Address: 10550 30 Ave NW
Folio No. 3021330021640

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 8

Property Address: 10532 30 Ave NW
Folio No. 3021330021650

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 8

Property Address: 10530 30 Ave NW
Folio No. 3021330021660

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 8

Property Address: 10520 30 Ave NW
Folio No. 3021330021670

33-52-41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 8

Property Address: 10435 30 Ct NW
Folio No. 3021330021810

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 8

Property Address: 10505 30 Ct NW
Folio No. 3021330021820

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 8

Property Address: 10515 30 Ct NW
Folio No. 3021330021830

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 8

Property Address: 10555 30 Ct NW
Folio No. 3021330021840

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 8

Property Address: 3050 106 St NW
Folio No. 3021330021850

33 52 41 .36 Ac Acme Gulfair 2Nd Addn PB 44-68 Lots 1 & 2 Blk 9

Property Address: 10528 30 Ct NW
Folio No. 3021330021860

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 9

Property Address: 10510 30 Ct NW
Folio No. 3021330021870

Inocente Vilche &
W Dayma H Hernandez
10596 NW 30th Ave
Miami, FL 33147-1128

Carlos H Uriarte & W Ana G
10550 NW 30th Ave
Miami, FL 33147-1128

Jesus Marquez & W Andrea & Eglis
& Ismary Marquez
10532 NW 30th Ave
Miami, FL 33147-1128

Lilia Martinez
10530 NW 30th Ave
Miami, FL 33147-1128

Starlight And B & D Apt LLC
2860 NW 135th St Ofc 118
Opa Locka, FL 33054-4893

Ricardo Gonzalez Aline Soares
10435 NW 30th Ct
Miami, FL 33147-1143

Radames Plasencia & W Gisela
10505 NW 30th Ct
Miami, FL 33147-1141

Natividad Taboada & Ana R & Julia
10515 NW 30th Ct
Miami, FL 33147-1141

Israel Vera
10555 NW 30th Ct
Miami, FL 33147-1141

William Paschal Jtrs Est Of
Mary Lois Jtrs Est Of
3050 NW 106th St
Miami, FL 33147-1138

Lorine Poncier
C/O Melissa Poncier Betty Ann Smith
1600 Lonesome Mountain Rd
Marshall, NC 28753-4508

Gloria Guerrero & H Jose
10510 NW 30th Ct
Miami, FL 33147-1142

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 9
Property Address: 10500 30 Ct NW
Folio No. 3021330021880

Elizabeth Santos
10500 NW 30th Ct
Miami, FL 33147-1142

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 9
Property Address: 10430 30 Ct NW
Folio No. 3021330021890

Olga M Marquez
10430 NW 30th Ct
Miami, FL 33147-1144

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 9
Property Address: 10441 30 Pl NW
Folio No. 3021330022010

Silvia Artigas
10441 NW 30th Pl
Miami, FL 33147-1155

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 9
Property Address: 10501 30 Pl NW
Folio No. 3021330022020

Luis O Hernandez
10501 NW 30th Pl
Miami, FL 33147-1153

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 9
Property Address: 10515 30 Pl NW
Folio No. 3021330022030

Roman Navarrete
10515 NW 30th Pl
Miami, FL 33147-1153

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 9
Property Address: 10525 30 Pl NW
Folio No. 3021330022040

Maria Bravatti
10525 NW 30th Pl
Miami, FL 33147-1153

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 9
Property Address: 3056 106 St NW
Folio No. 3021330022050

Jose Chiu
3056 NW 106th St
Miami, FL 33147-1167

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 10
Property Address: 3060 106 St NW
Folio No. 3021330022060

Odalys Esteves
3060 NW 106th St
Miami, FL 33147-1166

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 10
Property Address: 10524 30 Pl NW
Folio No. 3021330022070

Jaime Riveron & W Odalis
10524 NW 30th Pl
Miami, FL 33147-1154

Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 10
Property Address: 10510 30 Pl NW
Folio No. 3021330022080

Esther Baloy
10510 NW 30th Pl
Miami, FL 33147-1154

Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 10
Property Address: 10500 30 Pl NW
Folio No. 3021330022081

Carmen B Garcia
10500 NW 30th Pl
Miami, FL 33147-1154

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 10
Property Address: 10438 30 Pl NW
Folio No. 3021330022090

Julio Castillo & W Diana R Castillo
10438 NW 30th Pl
Miami, FL 33147-1156

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 10

Property Address: 10441 31 Ave NW
Folio No. 3021330022230

Antonio M Villegas Gonzalez
& W Aida B Villegas
10441 NW 31st Ave
Miami, FL 33147-1131

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 10

Property Address: 10467 31 Ave NW
Folio No. 3021330022240

Darlene Gonzalez
10467 NW 31st Ave
Miami, FL 33147-1131

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 10

Property Address: 10511 31 Ave NW
Folio No. 3021330022250

Manuel Lopez
10511 NW 31st Ave
Miami, FL 33147-1133

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 10

Property Address: 10529 31 Ave NW
Folio No. 3021330022260

Emma Erazo
10529 NW 31st Ave
Miami, FL 33147-1133

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 10

Property Address: 3098 106 St NW
Folio No. 3021330022270

Alberto Estevez &
Genoveva Cardenas Hernandez
3098 NW 106th St
Miami, FL 33147-1166

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 11

Property Address: 3100 106 St NW
Folio No. 3021330022280

Rebecca & Darryl Sippio (Jtrs)
3100 NW 106th St
Miami, FL 33147-1140

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 11

Property Address: 10520 31 Ave NW
Folio No. 3021330022290

Luz De Ortiz & Lucy E Oliveira
310 Cardinal St
Miami, FL 33166-3962

35 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 11

Property Address: 10510 31 Ave NW
Folio No. 3021330022300

Earlie Burks
10510 NW 31st Ave
Miami, FL 33147-1134

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 11

Property Address: 10500 31 Ave NW
Folio No. 3021330022310

Kristy Smith
10500 NW 31st Ave
Miami, FL 33147-1134

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 11

Property Address: 10440 31 Ave NW
Folio No. 3021330022320

Reinaldo Hermoso & W Karin Cano
10440 NW 31st Ave
Miami, FL 33147-1132

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 11

Property Address: 10435 31 Ct NW
Folio No. 3021330022460

Amado Pichel & W Guillermina
10435 NW 31st Ct
Miami, FL 33147-1162

33 52 41 .22 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 11

Property Address: 10501 31 Ct NW
Folio No. 3021330022470

Mayra Pico
10501 NW 31st Ct
Miami, FL 33147-1160

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 11
Property Address: 10515 31 Ct NW
Folio No. 3021330022480

Teresa Izquierdo
10515 NW 31st Ct
Miami, FL 33147-1160

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 24-25 Blk 11
Property Address: 3144 106 St NW
Folio No. 3021330022490

Juan Villegas & W Ana
3144 NW 106th St
Miami, FL 33147-1140

Acme Gulfair 2Nd Addn PB 44-68 Lot 1 & N5ft Of Lot 2 Blk 12
Property Address: 3150 106 St NW
Folio No. 3021330022500

Elmer Machado Aida Machado
3150 NW 106th St
Miami, FL 33147-1165

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 S65ft Lot 2 Blk 12
Property Address: 10520 31 Ct NW
Folio No. 3021330022501

Laritza Ramos
10520 NW 31st Ct
Miami, FL 33147-1159

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 12
Property Address: 10516 31 Ct NW
Folio No. 3021330022510

Blanca Sanchez Quiros
10516 NW 31st Ct
Miami, FL 33147-1159

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 12
Property Address: 10500 31 Ct NW
Folio No. 3021330022520

Juana Paez
10500 NW 31st Ct
Miami, FL 33147-1159

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 12
Property Address: 10450 31 Ct NW
Folio No. 3021330022530

Lazaro Villegas & W Barbara E
10450 NW 31st Ct
Miami, FL 33147-1161

Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 12 Less W5ft For R/W
Property Address: 10437 32 Ave NW
Folio No. 3021330022670

Diosdado Diaz & Maritza Leyva
10437 NW 32nd Ave
Miami, FL 33147-1103

Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 12 Less W5ft For R W
Property Address: 10501 32 Ave NW
Folio No. 3021330022680

Manuel Garaboa
10501 NW 32nd Ave
Miami, FL 33147-1105

Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 12 Less W5ft For R/W
Property Address: 10515 32 Ave NW
Folio No. 3021330022690

Mirella Rodriguez
10515 NW 32nd Ave
Miami, FL 33147-1105

Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 12 Less W5ft For R/W
Property Address: 10529 32 Ave NW
Folio No. 3021330022700

Est Of Argelia Rondon
10529 NW 32nd Ave
Miami, FL 33147-1105

Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 12 Less W5ft For R/W
Property Address: 3190 106 St NW
Folio No. 3021330022710

Ramon S Carrasco
3190 NW 106th St
Miami, FL 33147-1165

Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 13 Less E5ft For R/W
Property Address: 10536 32 Ave NW
Folio No. 3021330022720

Sergio Valdes Sr
10536 NW 32nd Ave
Miami, FL 33147-1106

Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 13 Less E5ft For R/W
Property Address: 10528 32 Ave NW
Folio No. 3021330022730

Mirella Rodriguez
10528 NW 32nd Ave
Miami, FL 33147-1106

Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 13 Less E5ft For R/W
Property Address: 10510 32 Ave NW
Folio No. 3021330022740

Gabina Benitez
10510 NW 32nd Ave
Miami, FL 33147-1106

Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 13 Less E5ft For R/W
Property Address: 10500 32 Ave NW
Folio No. 3021330022750

Lucia Vega
10500 NW 32nd Ave
Miami, FL 33147-1106
Rolando Cueto & W Mirtha
10440 NW 32nd Ave
Miami, FL 33147-1104

Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 13 Less E5ft For R/W
Property Address: 10440 32 Ave NW
Folio No. 3021330022760

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 13
Property Address: 10441 32 Ct NW
Folio No. 3021330022910

Camilo Alonso
10441 NW 32nd Ct
Miami, FL 33147-1111

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 13
Property Address: 10501 32 Ct NW
Folio No. 3021330022920

Juan Ordonez & W Maria
10501 NW 32nd Ct
Miami, FL 33147-1113

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 13
Property Address: 10515 32 Ct NW
Folio No. 3021330022930

Louise Walker
10515 NW 32nd Ct
Miami, FL 33147-1113

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 13
Property Address: 10525 32 Ct NW
Folio No. 3021330022940

Joaquin Dieguez
10525 NW 32nd Ct
Miami, FL 33147-1113

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 13
Property Address: 3210 106 St NW
Folio No. 3021330022950

Reinaldo Garcia
3210 NW 106th St
Miami, FL 33147-1116

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 14
Property Address: 3226 106 St NW
Folio No. 3021330022960

Ramon Vargas & W Imelda
3226 NW 106th St
Miami, FL 33147-1170

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 14
Property Address: 10510 32 Ct NW
Folio No. 3021330022970

Bessie Holloway
10510 NW 32nd Ct
Miami, FL 33147-1114

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 14
Property Address: 10506 32 Ct NW
Folio No. 3021330022980

Maria Farfan Suarez
1430 NW 161st Ave
Pembroke Pines, FL 33028-1232

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 14
Property Address: 10500 32 Ct NW
Folio No. 3021330022990

Armando Alonso & W Teresa
10500 NW 32nd Ct
Miami, FL 33147-1114

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 14
Property Address: 10440 32 Ct NW
Folio No. 3021330023000

Jorge N Morffi
10440 NW 32nd Ct
Miami, FL 33147-1112

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 14
Property Address: 10437 32 Pl NW
Folio No. 3021330023150

Luis Acuna & W Norma
10437 NW 32nd Pl
Miami, FL 33147-1173

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 14
Property Address: 10501 32 Pl NW
Folio No. 3021330023160

Ramon Vargas & W Imelda
10501 NW 32nd Pl
Miami, FL 33147-1171

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 14
Property Address: 10517 32 Pl NW
Folio No. 3021330023170

Edilberto Pruna Belkie Ramos
375 W 60th St
Hialeah, FL 33012-2634

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lots 24 & 25 Blk 14
Property Address: 3236 106 St NW
Folio No. 3021330023180

Ileana F Mendez
3236 NW 106th St
Miami, FL 33147-1170

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 15
Property Address: 10536 32 Pl NW
Folio No. 3021330023190

Joaquin Dieguez & W Nelia
10541 NW 33rd Ave
Miami, FL 33147-1005

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 15
Property Address: 10528 32 Pl NW
Folio No. 3021330023200

Jose F Obregon Plaza
10528 NW 32nd Pl
Miami, FL 33147-1172

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 15
Property Address: 10510 32 Pl NW
Folio No. 3021330023210

Lillian Vargas
10510 NW 32nd Pl
Miami, FL 33147-1172

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 15
Property Address: 10500 32 Pl NW
Folio No. 3021330023220

Juan M Vazquez & W Diana
10500 NW 32nd Pl
Miami, FL 33147-1172

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 15
Property Address: 10430 32 Pl NW
Folio No. 3021330023230

Mirta Galvez & H Raul
10430 NW 32nd Pl
Miami, FL 33147-1174

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 15
Property Address: 10429 33 Ave NW
Folio No. 3021330023370

Clotilde Alvarez
10429 NW 33rd Ave
Miami, FL 33147-1003

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 15
Property Address: 10501 33 Ave NW
Folio No. 3021330023380

Ariel Diaz & W Ana B Fernandez
10501 NW 33rd Ave
Miami, FL 33147-1005

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 15
Property Address: 10511 33 Ave NW
Folio No. 3021330023390

Areland New & W Migdalia
10511 NW 33rd Ave
Miami, FL 33147-1005

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lots 24 & 25 Blk 15
Property Address: 10541 33 Ave NW
Folio No. 3021330023400

Joaquin Diequez & W Nelia G
10541 NW 33rd Ave
Miami, FL 33147-1005

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 16
Property Address: 3300 106 St NW
Folio No. 3021330023410

Ricardo Rivera
3300 NW 106th St
Miami, FL 33147-1025

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 16
Property Address: 10528 33 Ave NW
Folio No. 3021330023420

Raul Montoya
10528 NW 33rd Ave
Miami, FL 33147-1006

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 16
Property Address: 10512 33 Ave NW
Folio No. 3021330023430

Josefa Trujillo
10512 NW 33rd Ave
Miami, FL 33147-1006

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 & Lot 5 Blk 16
Property Address: 10500 33 Ave NW
Folio No. 3021330023440

Lorenz Gludovatz Jr
10500 NW 33rd Ave
Miami, FL 33147-1006

Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 16
Property Address: 10451 34 Ave NW
Folio No. 3021330023580

Rodolfo Diaz
10451 NW 34th Ave
Miami, FL 33147-1009

Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 16
Property Address: 10545 34 Ave NW
Folio No. 3021330023581

Luis Hernandez
10545 NW 34th Ave
Miami, FL 33147-1011

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 16
Property Address: 10565 34 Ave NW
Folio No. 3021330023590

Eloy Diaz
10565 NW 34th Ave
Miami, FL 33147-1011

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 16
Property Address: 10575 34 Ave NW
Folio No. 3021330023600

Xiomara Rivera
10575 NW 34th Ave
Miami, FL 33147-1011

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 16
Property Address: 10585 34 Ave NW
Folio No. 3021330023610

Jorge M Oller
10585 NW 34th Ave
Miami, FL 33147-1011

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 1 Blk 17
Property Address: 3400 106 St NW
Folio No. 3021330023620

Elizabeth Rojas
3400 NW 106th St
Miami, FL 33147-1027

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 2 Blk 17
Property Address: 10520 34 Ave NW
Folio No. 3021330023630

Roberto Interiano
10520 NW 34th Ave
Miami, FL 33147-1012

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 3 Blk 17
Property Address: 10516 34 Ave NW
Folio No. 3021330023640

Fritz Michel & W Eline
10516 NW 34th Ave
Miami, FL 33147-1012

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 4 Blk 17
Property Address: 10500 34 Ave NW
Folio No. 3021330023650

Charles E Coates & W Nadine
10500 NW 34th Ave
Miami, FL 33147-1012

33 52 41 .17 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 5 Blk 17
Property Address: 10440 34 Ave NW
Folio No. 3021330023660

Eddy L Perez & W Esperanza
10440 NW 34th Ave
Miami, FL 33147-1010

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 21 Blk 17
Property Address: 10441 35 Ave NW
Folio No. 3021330023800

Danny Suarez Michael A Suarez
10441 NW 35th Ave
Miami, FL 33147-1015

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 22 Blk 17
Property Address: 10501 35 Ave NW
Folio No. 3021330023810

Daniel Acanda Dalila Morejon
10501 NW 35th Ave
Miami, FL 33147-1017

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 23 Blk 17
Property Address: 10511 35 Ave NW
Folio No. 3021330023820

Franklin Gomez
10511 NW 35th Ave
Miami, FL 33147-1017

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 24 Blk 17
Property Address: 10529 35 Ave NW
Folio No. 3021330023830

Juan Hernandez & W Martina
10529 NW 35th Ave
Miami, FL 33147-1017

33 52 41 .18 Ac Acme Gulfair 2Nd Addn PB 44-68 Lot 25 Blk 17
Property Address: 10539 35 Ave NW
Folio No. 3021330023840

Medardo Lago Gonzalez
10539 NW 35th Ave
Miami, FL 33147-1017

Acme Gulfair 3Rd Addn PB 45-35 Lot 1 Blk 18
Property Address: 3500 106 St NW
Folio No. 3021330030010

Eduardo Gonzalez Cecilia Gonzalez
3500 NW 106th St
Miami, FL 33147-1029

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 2 Blk 18
Property Address: 10528 35 Ave NW
Folio No. 3021330030020

Eberto Hernandez & W Maria
10528 NW 35th Ave
Miami, FL 33147-1018

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 3 Blk 18
Property Address: 10516 35 Ave NW
Folio No. 3021330030030

Emma Cruz
10516 NW 35th Ave
Miami, FL 33147-1018

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 4 Blk 18
Property Address: 10500 35 Ave NW
Folio No. 3021330030040

Teresita Espejo
10500 NW 35th Ave
Miami, FL 33147-1018

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 5 Blk 18
Property Address: 10450 35 Ave NW
Folio No. 3021330030050

Jorge Viso
10450 NW 35th Ave
Miami, FL 33147-1016

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 21 Blk 18
Property Address: 10441 35 Ct NW
Folio No. 3021330030180

Enrique Docampo & W Luz Maria
10441 NW 35th Ct
Miami, FL 33147-1046

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 22 Blk 18
Property Address: 10521 35 Ct NW
Folio No. 3021330030190

Hikmet Kose & W Aurora
10521 NW 35th Ct
Miami, FL 33147-1044

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 23 Blk 18
Property Address: 10525 35 Ct NW
Folio No. 3021330030200

Kenia & Edelberto Lumbi
10525 NW 35th Ct
Miami, FL 33147-1044

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 24 Blk 18
Property Address: 10529 35 Ct NW
Folio No. 3021330030210

Alina M & Antonio Sanudo
10529 NW 35th Ct
Miami, FL 33147-1044

Acme Gulfair 3Rd Addn PB 45-35 Lot 25 Blk 18
Property Address: 3502 106 St NW
Folio No. 3021330030211

Wall St Servicing & Mtg Corp
900 N Federal Hwy Ste 303
Hallandale, FL 33009-2545

33 52 41 Acme Gulfair 3Rd Addn PB 45-35 Lot 1 Blk 19
Property Address: 10540 35 Ct NW
Folio No. 3021330030220

Priscilla Gonzalez
10540 NW 35th Ct
Miami, FL 33147-1045

33 52 41 Acme Gulfair 3Rd Addn PB 45-35 Lot 2 Blk 19
Property Address: 10530 35 Ct NW
Folio No. 3021330030221

Gregorio Rodriguez
10530 NW 35th Ct
Miami, FL 33147-1045

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 3 Blk 19
Property Address: 10516 35 Ct NW
Folio No. 3021330030230

Agustin Penuela
10516 NW 35th Ct
Miami, FL 33147-1045

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 4 Blk 19
Property Address: 10500 35 Ct NW
Folio No. 3021330030240

Arturo Castellanos
10500 NW 35th Ct
Miami, FL 33147-1045

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 5 Blk 19
Property Address: 10440 35 Ct NW
Folio No. 3021330030250

Pura Machado Jorge L Pelipiche
10440 NW 35th Ct
Miami, FL 33147-1047

33 52 41 Acme Gulfair 3Rd Addn PB 45-35 Lot 21 Blk 19
Property Address: 10431 35 Pl NW
Folio No. 3021330030401

Lorraine Da Silva
10431 NW 35th Pl
Miami, FL 33147-1040

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 22 Blk 19
Property Address: 10501 35 Pl NW
Folio No. 3021330030410

Iraida Rodriguez
10501 NW 35th Pl
Miami, FL 33147-1038

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 23 Blk 19
Property Address: 10515 35 Pl NW
Folio No. 3021330030420

Miguel Vazquez
10515 NW 35th Pl
Miami, FL 33147-1038

Acme Gulfair 3Rd Addn PB 45-35 Lot 24 Blk 19
Property Address: 10535 35 Pl NW
Folio No. 3021330030430

Ana Salazar & H Cesar Salazar
10535 NW 35th Pl
Miami, FL 33147-1038

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 25 Blk 19
Property Address: 10541 35 Pl NW
Folio No. 3021330030440

Felix Vera Lilia Vera
10541 NW 35th Pl
Miami, FL 33147-1038

Acme Gulfair 3Rd Addn PB 45-35 Lots 1 & 25 Blk 20 Per Unity Of Title
Property Address: 3560 106 St NW
Folio No. 3021330030450

Jose A Tur
3560 NW 106th St
Miami, FL 33147-1058

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 2 Blk 20
Property Address: 10530 35 Pl NW
Folio No. 3021330030460

Carlos E Mayea & W Daylet Martinez
10530 NW 35th Pl
Miami, FL 33147-1039

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 3 Blk 20
Property Address: 10516 35 Pl NW
Folio No. 3021330030470

Rodolfo Navas & W Blanca D
10516 NW 35th Pl
Miami, FL 33147-1039

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 4 Blk 20
Property Address: 10500 35 Pl NW
Folio No. 3021330030480

Alma I Espinoza
10500 NW 35th Pl
Miami, FL 33147-1039

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 5 Blk 20
Property Address: 10440 35 Pl NW
Folio No. 3021330030490

Jerome C Kos
6390 W Flagler St
Miami, FL 33144-3052

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 21 Blk 20
Property Address: 10431 36 Ct NW
Folio No. 3021330030630

Nelson Salon Sandra Salon
10431 NW 36th Ct
Miami, FL 33147-1033

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 22 Blk 20
Property Address: 10517 36 Ct NW
Folio No. 3021330030640

Virgil Richard Abreu Bernardina Abreu
8105 NW 164th Ter
Hialeah, FL 33016-6196

33 52 41 .09 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 23 Less N35ft Blk 20

Property Address: 10519 36 Ct NW
Folio No. 3021330030650

Virgil Richard Abreu
& W Bernardina Abreu
8105 NW 164th Ter
Hialeah, FL 33016-6196

33 52 41 Acme Gulfair 3Rd Addn PB 45-35 N35ft Of Lot 23 & All Lot 24 Blk20
Property Address: 10529 36 Ct NW
Folio No. 3021330030660

Giralda Gomez Milagros Gomez
10529 NW 36th Ct
Miami, FL 33147-1037

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 1 Blk 21
Property Address: 3624 106 St NW
Folio No. 3021330030690

Manuel Diaz & W Blasina
3624 NW 106th St
Miami, FL 33147-1057

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 2 Blk 21
Property Address: 10528 36 Ct NW
Folio No. 3021330030700

James H Sapp Jr & W Betty A
10528 NW 36th Ct
Miami, FL 33147-1032

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 3 Blk 21
Property Address: 10510 36 Ct NW
Folio No. 3021330030710

Ruth Maribel Nunez
10510 NW 36th Ct
Miami, FL 33147-1032

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 4 Blk 21
Property Address: 10500 36 Ct NW
Folio No. 3021330030720

Emeris Calvo
10500 NW 36th Ct
Miami, FL 33147-1032

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 5 Blk 21
Property Address: 10430 36 Ct NW
Folio No. 3021330030730

Evelyn Stecco & Patsy A
& Manuela Brackett
10430 NW 36th Ct
Miami, FL 33147-1034

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 21 Blk 21
Property Address: 10431 36 Pl NW
Folio No. 3021330030890

Angel Del Toro
10431 NW 36th Pl
Miami, FL 33147-1052

33 52 41 Acme Gulfair 3Rd Addn PB 45-35 Lot 22 Blk 21
Property Address: 10503 36 Pl NW
Folio No. 3021330030900

Roberto Garcia
10503 NW 36th Pl
Miami, FL 33147-1050

Acme Gulfair 3Rd Addn PB 45-35 Lot 23 Blk 21
Property Address: 10515 36 Pl NW
Folio No. 3021330030910

Maria E Acosta
10515 NW 36th Pl
Miami, FL 33147-1050

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 24 Blk 21
Property Address: 10529 36 Pl NW
Folio No. 3021330030920

Claudio Conde
10529 NW 36th Pl
Miami, FL 33147-1050

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 25 Blk 21
Property Address: 3642 106 St NW
Folio No. 3021330030930

Vicente Cueli Margita Cueli
3642 NW 106th St
Miami, FL 33147-1057

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 1 Blk 22
Property Address: 3668 106 St NW
Folio No. 3021330030940

Nelson G Pineda
10421 NW 35th Pl
Miami, FL 33147-1040

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 2 Blk 22
Property Address: 10520 36 Pl NW
Folio No. 3021330030950

Jesus A Lopez
10520 NW 36th Pl
Miami, FL 33147-1051

33 52 41 Acme Gulfair 3Rd Addn PB 45-35 Lot 3 Blk 22
Property Address: 10516 36 Pl NW
Folio No. 3021330030960

Erick Campos Nayrim Rodriguez
10516 NW 36th Pl
Miami, FL 33147-1051

33 52 41 Acme Gulfair 3Rd Addn PB 45-35 Lot 4 Blk 22
Property Address:
Folio No. 3021330030970

Rose Fernandez
10500 NW 36 Pl
Miami, FL 33147-1051

33 52 41 .17 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 5 Blk 22
Property Address: 10440 36 Pl NW
Folio No. 3021330030980

Jaime Fernandez
10440 NW 36th Pl
Miami, FL 33147-1053

Acme Gulfair 3Rd Addn PB 45-35 Lot 21 Blk 22
Property Address: 10393 37 Ave NW
Folio No. 3021330031100

Agustin Rodriguez & W Maria
10393 NW 37th Ave
Miami, FL 33147-1060

33 52 41 .18 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 22 Blk 22
Property Address: 10505 37 Ave NW
Folio No. 3021330031120

Veloz Land LLC
7750 NW 73rd Ct
Miami, FL 33166-2202

33 52 41 .18 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 23 Blk 22
Property Address: 10517 37 Ave NW
Folio No. 3021330031130

Hiram A Aguiar
10517 NW 37th Ave
Miami, FL 33147-1022

33 52 41 .18 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 24 Blk 22
Property Address: 10529 37 Ave NW
Folio No. 3021330031140

Jimmie E Cravey & Linda L Williams Jtrs
10529 NW 37th Ave
Miami, FL 33147-1022

33 52 41 .18 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 25 Blk 22
Property Address: 10541 37 Ave NW
Folio No. 3021330031150

Nilo C Fernandez & W Maria
10541 NW 37th Ave
Miami, FL 33147-1022

33 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 2 Blk 23
Property Address: 3511 106 St NW
Folio No. 3021330031170

Catherine N Mccollum Cambra
3511 NW 106th St
Miami, FL 33147-1028

33 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 3 Blk 23
Property Address: 3521 106 St NW
Folio No. 3021330031180

Rio 106 LLC
12 Century Ln
Miami Beach, FL 33139-8803

33 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 4 Blk 23
Property Address: 3533 106 St NW
Folio No. 3021330031190

Saturnina I Rodriguez
3533 NW 106th St
Miami, FL 33147-1028

33 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 5 Blk 23
Property Address: 3537 106 St NW
Folio No. 3021330031200

Juana Maria Garcia & H Guillermo
3537 NW 106th St
Miami, FL 33147-1028

3 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 6 Blk 23
Property Address: 3551 106 St NW
Folio No. 3021330031210

Isabel Rivero
3551 NW 106th St
Miami, FL 33147-1028

33 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 7 Blk 23
Property Address: 3561 106 St NW
Folio No. 3021330031220

Lilia A Rodriguez Le
Rem Raul Rodriguez & Etal
3561 NW 106th St
Miami, FL 33147-1028

33 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 8 Blk 23
Property Address: 3571 106 St NW
Folio No. 3021330031230

Robert Acosta Imirce Torres
3571 NW 106th St
Miami, FL 33147-1028

33 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 9 Blk 23
Property Address: 3575 106 St NW
Folio No. 3021330031240

Maria C Roman
3575 NW 106th St
Miami, FL 33147-1028

33 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 10 Blk 23
Property Address: 3601 106 St NW
Folio No. 3021330031250

Ana I Velez
3601 NW 106th St
Miami, FL 33147-1030

Acme Gulfair 3Rd Addn PB 45-35 Lot 11 Blk 23
Property Address: 3625 106 St NW
Folio No. 3021330031260

Lazaro Perez
3625 NW 106th St
Miami, FL 33147-1030

Acme Gulfair 3Rd Addn PB 45-35 Lot 12 Blk 23
Property Address: 3627 106 St NW
Folio No. 3021330031261

Mario Garrido & W Magda
3627 NW 106th St
Miami, FL 33147-1030

33 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 13 Blk 23
Property Address: 3635 106 St NW
Folio No. 3021330031270

Southstar Property & Investment
1070 E 52nd St
Hialeah, FL 33013-1753

33 52 41 .25 Ac Acme Gulfair 3Rd Addn PB 45-35 Lot 14 Blk 23

Property Address:
Folio No. 3021330031280

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

33 52 41 .75 Ac Acme Gulfair 3Rd Addn PB 45-35 Lots 15-16 & 17 Blk 23
&Port Of NW 37 Ave Lyg W & Adj Closed Per R-405-01
Property Address: 3685 106 St NW
Folio No. 3021330031290

Arch Real Estate LLC
3685 NW 106th St
Miami, FL 33147-1030

33 52 41 3.41 Ac M/L Seaboard Industrial Pk Sec 1-A PB 78-67 Beg NW
CorTr 2 Th E296.42Ft Sly493.85Ft W279.21Ft Th By Curve To Rt 40.05Ft
Th N47
Property Address: 10777 36 Ave NW
Folio No. 3021330040021

Crf Investments Inc
650 NW 123rd St
North Miami, FL 33168-2608

33 52 41 6 Ac PB 78-67 Seaboard Industrial Pk Sec 1-A Beg 296.42Fte Of
NW Cor Tract 2 E533.22Ft S486.42Ft W Alg S/L Of Tract 2 533.27Ftn 493.93F
Property Address: 3505 107 St NW
Folio No. 3021330040022

Amb Partners II L P
60 State St Ste 1200
Boston, MA 02109-1884

33 52 41 3 Ac PB 78-67 Seaboard Industrial Pk Sec 1-A Beg 829.64Fte Of
NW Cor Tr 2 E269.93Ft S482.62Ft W269.96Ft N486.42Ft To POB
Property Address: 3443 107 St NW
Folio No. 3021330040023

The Promised Land Investors Inc
3443 NW 107th St
Miami, FL 33167-3715

33 52 41 5.98 Ac PB 78-67 Seaboard Industrial Pk Sec 1-A W550.35Ft Of
E883.15Ft Of Tract 2
Property Address: 3301 107 St NW
Folio No. 3021330040025

Amb Institutional Alliance Fd II
60 State St Ste 1200
Boston, MA 02109-1884

33 52 41 .8 Ac M/L Seaboard Industrial Pk Sec 1-A W100ft Of Tr 3 PB 78-67
Property Address: 3590 110 St NW
Folio No. 3021330040030

Gary Gerson Tr & Wollowick
Family Real Estate Trus
1111 Brickell Ave 30 Fl Chaskes
Miami, FL 33131

33 52 41 2.43 Ac M/L PB 78-67 Seaboard Ind Park Sec 1-A Beg 100Fte Of
NWCOR Tr 3 Th E300ft Sly349.99Ft W306.01Ft N350.04Ft To POB
Property Address: 3550 110 St NW
Folio No. 3021330040031

Gary Gerson Tr &
Wollowick Family Real Estate Trust
1111 Brickell Ave 30 Fl Chaskes
Miami, FL 33131

33 52 41 4.82 Ac M/L PB 78-67 Seaboard Industrial Pk Sec 1-A Pt Tr 3 -
BEg SE Cor Tr 3 N325ft NWly Arc Dist 39.27Ft W575ft S350ft E600.07Ft To POB
Property Address: 3200 110 St NW
Folio No. 3021330040032

Ohio Decorative Products Inc
220 S Elizabeth St
Spencerville, OH 45887-1315

33 52 41 4.137 Ac M/L PB 78-67 Seaboard Industrial Pk Sec 1-A E515ft Of
W915ft Of Tr 3
Property Address: 3500 110 St NW
Folio No. 3021330040033

Fla Paper Box Invest Assoc
C/Op Tim Bar Corporation
148 Penn St
Hanover, PA 17331-1952

33 52 41 1.969 Ac M/L PB 78-67 Seaboard Industrial Pk Sec 1-A E245ft
OfW1160.01Ft Of Tr 3
Property Address: 3400 110 St NW
Folio No. 3021330040034

Tim Bar Corporation
148 Penn St
Hanover, PA 17331-1952

33 52 41 1.6 Ac M/L PB 78-67 Seaboard Industrial Pk Sec 1-A E200ft
Of W1360.01Ft Of Tr 3
Property Address: 3360 110 St NW
Folio No. 3021330040035

James Lawrence Gerard Trs
12945 Coronado Dr
Miami, FL 33181-2121

33 52 41 3.23 Ac PB 78-67 Seaboard Industrial Pk Sec 1-A Tract 4
Less N403.42Ft Of S418.67Ft M/L
Property Address: 11050 36 Ave NW
Folio No. 3021330040040

R & R Land Holding Inc
11050 NW 36th Ave
Miami, FL 33167-3712

33 52 41 1.00 Ac M/L PB 78-67 Seaboard Industrial Pk Sec 1-A N146.27Ft
OF S418.67Ft Of Tract 4
Property Address: 11000 36 Ave NW
Folio No. 3021330040041

Ramos Development LLC
11000 NW 36th Ave
Miami, FL 33167-3712

33 52 41 1.25 Ac M/L PB 78-67 Seaboard Industrial Pk Sec 1-A N257.15Ft
OF S272.40Ft M/L Of Tract 4
Property Address: 10900 36 Ave NW
Folio No. 3021330040042

Commercial Long Trading Corp
1840 NE 144th St
Miami, FL 33181-1420

33 52 41 4.55 Ac M/L Seaboard Ind Pk Sec 1-A PB 78-67 Port Of Tr 5 Desc
Beg 951.44 Ft W Of NE Cor Of Tr 5 Th S 03 Deg E 407.82 Ft S86 Beg W 490.
Property Address: 3401 110 St NW
Folio No. 3021330040050

Waste Managementt Inc Of Fla
PO Box 1450
Chicago, IL 60690-1450

33 52 41 3. Ac M/L Seaboard Industrial Pk Sec 1-A PB 78-67 E315.94Ft
/AsMeas Alg N/L/ Of Tr 5

Property Address: 3201 110 St NW
Folio No. 3021330040051

Abp Fl LLC
C/O Abp Distribution Holdings Inc
4300 Wildwood Pkwy
Atlanta, GA 30339-8440

33 52 41 2 Ac M/L PB 78-67 Seaboard Industrial Pk Sec 1-A W210.35Ft
Of E526.29Ft Of Tr 5 As Meas Alg N/L

Property Address:
Folio No. 3021330040053

Abp Fl LLC
C/O Abp Distribution Holdings Inc
4300 Wildwood Pkwy
Atlanta, GA 30339-8440

33 52 41 4.09 Ac M/L PB 78-67 Seaboard Industrial Park Sec 1-A
E445.29FtOf Tr 6

Property Address: 11150 32 Ave NW
Folio No. 3021330040061

Lfjt LLC
11150 NW 32nd Ave
Miami, FL 33167-3301

33 52 41 1.59 Ac PB 78-67 Seaboard Ind Park Sec 1-A W170ft Tr 6
Property Address: 11151 36 Ave NW
Folio No. 3021330040062

M3s Group LLC
168 Camden Dr
Miami Beach, FL 33154-1329

33 52 41 2.26 Ac Seaboard Ind Park Sec 1-A Port Of Tr 6 Desc Beg 445.29FT
w Of SE Cor Of Tr 6 Cont W245.88Ft N400ft E245.88Ft S 400Ft To POB
Property Address: 3300 112 St NW
Folio No. 3021330040063

3300 Group LLC
PO Box 273
Atlantic Beach, NY 11509-0273

Seaboard Ind Park Sec 1-A PB 78-67 Port Of Tr 6 Desc Beg 691.17Ftw Of
SECor Of Tr 6 Cont W154.12Ft N400ft E154.12Ft S400ft To POB
Property Address:
Folio No. 3021330040065

Ohio Decorative Products Inc
3225 NW 107th St
Miami, FL 33167-3713

33 52 41 2.83 Ac M/L Seaboard Industrial Pk Sec 1-A Tract 7 PB 78-67
Property Address: 11200 36 Ave NW
Folio No. 3021330040070

Miami Dade County Water And Sewer
3071 SW 38th Ave
Miami, FL 33146-1520

33 52 41 .39 Ac M/L Seaboard Industrial Pk Sec 1-A PB 78-67 Tract A
Property Address:
Folio No. 3021330040100

Seaboard Coastline Rr Co
% J I Wilkerson Tax Comm
3600 W Broad St
Richmond, VA 23230-4915

33 52 41 2.07 Ac M/L Seaboard Industrial Pk Sec 1-A PB 78-67 Tract B
Property Address:
Folio No. 3021330040110

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

33 52 41 2.06 Ac M/L Seaboard Industrial Pk Sec 1-A PB 78-67 Tract C

Property Address:
Folio No. 3021330040120

33 52 41 .39 Ac M/L Seaboard Industrial Pk Sec 1-A PB 78-67 Tract D

Property Address:
Folio No. 3021330040130

2.36 Ac M/L PB 81-37 Seaboard Industrial Pk Sec 1-A 1St Addn Tract 10

Property Address: 11206 36 Ave NW
Folio No. 3021330050010

33 52 41 4.15 Ac M/L Seaboard Ind Park Sec 1-A 1St Add PB 81-37
W657.83FT Of E1385.89Ft Of Tr 11 Less Comm At NW Cor Of Tr 11 Th
Elv Ad 5.54Ft N

Property Address: 3435 112 St NW
Folio No. 3021330050020

33 52 41 1.58 Ac M/L PB 81-37 Seaboard Ind Park Sec 1-A - 1St Addn
Beg NW Cor Tr 11 Ely230ft S300ft W213.01Ft Th By Curve To Rt A/D
40Ft Th N274

Property Address: 11201 36 Ave NW
Folio No. 3021330050021

33 52 41 2.24 Ac M/L PB 81-37 Seaboard Ind Park Sec 1-A - 1St Addn
W325ft Of E728.54Ft Of Tr 11

Property Address: 3301 112 St NW
Folio No. 3021330050022

33 52 41 4.20 Ac M/L PB 81-37 Seaboard Ind Park Sec 1-A 1St Addn
W610ftOf E1995.89Ft Of Tr 11

Property Address: 3505 112 St NW
Folio No. 3021330050024

33 52 41 .38 Ac M/L Seaboard Ind Park Sec 1-A 1St Add PB 81-37 Port
Of TR 11 Desc Comm At NW Cor Of Tr 11 Th Ely Ad 5.54Ft N 86 Deg
E 834.46Ft Ft

Property Address: 3505 112 St NW
Folio No. 3021330050025

33 52 41 1.72 Ac M/L Seaboard Ind Park Sec 1-A 1St Addn PB 81-37
W250ftOf E688.54Ft Of Tr 12 As Meas Alg N/L

Property Address: 3300 114 St NW
Folio No. 3021330050030

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

A F C Properties Inc
% Mark S Schechner Esq
2121 Ponce De Leon Blvd Ste 711
Coral Gables, FL 33134-5222

Amb Institutional Alliance Fd II
60 State St Ste 1200
Boston, MA 02109-1884

True World Foods Miami LLC
11205 NW 36th Ave
Miami, FL 33167-3306

Stephen J Zuckerman Tr
3303 NW 112th St
Miami, FL 33167-3312

Mshj Ltd
PO Box 133650
Hialeah, FL 33013-0650

Mshj Ltd
PO Box 133650
Hialeah, FL 33013-0650

Pesa LLC
670 NW 114th St
Miami, FL 33168-3338

33 52 41 2.99 Ac M/L PB 81-37 Seaboard Ind Park Sec 1-A 1St Addn
Beg SECor Tr 12 W435ft N300ft E413.24ft Th By Curve To Rt Ad 39.37ft
Th S274.7
Property Address: 11300 32 Ave NW
Folio No. 3021330050031

Altira Inc
3225 NW 112th St
Miami, FL 33167-3310

33 52 41 1.72 Ac M/L PB 81-37 Seaboard Ind Park Sec 1-A 1St Addn Beg
439.37Fte Of SW Cor Tr 12 Cont E250ft Nwly300ft W250ft Sely300ft To POB
Property Address: 3500 114 St NW
Folio No. 3021330050032

Lucky 35 LLC
13105 NW 42nd Ave
Opa Locka, FL 33054-4435

.82 Ac M/L PB 81-37 Seaboard Industrial Park Sec 1-A, 1St Addn Tract 13

Property Address: 11350 36 Ave NW
Folio No. 3021330050040

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

Seaboard Ind Park Sec 1-A 1St Addn PB 81-37 Tr 14 & Lot 15 Per PB 92-42
Property Address: 11400 36 Ave NW
Folio No. 3021330050050

Silk 36 Ave Warehouse LLC
100 Miracle Mile Ste 310
Miami, FL 33134-5429

PB 81-37 Seaboard Industrial Park Sec 1-A, 1St Addn Tract G

Property Address:
Folio No. 3021330050060

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

Seaboard Industrial Park Sec 1-A, 1St Addn PB 81-37 Tract H Less E70ft
& Less N27.65ft Of W365ft Of E435ft & Less S12.35ft
Property Address:
Folio No. 3021330050070

State Of Fla Dot
1000 NW 111th Ave
Miami, FL 33172-5800

33 52 41 .390 Ac M/L Seaboard Industrial Park Sec 1-A 1St Addn E70ft
OfTr H & N27.65ft Of W365ft Of E435ft & S12.35ft Of N333.44ft Of
E403.44ft
Property Address:
Folio No. 3021330050071

Altira Inc
3225 NW 112th St
Miami, FL 33167-3310

33 52 41 3.03 Ac M/L PB 81-37 Seaboard Ind Park Sec 1-A - 1St Addn
Beg AT SW Cor Tr 12 N275.82ft NEly For Ad 38.54ft E410.72ft S300ft
W439.37ft
Property Address: 3590 114 St NW
Folio No. 3021330050080

Genuine Parts Co
2999 Circle 75 Pkwy SE
Atlanta, GA 30339-3050

Seaboard Industrial Park Section 1-A 2Nd Addn PB 92-42 Lot 16
Property Address:
Folio No. 3021330060020

Consolidated Properties Of Miami
11550 NW 36th Ave
Miami, FL 33167-2909

Seaboard Industrial Park Section 1-A 2Nd Addn PB 92-42
Lots 17 Thru 20
Property Address: 11550 36 Ave NW
Folio No. 3021330060030

Consolidated Properties Of Miami
11550 NW 36th Ave
Miami, FL 33167-2909

Seaboard Industrial Park Section 1-A 2Nd Addn PB 92-42 Lot 21
Less W623.50Ft Thereof

Property Address: 11400 32 Ave NW
Folio No. 3021330060070

Seaboard Industrial Park Sec 1-A 2Nd Addn PB 92-42 E415.20Ft Of
W623.30FT Of Lot 21

Property Address: 3355 114 St NW
Folio No. 3021330060071

Seaboard Industrial Park Sec 1-A 2Nd Addn PB 92-42 W208.10Ft Of Lot 21

Property Address:
Folio No. 3021330060072

Seaboard Ind Pk Sec 1-A 2Nd Addn PB 92-42 Lots 22 Thru 28 Less S328ft &
Lot 29 Less S300ft & Less N28ft Of E51.19Ft Of 328Ft

Property Address: 11451 36 Ave NW
Folio No. 3021330060080

Seaboard Ind Pk Sec 1-A 2Nd Addn PB 92-42 S328ft Of Lots 22 Thru 28
& S300ft & N28ft Of E51.19Ft Of S328ft Of Lot 29

Property Address: 11405 36 Ave NW
Folio No. 3021330060090

Seaboard Industrial Park Section 1-A 2Nd Addn PB 92-42 Tract I

Property Address:
Folio No. 3021330060160

Seaboard Industrial Park Section 1-A 2Nd Addn PB 92-42 Tract J

Property Address:
Folio No. 3021330060170

Seaboard Ind Park Sec 2 PB 93-50 Lots 1 Thru 11 Blk 1

Property Address: 3380 114 St NW
Folio No. 3021330070010

Seaboard Ind Pk Sec 2 PB 93-50 Lots 1 Thru 4 Blk 2 & E103.54Ft Of Tr 11
Of Seaboard Ind Park Sec 1A 1St Add PB 81-37

Property Address: 3225 112 St NW
Folio No. 3021330070120

Seaboard Ind Pk Sec 2 PB 93-50 Lots 1 Thru 7 Blk 3

Property Address: 3550 112 St NW
Folio No. 3021330070160

Seaboard Ind Pk Sec 2 PB 93-50 Lots 8 Thru 13 & W22.70Ft Of 14 Blk 3

Property Address: 3450 112 St NW
Folio No. 3021330070230

Amb Institutional Alliance Fd
C/O Amb Property Lp
60 State St Ste 1200
Boston, MA 02109-1884

114 St Property LLC
2222 Ponce De Leon Blvd Ste 150
Coral Gables, FL 33134-5022

Saia Motor Freight Line Inc
PO Box 1
Houma, LA 70361-0001

Amb Prop Lp
60 State St Ste 1200
Boston, MA 02109-1884

Saia Motor Freight Line Inc
PO Box 1
Houma, LA 70361-0001

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

Csx Transportation Inc
Tax Department (J910)
500 Water St
Jacksonville, FL 32202-4423

Amb Fund III Mosaic LLC
60 State St Ste 1200
Boston, MA 02109-1884

Altira Inc
3225 NW 112th St
Miami, FL 33167-3310

Romar Distribution L C
3550 NW 112th St
Miami, FL 33167-3317

Nw 112 Street Properties LLC
10800 Lakeside Dr
Coral Gables, FL 33156-4208

Seaboard Ind Pk Sec 2 PB 93-50 Lot 14 Less W22.70Ft & All Of
Lots 15 & 16 Blk 3
Property Address: 3350 112 St NW
Folio No. 3021330070231

Nw 112 Street Properties LLC
10800 Lakeside Dr
Coral Gables, FL 33156-4208

Seaboard Ind Park Sec 2 PB 93-50 Lot 1 Blk 4

Property Address:
Folio No. 3021330070320

Abp FI LLC
C/O Abp Distribution Holdings Inc
4300 Wildwood Pkwy
Atlanta, GA 30339-8440

Seaboard Ind Park Sec 2 PB 93-50 Lot 2 Blk 4

Property Address:
Folio No. 3021330070330

Abp FI LLC
C/O Abp Distribution Holdings Inc
4300 Wildwood Pkwy
Atlanta, GA 30339-8440

Seaboard Ind Park Sec 2 PB 93-50 Lot 3 Blk 4

Property Address:
Folio No. 3021330070340

Abp FI LLC
C/O Abp Distribution Holdings Inc
4300 Wildwood Pkwy
Atlanta, GA 30339-8440

Seaboard Ind Park Sec 2 PB 93-50 Lot 4 Blk 4

Property Address:
Folio No. 3021330070350

Abp FI LLC C/O Abp Distribution
Holdings Inc
4300 Wildwood Pkwy
Atlanta, GA 30339-8440

Seaboard Ind Park Sec 2 PB 93-50 Lot 5 Blk 4 Less Port Desc Beg
NE Cor Lot 5 W110ft Sely114.56Ft N32ft To POB

Property Address:
Folio No. 3021330070360

Abp FI LLC
C/O Abp Distribution Holdings Inc
4300 Wildwood Pkwy
Atlanta, GA 30339-8440

Seaboard Ind Park Sec 2 PB 93-50 Port Of Lot 5 Blk 4 Desc
Beg NE Cor Lot5 W110ft Sely114.56Ft N32ft To POB

Property Address:
Folio No. 3021330070361

Abp FI LLC
C/O Abp Distribution Holdings Inc
4300 Wildwood Pkwy
Atlanta, GA 30339-8440

Seaboard Ind Park Sec 2 PB 93-50 Lots 1 Thru 3 Blk 5

Property Address: 3300 110 St NW
Folio No. 3021330070390

Prologis Targeted U S Logistics Fund Lp
4545 Airport Way
Denver, CO 80239-5716

Seaboard Ind Park Sec 2 PB 93-50 Lots 1 Thru 3 Blk 5

Property Address: 3300 110 St NW
Folio No. 3021330070391

Leebow Brothers Enterprises LLC
3300 NW 110th St
Miami, FL 33167-3720

Property Address: 3300 110 St NW
Folio No. 3021330070392

Prologis Targeted U S Logistics Fund Lp
4545 Airport Way
Denver, CO 80239-5716

Property Address: 3300 110 St NW
Folio No. 3021330070393

Property Address: 3300 110 St NW
Folio No. 3021330070394

Seaboard Ind Pk Sec 2 PB 93-50 Lots 1 Thru 4 Blk 6
Property Address: 3225 107 St NW
Folio No. 3021330070400

Seaboard Ind Park Sec 2 PB 93-50 Lot 1 Blk 7

Property Address: 3351 107 St NW
Folio No. 3021330070440

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lot 30

Property Address: 11700 36 Ave NW
Folio No. 3021330080010

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lots 31 Thru 36
Property Address: 3551 116 St NW
Folio No. 3021330080020

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lots 37 & 38
Property Address:
Folio No. 3021330080080

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lot 39
Property Address:
Folio No. 3021330080100

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lot 40
Property Address:
Folio No. 3021330080110

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lot 41
Property Address:
Folio No. 3021330080120

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lots 42 Thru 51
Property Address: 3333 116 St NW
Folio No. 3021330080130

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lots 52 Thru 59
Property Address: 3201 116 St NW
Folio No. 3021330080230

Prologis Targeted U S Logistics Fund Lp
4545 Airport Way
Denver, CO 80239-5716

Prologis Targeted U S Logistics Fund Lp
4545 Airport Way
Denver, CO 80239-5716

Ohio Decorative Products Inc
PO Box 124
Spencerville, OH 45887-0124

Seaboard Holdings Xv LLC
C/O Jet Aviation Specialists Inc
3373 NW 107th St
Miami, FL 33167-3714

36Th Avenue LLC
% New England Motor Freight
1 71 North Ave East
Elizabeth, NJ 07201

American Tire Recycling Group LLC
440 Sawgrass Corporate Pkwy Ste 212
Fort Lauderdale, FL 33325-6237

M C V Prop Inc
3523 NW 116th St
Miami, FL 33167-2923

M C V Prop Inc
3523 NW 116th St
Miami, FL 33167-2923

M C V Prop Inc
3523 NW 116th St
Miami, FL 33167-2923

M C V Prop Inc
3523 NW 116th St
Miami, FL 33167-2923

243 Realty Miami LLC
45 Mian St #502
Brooklyn, NY 11201

R B M Capital Investments Inc
3201 NW 116th St
Miami, FL 33167-2917

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lots 60 Thru 69
Property Address: 3200 119 St NW
Folio No. 3021330080310

Dmk Properties Ltd
3200 NW 119th St
Miami, FL 33167-2900

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lots 70 Thru 79
Property Address: 3350 119 St NW
Folio No. 3021330080410

Industrial Galvanizers America
9520 E Broadway Ave
Tampa, FL 33619-7721

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lots 70 Thru 76
Property Address: 3350 119 St NW
Folio No. 3021330080411

Industrial Salvanizers America
9520 E Broadway Ave
Tampa, FL 33619-7721

Property Address: 3350 119 St NW
Folio No. 3021330080412

Industrial Galvanizers America
9520 E Broadway Ave
Tampa, FL 33619-7721

Property Address: 3350 119 St NW
Folio No. 3021330080413

Industrial Galvanizers America
9520 E Broadway Ave
Tampa, FL 33619-7721

Property Address: 3350 119 St NW
Folio No. 3021330080414

Industrial Galvanizers America
9520 E Broadway Ave
Tampa, FL 33619-7721

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lots 80 Thru 88

Property Address: 3490 119 St NW
Folio No. 3021330080510

Melvin S Rosenfeld &
David R Serns Co Trustees
695 E 10th Ave
Hialeah, FL 33010-4641

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Lot 89
Property Address:
Folio No. 3021330080600

Cprt Land Holdings Inc
14185 Dallas Pkwy Ste 300
Dallas, TX 75254-1327

3Rd Addn To Seaboard Ind Park Sec 1-A PB 96-6 Spur Track K & L
Property Address:
Folio No. 3021330080610

Seaboard Coastline Rr Co
3600 W Broad St
Richmond, VA 23230-4915

Tarltan Quintana Sub PB 96-56 Lot 1 Blk 1
Property Address: 3501 106 St NW
Folio No. 3021330090010

Yoslaida Ruiz Otto L Ruiz
3501 NW 106th St
Miami, FL 33147-1028

Tarltan Quintana Sub PB 96-56 Lot 2 Blk 1
Property Address: 3421 106 St NW
Folio No. 3021330090020

Julio E De Jesus & W Dina E
6730 W 5th Pl
Hialeah, FL 33012-6619

A B L Sub PB 145-23 T-18464 Lot 1 Blk 1
Property Address: 11051 36 Ave NW
Folio No. 3021330100010

S & K Properties Inc Of Miami
11077 NW 36th Ave
Miami, FL 33167-3711

A B I Sub PB 145-23 T-18464 Lot 2 Blk 1
Property Address: 3551 110 St NW
Folio No. 3021330100020

S & K Properties Inc
11077 NW 36th Ave
Miami, FL 33167-3711

3011 & 3013 Condo Unit 1 Aka A Undiv 50% Int In Common Elements

Property Address: 3013 106 St NW, #1
Folio No. 3021330110010

Real Est Invest Grp LLC
& Terranova Invest Of Miami Inc
10008 W Flagler St Ste 287
Miami, FL 33174-1828

3011 & 3013 Condo Unit 2 Aka B Undiv 50% Int In Common Elements

Property Address: 3011 106 St NW, #2
Folio No. 3021330110020

Real Est Invest Grp LLC
& Terranova Invest Of Miami Inc
10008 W Flagler St Ste 287
Miami, FL 33174-1828

A & A Twin Homes Condo Unit 2921 Undiv 50% Int In Common Elements

Property Address: 2921 106 St NW, #2921
Folio No. 3021330120010

A & A Rental Apartments Corp
2931 NW 106th St
Miami, FL 33147-1135

A & A Twin Homes Condo Unit 2931 Undiv 50% Int In Common Elements

Property Address: 2931 106 St NW, #2931
Folio No. 3021330120020

A & A Rental Apartments Corp
2931 NW 106th St
Miami, FL 33147-1135

34 52 41 15.58 Ac M/L R/W Thru Sec For Little Riv Canal

Property Address:
Folio No. 3021340000020

So Fla Water Management
3301 Gun Club Rd
West Palm Beach, FL 33406-3007

34 52 41 .25 Ac Beg At C/L 27 Ave & S Line L R Can S179.25Ft E378.56Ft

TO POB Th E90ft S123.4Ft W90ft N To POB
Property Address: 2640 106 St NW
Folio No. 3021340000040

Ciro M Suarez
2640 NW 106th St
Miami, FL 33147-1257

34 52 41 .23 Ac Beg SW Cor Of Nw1/4 Of Sw1/4 Of Sw1/4 Th N176.7Ft

E50ft To POB Th N101.7Ft E85ft S101.7Ft W85ft To POB
Property Address: 10591 27 Ave NW
Folio No. 3021340000080

Group LLC C/O Serber & Associates P A
2875 NE 191st St Ste 801
Miami, FL 33180-2803

34 52 41 N20ft Of W135ft Of S298.4Ft Of Nw1/4 Of Sw1/4 Of Sw1/4

Less W50ft Thereof & Less That Port Of Paved St Lyg S Of C/L Of NW 106 St
Property Address:
Folio No. 3021340000081

Miami Dade County Public Works
111 NW 1st St Ste 1610
Miami, FL 33128-1919

34 52 41 .06 Ac E20ft M/L Of W377.6Ft M/L Of S150 Ft Of Nw1/4 Of

Sw1/4 Of Sw1/4 Less S25ft
Property Address:
Folio No. 3021340000130

Gilman Holdings Inc
PO Box 144366
Coral Gables, FL 33114-4366

34 52 41 .15 Ac Beg 473.86Ft E Of X Of C/L 27 Ave & S Line L R Canal Th

E50ft S130ft W50ft N To POB
Property Address:
Folio No. 3021340000140

Gene G Thomas
3230 NE 6th St
Pompano Beach, FL 33062-4746

34 52 41 .22 Ac Beg 179.03Ft S & 243.36Ft E Of X Of C/L 27 Ave &
S/L Lr Canal Th S123.4Ft E135ft N123.4Ft W To POB Less E60ft
Property Address: 2644 106 St NW
Folio No. 3021340000150

Rosa Mae Goodman
2644 NW 106th St
Miami, FL 33147-1257

34 52 41 .41 Ac Beg 285Ft E Of X Of C/L Of 27 Ave & S/L L R Canal Th
S129Ft E138ft N129.86Ft W To POB
Property Address: 2645 106 St NW
Folio No. 3021340000160

Lomia & Robert E Jones Jr
555 NW 118th St
Miami, FL 33168-3424

34 52 41 .22 Ac Beg 523.26Ft M/L E Of C/L 27 Ave On S/L L R
Canal S130.3Ft E75ft N 130.3Ft W To POB
Property Address: 2615 106 St NW
Folio No. 3021340000170

Andrew Powanall
2615 NW 106th St
Miami, FL 33147-1256

34 52 41 .14 Ac Beg 432.43Ft S & 377.6Ft E Of X Of C/L 27 Ave
& S/L Lr Canal Th N130ft E45ft S130ft W To POB
Property Address:
Folio No. 3021340000200

Miami Dade County Isd Re Mgmt
111 NW 1st St Ste 2460
Miami, FL 33128-1929

34 52 41 .28 Ac E95ft Of W145ft Of N129.03Ft Of S457.43Ft Of Nw1/4
Of SW1/4 Of SW 1/4 & Strip Lyg N & Adj To Per Db 2135-23 Less Rd
Property Address:
Folio No. 3021340000210

Emilia & Francisco Duarte
3675 NW 103rd St
Miami, FL 33147-1547

34 52 41 .16 Ac Beg 179.03Fts & 318.36Ft M/L E Of S/L Canal &
C/L 27 Ave S123.4Ft E60ft N123.4Ft W60ft To POB
Property Address: 2642 106 St NW
Folio No. 3021340000220

Jose A Gonzalez
2642 NW 106th St
Miami, FL 33147-1257

34 52 41 .15 Ac Beg 129.25Ft S Of 235Ft E Of X Of C/L 27 Ave &
S/L Lr Canal Th E50ft N129.22Ft W50ft S To POB
Property Address: 2653 106 St NW
Folio No. 3021340000230

Francisco Duarte & W Emilia
3677 NW 103rd St
Miami, FL 33147-1547

34 52 41 Pt Of Nw1/4 Of Sw1/4 Of Sw1/4 Beg 129.25Fts & 145Fte Of X
Of S/L Little River Canal & C/L NW 27 Ave N129.25Ft E Alg S/L Of Canal 90Ft
Property Address: 2661 106 St NW
Folio No. 3021340000240

Emilia & Francisco Duarte
3675 NW 103rd St
Miami, FL 33147-1547

34 52 41 .590 Ac M/L Beg 50Fte & 20Ftn Of SW Cor Of Nw1/4 Of Sw1/4
Of SW1/4 Th N156.7Ft E85ft S30ft E97.88Ft S126.7Ft W182.60Ft To POB -
Property Address: 10535 27 Ave NW
Folio No. 3021340000250

Veda B Paul
6742 NW 6th Ave
Miami, FL 33150-4104

34 52 41 .15 Ac E50ft Of W473.26Ft Of N129.94Ft Of S458.34Ft Of Nw1/4
Of Sw1/4 Of Sw1/4 S Of Canal As Per Db 2226-460
Property Address: 2621 106 St NW
Folio No. 3021340000270

Julio Recinos & Marda Coronel
2621 NW 106th St
Miami, FL 33147-1256

34 52 41 .22 Ac Beg 598.40Ft M/L E Of C/L 27 Ave On S/L Of L R Canal
S130.3Ft E75 Ft N130.3Ft W To POB
Property Address: 2501 106 St NW
Folio No. 3021340000280

Ronald J Henry
2501 NW 106th St
Miami, FL 33147-1254

34 52 41 .37 Ac Beg 432.43Ft S & 232.6Ft E Of X Of C/L 27 Ave &
S/L Lr Canal Th N130ft E125ft S130ft W To POB
Property Address: 2601 105 St NW
Folio No. 3021340000290

Linx At Normandy Isle LLC
9310 SW 71st Ave
Miami, FL 33156-3027

34 52 41 .19 Ac Beg 179.25Fts & 468.36Fte Of X Of C/L 27 Ave &
S/L Lr Canal Th S 123.4Ft E67.5Ft N123.4Ft W To POB -
Property Address: 2620 106 St NW
Folio No. 3021340000310

Erasmio Acevedo
2620 NW 106th St
Miami, FL 33147-1257

34 52 41 .13 Ac Beg 432.43Fts & 422.6Fte Of X Of C/L 27 Ave &
S/L Lr Canal Th N130ft E45ft S130ft W45ft To POB
Property Address: 2537 105 St NW
Folio No. 3021340000330

Yadira Sevilla
2537 NW 105th St
Miami, FL 33147-1278

34 52 41 .19 Ac Beg 179.25Fts & 535.86Fte Of X Of C/L 27 Ave
& S/L Lr Canal Th S123.4Ft E67.5Ft N123.4Ft W To POB
Property Address: 2610 106 St NW
Folio No. 3021340000350

Miami Dade County Oced
701 NW 1st Ct Fl 14th
Miami, FL 33136-3924

34 52 41 Por Nw1/4 Of Sw1/4 Of Sw1/4 Desc Beg 179.25Ft S
& 135Ft E Of X Of C/L 27 Ave & S/L Lr Canal Th E98.36Ft Th S126.70Ft
W97.98Ft N126.70Ft
Property Address: 2670 106 St NW
Folio No. 3021340000360

Joyce Barrett
1505 NW 180th Ter
Miami, FL 33169-4137

34 52 41 .03 Ac Beg 179.25Fts & 233.36Fte Of X Of C/L Of 27 Ave &
S/L Of L R Canal S123.4Ft E10ft N123.4Ft W To POB
Property Address:
Folio No. 3021340000380

Miami Dade County Public Works
111 NW 1st St Ste 1610
Miami, FL 33128-1919

Golf Park Sec 2 PB 23-46 Lot 29 Blk 74 & 8Ft Alley Lyg S & Adj Closed
PeR R-942-88
Property Address:
Folio No. 3021340010030

Alexander Olmo
2630 NW 119th St
Miami, FL 33167-2664

Golf Park Sec 2 PB 23-46 Lot 30 Blk 74 & 8Ft Alley Lyg S & Adj Closed
Property Address:
Folio No. 3021340010040

Alexander Olmo
2630 NW 119th St
Miami, FL 33167-2664

Golf Park Sec 2 PB 23-46 Lot 34 Blk 74 & 8Ft Alley Lyg S & Adj Closed
Property Address:
Folio No. 3021340010050

Ackerley Realty Inc
5800 NW 77th Ct
Miami, FL 33166-3509

Golf Park Sec 2 PB 23-46 Lot 35 Blk 74 & 8Ft Alley Lyg S & Adj Closed
Property Address:
Folio No. 3021340010060

Ackerley Realty Inc
5800 NW 77th Ct
Miami, FL 33166-3509

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 1 Less W5ft Blk 75 & N25ft Of TR A
Less W5ft Adj Grapeland Blvd Of PB 34-36 Golf Park Sec 2 Rev
Property Address: 11795 27 Ave NW
Folio No. 3021340010070

Morris Watson Pamela Watson
11795 NW 27th Ave
Miami, FL 33167-2605

Golf Park Sec 2 PB 23-46 Lots 3 & 4 Less W5ft For St Blk 76
Property Address:
Folio No. 3021340010130

Family Dollar Stores Of Fla Inc
10301 Monroe Rd
Matthews, NC 28105-5448

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 1 Less W5ft Blk 77
Property Address:
Folio No. 3021340010150

N & I Holdings And Invest Inc Trs
831 N Venetian Dr
Miami Beach, FL 33139-1012

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 12 Blk 77
Property Address: 2635 115 St NW
Folio No. 3021340010160

Federal National Mortgage Assn
C/O Wells Fargo Home Mtg
4680 Hallmark Pkwy
San Bernardino, CA 92407-1816

Golf Park Sec 2 PB 23-46 Lot 16 Blk 78
Property Address: 11400 Golf Dr W
Folio No. 3021340010200

Henry Fuller & W Mary Bell
11400 W Golf Dr
Miami, FL 33167-3461

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 18 Blk 79
Property Address: 2590 114 St NW
Folio No. 3021340010210

Diane J Marc
2590 NW 114th St
Miami, FL 33167-3454

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 1 Less W5ft Blk 81
Property Address:
Folio No. 3021340010220

Kevko Oil Inc
11145 NW 27th Ave
Miami, FL 33167-3413

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 10 Less W5ft Blk 81
Property Address:
Folio No. 3021340010230

Rene Borunet & W Martha
2615 NW 111th St
Miami, FL 33167-3446

Golf Park Sec 2 PB 23-46 Lot 17 Blk 81
Property Address: 11100 25 Ave NW
Folio No. 3021340010240

Craig W Storr
11100 NW 25th Ave
Miami, FL 33167-3434

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 21 Blk 81
Property Address: 2500 112 St NW
Folio No. 3021340010250

Est Of Claretha Barry
2500 NW 112th St
Miami, FL 33167-3450

Golf Park Sec 2 PB 23-46 Lot 1 Blk 86
Property Address: 10931 26 Ave NW
Folio No. 3021340010280

Andrea Williams
10931 NW 26th Ave
Miami, FL 33167-3436

33-34 52 41 Golf Park Sec 2 PB 23-46 Lots 4 & 5 Less W86.4Ft Blk 86

Property Address: 10900 Golf Dr W
Folio No. 3021340010290

George A Dawkins &
Mercedes A Dawkins
10900 W Golf Dr
Miami, FL 33167-3456

33-34 52 41 Golf Park Sec 2 PB 23-46 W86.4Ft Of Lots 4 & 5 Blk 86

Property Address: 10901 26 Ave NW
Folio No. 3021340010300

Sara Juul Est Of
10901 NW 26th Ave
Miami, FL 33167-3436

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 8 Blk 86

Property Address: 10830 Golf Dr W
Folio No. 3021340010310

Moises Jimenez Ana M Evangelista
10830 W Golf Dr
Miami, FL 33167-3455

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 9 Less W101.60Ft Blk 86

Property Address: 10820 Golf Dr W
Folio No. 3021340010320

Cecelia Wilson
10820 W Golf Dr
Miami, FL 33167-3455

33-34 52 41 Golf Park Sec 2 PB 23-46 W101.60Ft Of Lot 9 Blk 86

Property Address: 10815 26 Ave NW
Folio No. 3021340010321

Sandi Tokoa Bush
10815 NW 26th Ave
Miami, FL 33167-3462

Golf Park Sec 2 PB 23-46 Lot 14 Blk 87

Property Address: 2615 107 St NW
Folio No. 3021340010330

Paula A Purdy
2615 NW 107th St
Miami, FL 33167-3425

Golf Park Sec 2 PB 23-46 Lot 21 Blk 87

Property Address: 10700 25 Ave NW
Folio No. 3021340010340

Evelyn Alicea Jimenez
10700 NW 25th Ave
Miami, FL 33167-3404

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 24 Blk 87

Property Address: 2520 108 St NW
Folio No. 3021340010350

Benita Pierre & Roselyne Marc
2520 NW 108th St
Miami, FL 33167-3440

33-34 52 41 Golf Park Sec 2 PB 23-46 Lot 26 Blk 87

Property Address: 2550 108 St NW
Folio No. 3021340010360

John L Cutliff & W Debbie
2550 NW 108th St
Miami, FL 33167-3440

27-34 52 41 74.47 Ac Golf Park Sec 2 PB 23-46 Golf Course As

Outlined OnPlat & Designated As Not Part Of Plat Less U/R Plat Of Westview
Property Address: 11700 Golf Dr E
Folio No. 3021340010620

Rosal Westview LLC
1666 Kennedy Causeway #505
Miami, FL 33141

33-34 52 41 .33 Ac Golf Park Sec 2 Rev PB 34-36 Tract A Less W5ft For

BLK 74 Rd & W1/2 Of Alley Adj Thereto
Property Address: 11895 27 Ave NW
Folio No. 3021340020010

Hugh Bryan
5921 SW 164th Ter
Fort Lauderdale, FL 33331-1346

Golf Park Sec 2 Rev PB 34-36 Tract B Blk 74 & 8Ft Alley Lyg W & Adj

ClosEd Per R-116-67 & 8Ft Alley Lyg S & Adj Closed Per R-942-88
Property Address:
Folio No. 3021340020020

Hugh Bryan
5921 SW 164th Ter
Fort Lauderdale, FL 33331-1346

Golf Park Sec 2 Rev PB 34-36 Tr C Blk 74 & 8Ft Alley Lyg S & Adj
ClosedPer R-942-88)
Property Address:
Folio No. 3021340020030

Hugh Bryan
6890 Pinehurst Dr
Hialeah, FL 33015-2304

Golf Park Sec 2 Rev PB 34-36 Tract D Blk 74 & 8Ft Alley Lyg S & Adj
Property Address: 2630 119 St NW
Folio No. 3021340020040

Alexander Olmo
2630 NW 119th St
Miami, FL 33167-2664

Golf Park Sec 2 Rev PB 34-36 Tract E Blk 74 & 8Ft Alley Lyg S & Adj
Property Address: 2610 119 St NW
Folio No. 3021340020050

North Miami Open Bible Tabernacle
2610 NW 119th St
Miami, FL 33167-2664

Golf Park Sec 2 PB 34-36 E75ft Of W300ft Of Tr F Blk 74 & 8Ft Alley LygN & Adj
Property Address: 2535 118 St NW
Folio No. 3021340020060

Open Bible Community Church Of Nm
2610 NW 119th St
Miami, FL 33167-2664

Golf Park Sec 2 Rev PB 34-36 E75ft Of W225ft Of Tr F Blk 74 & 8Ft Alley
Property Address: 2545 118 St NW
Folio No. 3021340020061

Open Bible Community
Church Of North Miami Inc
2610 NW 119th St
Miami, FL 33167-2664

Golf Park Sec 2 Rev PB 34-36 E75ft Of W150ft Of Tr F Blk 74 & 8Ft Alley
Property Address:
Folio No. 3021340020070

Open Bible Community Church
2610 NW 119th St
Miami, FL 33167-2664

Golf Park Sec 2 Rev PB 34-36 W75ft Of Tr F Blk 74 & 8Ft Alley Lyg N & Adj
Property Address:
Folio No. 3021340020071

Open Bible Community Church
2610 NW 119th St
Miami, FL 33167-2664

Golf Park Sec 2 Rev PB 34-36 E156.2Ft Of Tr F Blk 74 & 8Ft Alley Lyg N & Adj
Property Address: 2610 119 St NW
Folio No. 3021340020080

North Miami Open Bible Tabernacle
2610 NW 119th St
Miami, FL 33167-2664

33-34 52 41 .37 Ac Golf Pk Sec 2 Rev PB 34-36 Tr G Blk 74

Property Address: 11805 27 Ave NW
Folio No. 3021340020090

Floripe Brown Jtrs Migdalia Cox Jtrs
Carlos J Brown Jr Jtrs
17820 NW 14th Ave
Miami, FL 33169-4176

33-34 52 41 .07 Ac Golf Park Sec 2 Rev PB 34-36 Tr A Less W5ft Adjoining
Grapeland Blvd Less N175ft Aka Lots 9 & 10 Blk 75
Property Address:
Folio No. 3021340020100

Eller Media Company
5800 NW 77th Ct
Miami, FL 33166-3509

33 34 41 .45 Ac Golf Park Sec 2 Rev PB 34-36 S150ft Of N175ft Tr A
LessW5ft Adjoining Grapeland Blvd A/K/A Lots 3 To 8 Inc Blk 75.
Property Address: 11765 27th Ave NW
Folio No. 3021340020120

Bsw Dev Corp
4294 SW 131st Ave
Fort Lauderdale, FL 33330-4732

33-34 52 41 .18 Ac Golf Park Sec 2 Rev PB 34-36 Tract A Less W5ft Blk 76
A/K/A Lots 1 & 2 Blk 76 PB 23-46
Property Address:
Folio No. 3021340020160

Family Dollar Stores Of Fla Inc
10301 Monroe Rd
Matthews, NC 28105-5448

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 N75ft Of Tr F Less W5 Ft For Rd
Property Address:
Folio No. 3021340020210

Family Dollar Stores Of Fla Inc
10301 Monroe Rd
Matthews, NC 28105-5448

Golf Park Sec 2 Rev PB 34-36 S75ft Of Tr F Less W5ft For Rd Blk 76
Aka LOts 8 To 10 Inc Blk 76 PB 23-46

Property Address:
Folio No. 3021340020211

The Related Companies Of Fla Inc
C/O The Related Group
315 S. Biscayne Blvd 3rd Floor
Miami, FL 33131

Golf Park Sec 2 Rev PB 34-36 N50ft Tr A Less St Blk 77 Aka Lots 2 & 3
Property Address: 11537 27 Ave NW
Folio No. 3021340020220

N & I Holdings And Invest Inc Trs
831 N Venetian Dr
Miami Beach, FL 33139-1012

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 S100ft Of N150ft Tr A Less St
Property Address: 11525 27 Ave NW
Folio No. 3021340020222

Kenwin Seepersad
17840 Mytle Lake Dr
Miami, FL 33055

Golf Park Sec 2 Rev PB 34-36 S85.340Ft Of Tr A Less W5ft ForSt Blk 77
Property Address: 11501 27 Ave NW
Folio No. 3021340020230

Hugh M Bryan
5921 SW 164th Ter
Fort Lauderdale, FL 33331-1346

33-34 52 41 .15 Ac Golf Park Sec 2 Rev PB 34-36 Tract F Blk 77
Property Address: 2655 115 St NW
Folio No. 3021340020320

Rosalia Nunez Caridad Fraga
2655 NW 115th St
Miami, FL 33167-2663

Golf Park Sec 2 Rev PB 34-36 N25ft Of S135.34Ft Tr A Less W5Ft For St Blk 78
Property Address: 11491 27 Ave NW
Folio No. 3021340020330

John Velez & W Jackeline Velez
18553 SW 41st St
Hollywood, FL 33029-2779

Golf Park Sec 2 Rev PB 34-36 S25ft Of N135.34Ft Tr A Less W5Ft For St Blk 78
Property Address:
Folio No. 3021340020350

John Velez & W Jackeline Velez
18553 SW 41st St
Hollywood, FL 33029-2779

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 S110.34Ft Of Tr A Less W5ft ForR/W
Property Address: 11401 27 Ave NW
Folio No. 3021340020360

Tuckers Liquors & Lounge Inc
11401 NW 27th Ave
Miami, FL 33167-3419

Golf Park Sec 2 Rev PB 34-36 N110.34Ft Of Tr A Less W5ft ForSt Blk 78
Property Address:
Folio No. 3021340020370

John Velez & W Jackeline Velez
18553 SW 41st St
Hollywood, FL 33029-2779

Golf Park Sec 2 Rev PB 34-36 W75ft Of Tr B Blk 78

Property Address: 2630 115 St NW
Folio No. 3021340020380

Yeranis Bergel Alexander Sancho
Regla Del Pino
2630 NW 115th St
Miami, FL 33167-2662

Golf Park Sec 2 Rev PB 34-36 W75ft Of E175ft Tract B Blk 78
Property Address: 2600 115 St NW
Folio No. 3021340020390

Digna Reynoso
2600 NW 115th St
Miami, FL 33167-2662

33-34 52 41 .30 Ac Golf Park Sec 2 Rev PB 34-36 E100ft Tr B Blk 78
Property Address: 2550 115 St NW
Folio No. 3021340020410

S B Grant Jr & L S Williams
2550 NW 115th St
Miami, FL 33167-2614

34 52 41 Golf Park Sec 2 Rev PB 34-36 W106.21Ft Of N85ft Of Tr C Blk 78
Property Address:
Folio No. 3021340020420

Lynda V Harris
5783 NW 151st St
Hialeah, FL 33014-2490

34 52 41 Golf Park Sec 2 Rev PB 34-36 Tr C Less S75ft & Less W106.21Ft Blk 78
Property Address:
Folio No. 3021340020425

Lynda V Harris
5783 NW 151st St
Hialeah, FL 33014-2490

33-34 52 41 .18 Ac M/L Golf Park Sec 2 Rev PB 34-36 S75ft Of Tr C Blk 78
Aka Lots 17 & 18 Per PB 23-46
Property Address: 11450 Golf Dr W
Folio No. 3021340020430

Andre Miguel
11450 W Golf Dr
Miami, FL 33167-3461

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 W75ft Of Tr D Blk 78 /Aka Lot 11
& W1/2 Lot 12 Blk 78 PB 23-46/
Property Address: 2615 114 St NW
Folio No. 3021340020440

Rose Fickling
2615 NW 114th St
Miami, FL 33167-3453

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 E80ft Of W155ft Of Tr D Blk 78
/Aka E1/2 Lot 12 All Lot 13 & W5ft Of Lot 14 Blk 78 PB 23-46

Property Address: 2601 114 St NW
Folio No. 3021340020441

Raul D Lopez & Nelci Y Lopez
& W Edna A Solis
2601 NW 114th St
Miami, FL 33167-3453

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 Tr D Less W155ft Blk 78
/Aka Lot 14 Less W5ft & All Lot 15 Blk 78 PB 23-46
Property Address: 2545 114 St NW
Folio No. 3021340020442

Walter Solis
2545 NW 114th St
Miami, FL 33167-3453

Golf Park Sec 2 Rev PB 34-36 Tract A Less S170ft & Less W5ft Blk 79
Property Address: 11391 27 Ave NW
Folio No. 3021340020450

B C A & Associates Inc
15600 NE 14th Ave
North Miami Beach, FL 33162-5559

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 S170ft Of Tract A Less W5ft Blk 79
Property Address: 11301 27 Ave NW
Folio No. 3021340020451

Vrg Properties Company
1 Valero Way
San Antonio, TX 78249-1616

Golf Park Sec 2 Rev PB 34-36 W1/2 Of Tract B Blk 79 /Aka W1/2 Lot 20 &
All Lot 21
Property Address: 2630 114 St NW
Folio No. 3021340020460

Dora M Garcia & H Pedro P Garcia
2630 NW 114th St
Miami, FL 33167-3454

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 E1/2 Of Tract B Blk 79
/Aka Lot19 & E1/2 Of Lot 20
Property Address: 2620 114 St NW
Folio No. 3021340020470

Celita E Wright
2620 NW 114th St
Miami, FL 33167-3454

Or 11200-1432 0881 6 Golf Park Sec 2 Rev PB 34-36 N90ft Of Tr C Blk 79
Property Address: 11310 Golf Dr W
Folio No. 3021340020480

Kim Royal
11310 W Golf Dr
Miami, FL 33167-3460

33-34 52 41 .21 Ac Golf Park Sec 2 Rev PB 34-36 W75ft Less N90ft Of Tr C
Blk 79 -
Property Address: 2525 113 St NW
Folio No. 3021340020481

Yanin Marquez
2525 NW 113th St
Miami, FL 33167-3451

33-34 52 41 .20 Ac Golf Park Sec 2 Rev PB 34-36 Tr C Less N90ft & W75ftBlk 79
Property Address: 11300 Golf Dr W
Folio No. 3021340020482

Howard Chenet
11300 W Golf Dr
Miami, FL 33167-3460

33-34 52 41 .23 Ac Golf Park Sec 2 Rev PB 34-36 E75ft Of Tr D Blk 79
Property Address: 2601 113 St NW
Folio No. 3021340020490

Esteban Montanez
2601 NW 113th St
Miami, FL 33167-3451

33-34 52 41 .23 Ac Golf Park Sec 2 Rev PB 34-36 Tr D Less E75ft Blk 79
Property Address: 2615 113 St NW
Folio No. 3021340020491

Tahamood Ali & W Mavis
2615 NW 113th St
Miami, FL 33167-3451

33-34 52 41 .31 Ac Golf Park Sec 2 Rev PB 34-36 N110.34Ft Of Tract A
LesS W5ft Blk 80
Property Address: 11275 27 Ave NW
Folio No. 3021340020500

Keith Thorpe
11275 NW 27th Ave
Miami, FL 33167-3415

33-34 52 41 .46 Ac Golf Park Sec 2 Rev PB 34-36 S160.34Ft Of Tract A
LesS W5ft Blk 80
Property Address: 11249 27 Ave NW
Folio No. 3021340020510

Emmanuel Imana
11510 W Biscayne Canal Rd
Miami, FL 33161-6666

33-34 52 41 .15 Ac Golf Park Sec 2 Rev PB 34-36 W50ft Of Tr B Blk 80
Property Address: 2670 113 St NW
Folio No. 3021340020511

Morris Johnson
1040 NW 57th St
Miami, FL 33127-1306

Golf Park Sec 2 Rev PB 34-36 E75ft Tr B Blk 80 Aka Lot 22 & E1/2 Of
Lot23 & W6ft Of Alley Lyg E & Adj Closed Per R-1357-97
Property Address: 2600 113 St NW
Folio No. 3021340020520

Janice Y Hall
2600 NW 113th St
Miami, FL 33167-3452

Golf Park Sec 2 Rev PB 34-36 W75ft Of E150ft Tr B Blk 80 Aka Lot 24 & W1/2
Lot 23
Property Address: 2660 113 St NW
Folio No. 3021340020521

Dwayne N Pratt
2660 NW 113th St
Miami, FL 33167-3452

Golf Park Sec 2 Rev PB 34-36 E50ft Of W150ft Tr D Blk 80 Aka Lot 13
Property Address: 2601 112 St NW
Folio No. 3021340020540

Edith L Santiago
2601 NW 112th St
Miami, FL 33167-3449

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 W75ft Of E150ft Of Tr D Blk 80
/Fka Lot 14 & W1/2 Lot 15 Blk 80 PB 23-46
Property Address: 2585 112 St NW
Folio No. 3021340020541

Rigoberto Benitez & W Lazara M
2585 NW 112th St
Miami, FL 33167-3449

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 E75ft Of Tr D Blk 80 /Fna Lot 16 &
E1/2 Lot 15 Blk 80 Per PB 23-46
Property Address: Confidential, #**
Folio No. 3021340020542

Confidential

33-34 52 41 .30 Ac Golf Park Sec 2 Rev PB 34-36 W100ft Of Tract D Blk 80
Property Address: 2635 112 St NW
Folio No. 3021340020550

Jc Ellington Jr & W Marie G
2635 NW 112th St
Miami, FL 33167-3449

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 S50ft Tr A Less W5ft For St Blk81
Aka Lots 8 & 9
Property Address: 11101 27 Ave NW
Folio No. 3021340020560

Rene Borunet & W Martha
2615 NW 111th St
Miami, FL 33167-3446

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 N150ft Tr A Less W5ft For St BLK 81
Aka Lots 2 Thru 7
Property Address: 11145 27 Ave NW
Folio No. 3021340020561

Kevko Oil Inc
11145 NW 27th Ave
Miami, FL 33167-3413

33-34 52 41 .22 Ac Golf Park Sec 2 Rev PB 36-36 E75ft Of Tr B Blk 81
Aka Lot 22 & E1/2 Lot 23 Blk 81 Per PB 23-46
Property Address: 2530 112 St NW
Folio No. 3021340020570

Bernadette Marc
2530 NW 112th St
Miami, FL 33167-3450

33-34 52 41 .22 Ac Golf Park Sec 2 Rev PB 34-36 W75ft Of E150ft Of Tr B
Blk 81 /Aka Lot 24 & W1/2 Lot 23 Blk 81 PB 23-46
Property Address: 2540 112 St NW
Folio No. 3021340020571

Josiah H Lawkin
2540 NW 112th St
Miami, FL 33167-3450

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 E1/2 Of W1/2 Tr B Blk 81
Property Address: 2600 112 St NW
Folio No. 3021340020572

Frances De La O
2600 NW 112th St
Miami, FL 33167-3406

Golf Park Sec 2 Rev PB 34-36 W1/4 Tr B Blk 81 Aka Lot 27 & W1/2 Lot 26
Blk 81 Per PB 23-46
Property Address: 2620 112 St NW
Folio No. 3021340020573

Josleny Lee Etal
2620 NW 112th St
Miami, FL 33167-3406

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 S100ft Of Tract C Blk 81
Property Address: 11140 25 Ave NW
Folio No. 3021340020580

Vanessa Washington
11140 NW 25th Ave
Miami, FL 33167-3434

33-34 52 41 .25 Ac Golf Park Sec 2 Rev PB 34-36 N50ft Of Tr C Blk 81
Aka Lot 20 Blk 81 PB 23-46
Property Address: 11160 25 Ave NW
Folio No. 3021340020581

Broderick Veal
16331 NW 17th Ct
Pembroke Pines, FL 33028-1727

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 W1/4 Of Tr D Blk 81
/Aka Lot 11 & W1/2 Lot 12 Blk 81 Per PB 23-46
Property Address: 2615 111 St NW
Folio No. 3021340020600

Rene Borunet
2615 NW 111th St
Miami, FL 33167-3446

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 E1/2 Of W1/2 Tr D Blk 81
/Aka Lot 13 & E1/2 Lot 12 Blk 81 Per PB 23-46 / -
Property Address: 2601 111 St NW
Folio No. 3021340020601

Glen Q George & W Marlene P
2601 NW 111th St
Miami, FL 33167-3446

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 W1/2 Of E1/2 Tr D Blk 81
/Aka Lot 14 & W1/2 Lot 15 Blk 81 Per PB 23-46 -
Property Address: 2541 111 St NW
Folio No. 3021340020602

Gerard R Toussaint
2541 NW 111th St
Miami, FL 33167-3446

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 E1/4 Of Tr D Blk 81
/Aka Lot 16 & E1/2 Lot 15 Blk 81 Per PB 23-46
Property Address: 2531 111 St NW
Folio No. 3021340020603

Ricardo E Edwards
14810 NW 11th Ct
Miami, FL 33168-2012

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 S25ft Of Tr A Less W5ft For St/
Aka Lot 11/ Blk 84 & Lot 12 Less W5ft Blk 84 Per PB 23-46
Property Address: 11011 27 Ave NW
Folio No. 3021340020690

11011 N W 27th Ave LLC
11011 NW 27th Ave
Miami, FL 33167-3411

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 S50ft Of N175ft Of Tr A
Aka Lots 6 & 7 Blk 84
Property Address: 11035 27 Ave NW
Folio No. 3021340020700

Bruce Chesney & W Joyce
11035 NW 27th Ave
Miami, FL 33167-3411

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 S75ft Of N250ft Of Tr A Less
W5ft For St Blk 84 /Aka Lots 8 To 10 Inc
Property Address: 11021 27 Ave NW
Folio No. 3021340020701

Eddy Casamayor
9974 NW 28th Ter
Miami, FL 33172-1336

33-34 52 41 .37 Ac Golf Park Sec 2 Rev PB 34-36 N125ft Of Tract A
Less W5ft For Road Blk 84
Property Address: 11095 27 Ave NW
Folio No. 3021340020710

Bruce Chesney & W Joyce
11035 NW 27th Ave
Miami, FL 33167-3411

33-34 52 41 .27 Ac Golf Park Sec 2 Rev PB 34-36 E75ft Of W150ft Of
Tr B34-36 A/K As Lot 28 & E1/2 Lot 29 Blk 84 PB 23-46
Property Address: 2600 111 St NW
Folio No. 3021340020720

Ana Maria Consiglio
2600 NW 111th St
Miami, FL 33167-3400

33-34 52 41 .27 Ac Golf Park Sec 2 Rev PB 34-36 W75ft Of Tr B
PB 34-36 A/K/A Lot 30 & W1/2 Lot 29 Blk 84 PB 23-46
Property Address: 2620 111 St NW
Folio No. 3021340020721

Lazara Iglesias & H Victor E
2620 NW 111th St
Miami, FL 33167-3400

33-34 52 41 .22 Ac Golf Park Sec 2 Rev PB 34-36 E150ft Of Tr B
Less W75ft Blk 84
Property Address: 2530 111 St NW
Folio No. 3021340020730

Thomas Henry Shuler Jr
2530 NW 111th St
Miami, FL 33167-3447

33-34 52 41 .22 Ac Golf Park Sec 2 Rev PB 34-36 W75ft Of E150ft Tract B
Blk 84
Property Address: 2540 111 St NW
Folio No. 3021340020740

Debra D Johnson
2540 NW 111th St
Miami, FL 33167-3447

33-34 52 41 .18 Ac Golf Park Sec 2 Rev PB 34-36 S99ft Of E78ft Tr C Blk84
Aka Lots 19 & 20 Blk 84
Property Address: 11000 25 Ave NW
Folio No. 3021340020750

Anthony Ashton
720 Lenox Ave Apt 8G
New York, NY 10039-4412

33-34 52 41 .14 Ac Golf Park Sec 2 Rev PB 34-36 S98ft Of W60ft Tr C Blk84
Fka W60ft Of Lots 19 & 20
Property Address: 2525 110 St NW
Folio No. 3021340020751

Dorothy & Early McWilliams
2525 NW 110th St
Miami, FL 33167-3466

33-34 52 41 .30 Ac Golf Park Sec 2 Rev PB 34-36 N96.95ft Of Tr C Blk 84
A/K/A Lots 23& 24 Blk 84
Property Address: 2500 111 St NW
Folio No. 3021340020760

Walter C Smith & W Hazel
2500 NW 111th St
Miami, FL 33167-3447

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 N49ft Of S147ft Of Tract C Blk84
/Aka Lot 21 PB 23-46
Property Address: 11030 25 Ave NW
Folio No. 3021340020770

Dolores Seguen
11030 NW 25th Ave
Miami, FL 33167-3432

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 N49ft Of N1/2 Of S196ft Of Tract C
/Aka Lot 22 PB 23-46/ Blk 84
Property Address: 11040 25 Ave NW
Folio No. 3021340020780

Walter C Smith & W Hazel
11040 NW 25th Ave
Miami, FL 33167-3432

33-34 52 41 .14 Ac Golf Park Sec 2 Rev PB 34-36 S50ft Of N140ft Tr A LesS
W5ft For St Blk 85
Property Address: 10935 27 Ave NW
Folio No. 3021340020790

Dornel Chen Sem &
Alfred Chen Sem Niki Paul Chen Sem
10935 NW 27th Ave
Miami, FL 33167-3409

Golf Park Sec 2 Rev PB 34-36 N90ft Of Tr A Less W5ft For St Blk 85
Aka LOTS 1 Thru 3 Blk 85 Per PB 23-46
Property Address: 10945 27 Ave NW
Folio No. 3021340020800

Donavan Lee
10817 NW 27th Ave
Miami, FL 33167-3407

Golf Park Sec 2 Rev PB 34-36 N240ft Of S390ft Of Tr A Less W5ft Blk 85
Property Address: 10815 27 Ave NW
Folio No. 3021340020810

Donovan Lee
10817 NW 27th Ave
Miami, FL 33167-3407

33-34 52 41 .43 Ac Golf Park Sec 2 Rev PB 34-36 S150ft Of Tr A Less
W5ftBlk 85
Property Address: 10801 27 Ave NW
Folio No. 3021340020811

Lazaro & Paulino Torres
10801 NW 27th Ave
Miami, FL 33167-3407

Golf Park Sec 2 Rev PB 34-36 S75ft Of Tr B Blk 85 Aka Lot 21 & S10ft
Lot22 Blk 85 PB 23-46
Property Address: 2605 108 St NW
Folio No. 3021340020820

Carla F Simons
2605 NW 108th St
Miami, FL 33167-3441

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 N75ft Of S150ft Of Tr B Blk 85
Aka N40ft Lot 22 & S35ft Lot 23 Blk 85 PB 23-46
Property Address: 10810 26 Ave NW
Folio No. 3021340020821

Bertram Hanna & W Olivia
10810 NW 26th Ave
Miami, FL 33167-3435

Golf Park Sec 2 Rev PB 34-36 S75ft Of N155ft Tr B Blk 85
Aka S35ft Lot 29 & N40ft Lot 28 Blk 85 PB 23-46
Property Address: 10930 26 Ave NW
Folio No. 3021340020822

Patricia D Wright
10930 NW 26th Ave
Miami, FL 33167-3437

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 N80ft Tr B Blk 85 Aka N15ft
Lot29 & All Lot 30 Blk 85 PB 23-46
Property Address: 2600 110 St NW
Folio No. 3021340020823

Ivery J Walker
2600 NW 110th St
Miami, FL 33167-3463

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 N75ft Of S225ft Of Tr B Blk 85
Aka N15ft Lot 23 & All Lot 24 & S10ft Lot 25 Blk 85 PB 23-46
Property Address: Confidential, #***
Folio No. 3021340020824

Confidential

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 N75ft Of S300ft Of Tr B Blk 85
Aka N40ft Lot 25 & S35ft Lot 26 Blk 85 PB 23-46
Property Address: 10900 26 Ave NW
Folio No. 3021340020825

Americian Pinnacle Inc Trs
15757 Pines Blvd # 242
Pembroke Pines, FL 33027-1207

Golf Park Sec 2 Rev PB 34-36 N75ft Of S375ft Of Tr B Blk 85 Aka N15ft
LoT 26 All Lot 27 & S10ft Lot 28 Blk 85 PB 23-46
Property Address: 10920 26 Ave NW
Folio No. 3021340020826

Walter J Williams & W Sharon
10920 NW 26th Ave
Miami, FL 33167-3437

33-34 52 41 .22 Ac Golf Park Sec 2 Rev PB 34-36 Tr A Less W91.37Ft
Blk 86 Aka Pts Lots 2 & 3 Blk 86
Property Address: 10920 Golf Dr W
Folio No. 3021340020830

Velma Mcneal
10920 W Golf Dr
Miami, FL 33167-3456

33-34 52 41 .21 Ac Golf Park Sec 2 Rev PB 34-36 W91.37Ft Of Tr A Blk 86
Aka W91.37Ft Lots 2 & 3 Blk 86
Property Address: 10921 26 Ave NW
Folio No. 3021340020831

Juan Mora
10921 NW 26th Ave
Miami, FL 33167-3436

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 W85.275Ft Of Tr B Blk 86
/Fka W85.275Ft Of Lots 6 & 7 Blk 86 Per PB 23-46
Property Address: 10845 26 Ave NW
Folio No. 3021340020840

Orgeline Smith
10845 NW 26th Ave
Miami, FL 33167-3462

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 Tr B Less W85.275Ft Blk 86
Fka Lots 6 & 7 Less W85.275Ft Blk 86 PB 23-46
Property Address: 10840 Golf Dr W
Folio No. 3021340020841

Acquelyn Mckinnon
10840 W Golf Dr
Miami, FL 33167-3455

33-34 52 41 .17 Ac Golf Park Sec 2 Rev PB 34-36 W125ft Of Tr C Blk 86
Property Address: 10801 26 Ave NW
Folio No. 3021340020850

Olivia Fisher
10801 NW 26th Ave
Miami, FL 33167-3462

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 Tr C Less W125ft Blk 86
Property Address: 2505 108 St NW
Folio No. 3021340020851

Ophilia Nicolas
2505 NW 108th St
Miami, FL 33167-3439

Golf Park Sec 2 Rev PB 34-36 That Part Of Tr A A/K/A Lots 1 Thru 8 Less
W5ft Blk 87 Per PB 23-46 & W75ft Of Tr B A/K/A W1/2 Of Lot 29 & All Lot
Property Address: 10775 27 Ave NW
Folio No. 3021340020860

Franchise Rlty Inst Corp Lessee
% Diego Mellians
PO Box 432720
Miami, FL 33243-2720

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 That Portion Of Tr A
/Aka Lots 9 To 12 Inc Less W5ft Blk 87
Property Address:
Folio No. 3021340020871

Franchise Realty Interstate Corp
% Diego Mellians
PO Box 43 2720
South Miami, FL 33243-2720

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 W75ft Of E125ft Of Tr B Blk 87
Aka Lot 28 & E1/2 Lot 29 Blk 87 PB 23-46
Property Address: 2620 108 St NW
Folio No. 3021340020880

Norberta Jimenez
2620 NW 108th St
Miami, FL 33167-3442

33 34 52 41 .18 Ac Golf Park Sec 2 Rev PB 34-36 E50ft Of Tract B Blk 87/
Aka Lot 27
Property Address: 2600 108 St NW
Folio No. 3021340020890

Andre Saint Felix Gdn
Jean Ednor Saint Felix Gdn
2600 NW 108th St
Miami, FL 33167-3442

33-34 52 41 .18 Ac Golf Park Sec 2 Rev PB 34-36 Tract C Blk 87
/Aka Lot 25 Blk 87 PB 23-46
Property Address: 2530 108 St NW
Folio No. 3021340020900

2530 Dorsey LLC
1835 NE Miami Gardens Dr # 193
Miami, FL 33179-5035

Golf Pk Sec 2 Rev PB 34-36 Tr D Less S75ft Blk 87 Aka Lots 22 & 23
Less S75ft Blk 87 PB 23-46
Property Address: 2500 108 St NW
Folio No. 3021340020910

Santhonax Wancourt
2500 NW 108th St
Miami, FL 33167-3440

Golf Pk Sec 2 Rev PB 34-36 S75ft Of Tr D Blk 87 Aka S75ft Lots 22 & 23
Blk 87 PB 23-46
Property Address: 10730 25 Ave NW
Folio No. 3021340020911

Arthur L Williams & W Lorraine
10730 NW 25th Ave
Miami, FL 33167-3404

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 W75ft Of Tr E Blk 87
Aka Lot 15& W1/2 Lot 16 Blk 87 PB 23-46
Property Address: 2551 107 St NW
Folio No. 3021340020920

Mary M Homy & Joseph S
PO Box 471312
Miami, FL 33247-1312

33-34 52 41 0.25 Ac Golf Park Sec 2 Rev PB 34-36 E75ft Of W150ft
Tr E Blk 87 Aka Lot 17 & E1/2 Lot 16 Blk 87 PB 23-46
Property Address: 2531 107 St NW
Folio No. 3021340020921

Juan M Acosta & Jose M
2531 NW 107th St
Miami, FL 33167-3423

33-34 52 41 0.25 Ac Golf Park Sec 2 Rev PB 34-36 W75ft Of E150ft Tr E
Blk 87 Aka Lot 18 & W1/2 Lot 19 Blk 87 PB 23-46
Property Address: 2525 107 St NW
Folio No. 3021340020922

Est Of Cynthia G Clark Cynthia A Rafi
746 NW 41st St
Miami, FL 33127-2741

33-34 52 41 Golf Park Sec 2 Rev PB 34-36 E75ft Of Tr E Blk 87
Aka E1/2 Lot 19 & All Lot 20 Blk 87 PB 23-46
Property Address: 2515 107 St NW
Folio No. 3021340020923

Susie Easterling
2515 NW 107th St
Miami, FL 33167-3423

33-34 52 41 .17 Ac Golf Park Sec 2 Rev PB 34-36 Tract F Blk 87
/Aka Lot 13 Blk 87 PB 23-46/
Property Address: 2625 107 St NW
Folio No. 3021340020930

John C Mc Clain Jr & W Bessie
2625 NW 107th St
Miami, FL 33167-3425

Acme Gulfair 1St Addn PB 44-57 Lot 1 Blk 1
Property Address: 10495 27 Ave NW
Folio No. 3021340120010

Rosa C Marin
1001 W 60th St
Hialeah, FL 33012-2300

Acme Gulfair 1St Addn PB 44-57 Lot 2 Blk 1
Property Address: 10477 27 Ave NW
Folio No. 3021340120020

Rosa C Marin
1001 W 60th St
Hialeah, FL 33012-2300

34-52-41 Acme Gulfair 1St Addn PB 44-57 Lot 3 Blk 1
Property Address: 2615 104 Ter NW
Folio No. 3021340120030

Vera Gardner
2615 NW 104th Ter
Miami, FL 33147-1244

Acme Gulfair 1St Addn PB 44-57 Lot 4 Blk 1
Property Address: 2601 104 Ter NW
Folio No. 3021340120040

Est Of Ramon J Guerra & Ada B Guerra
2601 NW 104th Ter
Miami, FL 33147-1244

34 52 41 Ethel Tract PB 69-58 Lot 1
Property Address: 2535 105 St NW
Folio No. 3021340150010

Hulkra LLC
1085 NW 127th Path
Miami, FL 33182-1831

34 52 41 Juldom Park PB 75-17 Lot 1
Property Address: 2645 110 St NW
Folio No. 3021340160010

Otis Mincy & W Mary L
2645 NW 110th St
Miami, FL 33167-3443

34 52 41 Juldom Park PB 75-17 Lot 2
Property Address: 2625 110 St NW
Folio No. 3021340160020

Frederick C Clifford Geneva Bethel
2625 NW 110th St
Miami, FL 33167-3443

34 52 41 Juldom Park PB 75-17 Lot 3
Property Address: 2605 110 St NW
Folio No. 3021340160030

Sidney White & W Millie
2605 NW 110th St
Miami, FL 33167-3443

34 52 41 Juldom Park PB 75-17 Lot 4
Property Address: 2575 110 St NW
Folio No. 3021340160040

Paul King & W Brenda
320 Randall Ct
Locust Grove, GA 30248-7028

34 52 41 11.43 Ac M/L PB 82-28 Golf Course Lake Apartments Tract A

Property Address: 2575 115 St NW
Folio No. 3021340170010

Trg Palm Lake Lp
Rainbow Housing Assist Corp
3120 W Carefree Hwy Ste 1 246
Phoenix, AZ 85086-3264

St Pierre Subdivision PB 90-77 Lot 1 Blk 1 & E6ft Of Alley Lyg W &
Adj Closed Per R-1357-97
Property Address: 2530 113 St NW
Folio No. 3021340180010

James A Lazier (II) & W Frankie
2530 NW 113th St
Miami, FL 33167-3452

St Pierre Subdivision PB 90-77 Lot 2 Blk 1
Property Address: 11210 Golf Dr W
Folio No. 3021340180020

Lillie M Fuller
PO Box 680623
Miami, FL 33168-0623

St Pierre Subdivision PB 90-77 Lot 3 Blk 1
Property Address: 2557 112 St NW
Folio No. 3021340180030

Willie J Smith
2557 NW 112th St
Miami, FL 33167-3449

St Pierre Subdivision PB 90-77 Lot 4 Blk 1
Property Address: 11200 Golf Dr W
Folio No. 3021340180040

Enid German & Gregory A Samms
11200 W Golf Dr
Miami, FL 33167-3459

February 12, 2014

Mr. Jorge Fernandez, Jr., Coordinator
Miami-Dade County Office of Management and Budget
Community Redevelopment and Municipal Services
111 NW 1st Street, 22nd Floor
Miami, FL 33128-19926

RE: City of Opa-Locka Proposed Annexation Area A
Areas Designated as Terminals

Dear Mr. Fernandez:

Thank you for meeting with me and clarifying the requirements of Section 20-3(6) *Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map ("terminals")*.

This Section requires that any municipality submitting a boundary change application, which has an area designated Terminal (Opa-Locka Airport) on the County's Adopted Land Use Plan Map located in or within ½ mile of the application area, respond to the following:

- a. The reason that any area designated terminals and areas located within one-half (½) mile surrounding any area designated terminals ("surrounding areas") should be annexed to the municipality;

Response: The City is in a position to provide the proposed annexation area with quality municipal services, better access to local government services without extraordinary additional resources. The City wishes to annex approximately 53.6 acres (0.08 square miles) which are contiguous to the City's current southwestern municipal boundary and south of the Opa-Locka Airport.

- b. The impact that annexation may have on the operation and future development of facilities within any area designated terminals and surrounding areas;

Response: Since the area designated Terminal is not part of this annexation application no impacts on the operation and future development is contemplated.

- c. The municipality's assessment of the present and future importance to the economy, job generation, and future development of the County and the region of any area designated terminals and surrounding areas proposed to be included in the area annexed;

Response: The area proposed for annexation is adjacent to the Opa-Locka Airport and is partially developed with warehouse uses that hold present and future importance in the economy of the region.

- d. Whether the land uses within areas designated terminals and surrounding areas are compatible with adjacent land uses within the annexing municipality; and

Response: The land uses within areas designated terminals and surrounding areas are compatible with adjacent land uses within the City of Opa-Locka.

- e. A proposed Interlocal Agreement with the County which would include provisions agreeing to the County's retention of master plan and regulatory control over any area designated terminals and surrounding areas, which shall set forth with specificity the limitations and conditions to be imposed on the municipality's jurisdiction of the area proposed for annexation.

Response: If the annexation application is successful the City of Opa-Locka acknowledges that as part of any Interlocal Agreement, negotiations shall take place to determine any limitations and conditions to be imposed on the municipality's jurisdiction of the area proposed for annexation.

I believe the above responses adequately address the requirements of Section 20-3(6) as they relate to Terminals on the Miami-Dade County Adopted Future Land Use Map.

Please contact me if any further information is needed.

Sincerely,



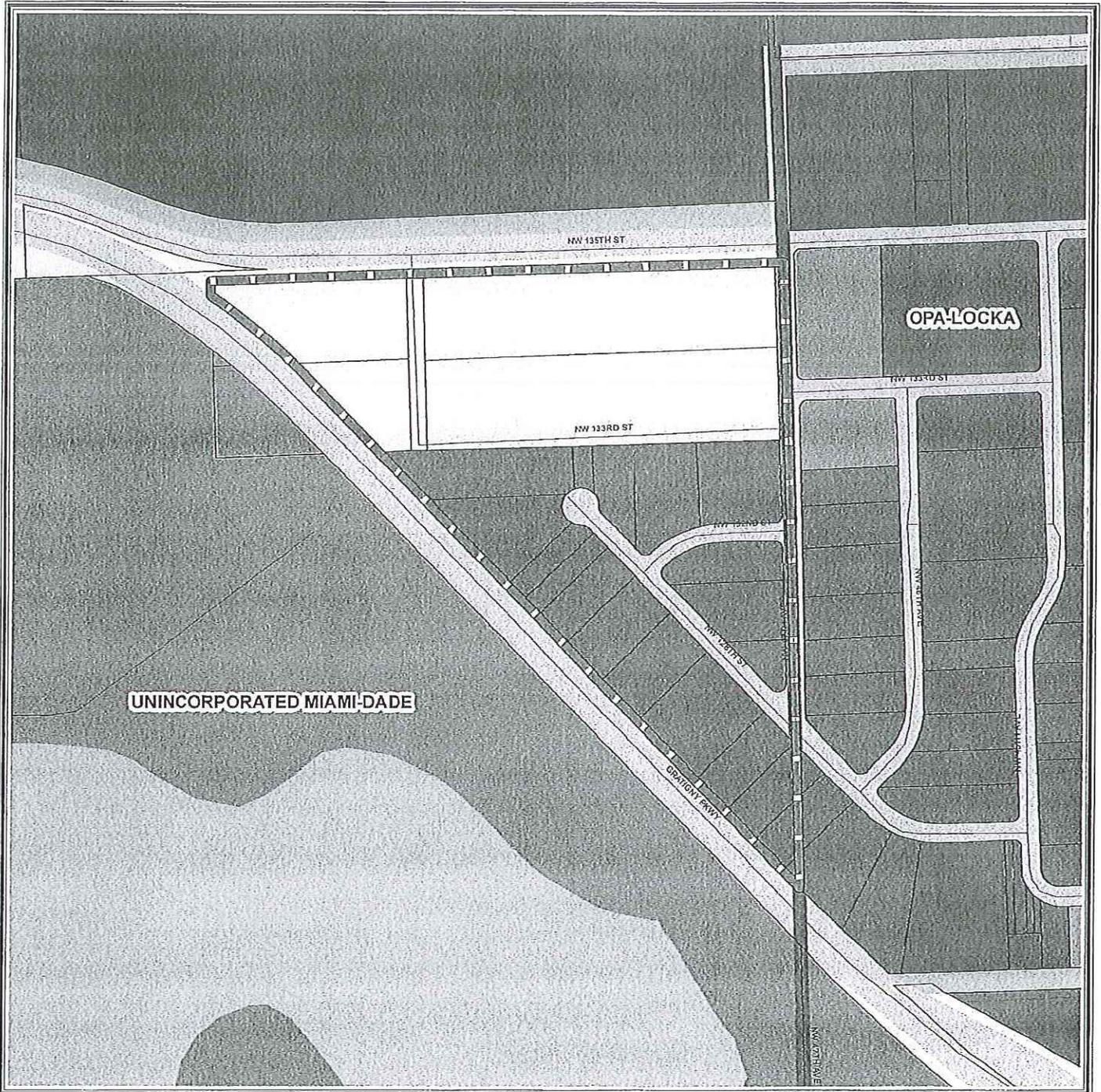
Alex A. David, AICP

Attachment

cc: Kelvin L. Baker, Sr., City Manager
Joanna Flores, City Clerk
Joseph Geller, Esq., City Attorney
Gerald Lee, Community Development

CITY OF OPA-LOCKA PROPOSED ANNEXATION AREA

NW 135th Street to Gratigny Parkway & NW 47th Avenue



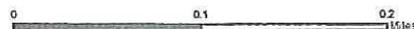
Legend

- | | | |
|---|--|-------------------------------------|
| Single-Family | Industrial Extraction | Vacant, Protected, Privately Owned |
| Two-Family Duplexes | Industrial | Vacant, Protected, Government Owned |
| Mobile Home Parks | Industrial Intensive, Office type of use | Vacant Privately Owned, Unprotected |
| Townhouses | Industrial Intensive, Commercial Condominium type of use | Canal right-of-way |
| Low-Density Multi-Family | Airports, Ports | Inland Waters |
| High-Density Multi-Family | Communications, Utilities, Terminals | Ocean, Bay Waters |
| Residential-Government Owned Housing | Streets, Roads, Expressways, Ramps | Proposed Annexation Area |
| Transient-Residential (Hotels, Motel's) | Streets, Expressway R/W | Municipal Boundary |
| Commercial, Shopping Centers, Stadiums | Agriculture | Streets |
| Office | Parks, Preserves, Conservation Areas | |
| Mixed Use-Business/Residential | Water Conservation Areas | |
| Institutional | Vacant Government Owned, Unprotected | |



Regulatory and Economic Resources Department
Planning Research Section

Driving Excellence Every Day



February 12, 2014

Mr. Jorge Fernandez, Jr., Coordinator
Miami-Dade County Office of Management and Budget
Community Redevelopment and Municipal Services
111 NW 1st Street, 22nd Floor
Miami, FL 33128-19926

RE: City of Opa-Locka Proposed Annexation Area B
Areas Designated as Terminals

Dear Mr. Fernandez:

Thank you for meeting with me and clarifying the requirements of Section 20-3(6) *Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map ("terminals")*.

This Section requires that any municipality submitting a boundary change application, which has an area designated Terminal (Opa-Locka Airport) on the County's Adopted Land Use Plan Map located in or within ½ mile of the application area, respond to the following:

- a. The reason that any area designated terminals and areas located within one-half (½) mile surrounding any area designated terminals ("surrounding areas") should be annexed to the municipality;

Response: The City is in a position to provide the proposed annexation area with quality municipal services, better access to local government services without extraordinary additional resources. The City wishes to annex approximately 822 acres (1.28 square miles) which are contiguous to the City's current southern municipal boundary and southeast of the Opa-Locka Airport.

- b. The impact that annexation may have on the operation and future development of facilities within any area designated terminals and surrounding areas;

Response: Since the area designated Terminal is not part of this annexation application no impacts on the operation and future development is contemplated.

- c. The municipality's assessment of the present and future importance to the economy, job generation, and future development of the County and the region of any area designated terminals and surrounding areas proposed to be included in the area annexed;

Response: The area proposed for annexation is adjacent to the City and is partially developed with industrial warehouse uses and Miami-Dade College North Campus that hold present and future importance in the economy of the region.

- d. Whether the land uses within areas designated terminals and surrounding areas are compatible with adjacent land uses within the annexing municipality; and

Response: The land uses within areas designated terminals and surrounding areas are compatible with adjacent land uses within the City of Opa-Locka.

- e. A proposed Interlocal Agreement with the County which would include provisions agreeing to the County's retention of master plan and regulatory control over any area designated terminals and surrounding areas, which shall set forth with specificity the limitations and conditions to be imposed on the municipality's jurisdiction of the area proposed for annexation.

Response: If the annexation application is successful the City of Opa-Locka acknowledges that as part of any Interlocal Agreement, negotiations shall take place to determine any limitations and conditions to be imposed on the municipality's jurisdiction of the area proposed for annexation.

I believe the above responses adequately address the requirements of Section 20-3(6) as they relate to Terminals on the Miami-Dade County Adopted Future Land Use Map.

Please contact me if any further information is needed

Sincerely,



Alex A. David, AICP

Attachment

cc: Kelvin L. Baker, Sr., City Manager
Mayor and Commission
Joanna Flores, City Clerk
Joseph Geller, Esq., City Attorney
Gerald Lee, Community Development

