



MEMORANDUM

TO: Jennifer Moon, Director
Office of Management and Budget

DATE: August 16, 2017

FROM: Christopher Agrippa, Director
Clerk of the Board Division

SUBJECT: Proposed boundary change by
the Village of Virginia Gardens

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 Village of Virginia Gardens. This proposed municipal boundary change will be placed on the September 7, 2017 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 Shania Momplaisir at (305) 375-1652.

Attachment
CA/sm

Cc: Jack Osterholt, Director
Regulatory and Economic Resources Department

Village of Virginia Gardens 2017 Annexation Report



THE CORRADINO GROUP

**The Village of Virginia Gardens
2017 Annexation Report**

**Pursuant to Resolution No. 924, the Village of Virginia Gardens
authorized the submittal of this Annexation Report to Miami-Dade
County**

Prepared by:

**The Corradino Group
4055 NW 97th Avenue, Suite 200
Doral, FL 33178
305-594-0735**

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Attachment "A"

Attachment "B"

1. Executive Summary

With this re-submittal, the Village of Virginia of Gardens (Village) wishes to reinitiate the annexation process begun in August 2003 and resumed in September 2008. The Village wishes to annex approximately 1.60 square mile area which is contiguous to the Village's current southwestern municipal boundary (See Location Aerial). The annexation boundaries have not changed since the previous (2008) resolution and application. Of further interest is that the Village requested to amend its boundaries took place in April, 1962 (See Attachment "A" Resolution #138).

The Annexation Area is described as portions of: Sections 26, 35, 36 and 52, Township 53, Range 40 and Section 31, Township 53, Range 41 in Miami-Dade County, Florida and is generally bounded by NW 36th Street on the north, State Road 826 (Palmetto Expressway) on the west, State Road 836 (Dolphin Expressway) on the south, and the Miami International Airport Perimeter/Perimeter Road to the east connecting at a point with the southern boundary east of NW 57th Avenue. This proposed annexation area comprises approximately 1,026.7 (MDC Department Planning and Zoning) acres of mostly industrial and commercial land.

The predominant character of the Village of Virginia Gardens is that of an enclave of 2,375 persons (2010 census) residing in a fully developed, single-family residential community within the urbanized area of Miami-Dade County. Commercial land use is limited to N.W. 57th Avenue and N.W. 36th Street, respective eastern and southern boundary markers of the Village. Recent amendments to the Comprehensive Development Master Plan of the Village have occurred to allow Industrial and Terminal land uses in advance of annexing the proposed area. There are no major commercial developments in the Village, unique historic or archeological resources, or geographic features other than the Ludlum Canal at the Village western boundary. The Village is bordered to the north by the City of Miami Springs, to the east by the City of Miami, to the south by the Miami International Airport and to the west by unincorporated Miami-Dade County. Virginia Gardens was incorporated in 1947, and occupied all of Section 25, Township 53, Range 40. The Village was subsequently reduced to 183 acres when the County Aviation Department assumed jurisdiction of 451 acres of the section for the purpose of airport expansion.

As a successful community, the Village wishes to expand its municipal boundaries so that the following goals may also benefit the Annexation Area:

- Improving services and infrastructure;

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

In summary, the Annexation Area will further provide for the fiscal strength of the Village by increasing its tax base and allowing for significant job creation opportunities. Through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized. Additionally, the Village is aware of the provisions of the Miami-Dade County Terminal Ordinance and would abide by the terms within the Ordinance with respect to planning and zoning regulations.

3. Resolutions Authorizing Submittal of Annexation Request to Miami-Dade County

RESOLUTION NO. 924

A RESOLUTION OF THE MAYOR AND THE VILLAGE COUNCIL OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA REINITIATING RESOLUTION NO. 806 WHICH AMENDED RESOLUTION NO. 734, WHICH INITIATED AND REQUESTED THE PROPOSED BOUNDARY CHANGES OF THE VILLAGE OF VIRGINIA GARDENS IN ORDER TO ANNEX PROPERTY BEARING THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" TO RESOLUTION NO. 734, SO AS TO MODIFY THE BOUNDARIES FOR PROPOSED ANNEXATION SET FORTH IN RESOLUTION NO. 734; AUTHORIZING THE MAYOR AND THE VILLAGE CLERK AND OTHER PROPER ASSISTANTS TO TAKE ANY AND ALL ACTIONS AS MAY BE NECESSARY TO SUBMIT/PURSUE THE REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI DADE COUNTY, FLORIDA; AND AUTHORIZING THE VILLAGE CLERK TO TRANSMIT COPIES OF THIS RESOLUTION TO THE CLERK OF THE COUNTY COMMISSION; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 6.04 of the Miami-Dade County Home Rule Charter and section 20-3 of the Code of Miami-Dade County Florida, the Village of Virginia Gardens may initiate, by Resolution, a proposed boundary change where there are 250 or fewer registered electors within the proposed annexation area and where the area is less than 50% developed residential;

WHEREAS, the Village of Virginia Gardens conducted duly noticed and advertised public hearings coinciding with the reading of this Resolution; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE VILLAGE COUNCIL OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA, THAT:

Section 1: The Mayor and the Village Council of the Village of Virginia Gardens hereby approve the changes, extension and enlargement of the municipal boundaries of the

Village of Virginia Gardens, Florida, and to affect such change, by the annexation to the Village of Virginia Gardens of property legally described in Exhibit "A" to Resolution No. 806, and shown on an accompanying map, Exhibit "B" to Resolution Nos. 806 and 734. A copy of Resolution Nos. 806 and 734 are attached hereto and made a part hereof.

Section 2: The Village Council of the Village of Virginia Gardens, Florida hereby requests that the Board of County Commissioners of Miami-Dade County, Florida adopt an ordinance changing, extending and enlarging the Village's municipal boundaries as approved by the Village and as described in the legal description set forth in Exhibit "A" to this Resolution.

Section 3: The Mayor and the Village Clerk and all such other Village officials and officers are hereby authorized and directed to take all action and to execute such certificates, documents and agreements as may be deemed necessary or desirable in connection with the submission of the request for such boundary change to the Board of County Commissioners of Miami-Dade County, Florida, for approval.

Section 4: The Village Clerk is hereby authorized and directed to transmit three certified copies of the Resolution, together with proof of compliance of notice procedures to the Clerk of the County Commission, accompanied by the attachments as required by Section 20-3 of the Code of Miami-Dade County, Florida.

Section 5: Repeal of Resolutions in Conflict. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6: Severability Clause. If any phrase, clause, sentence, paragraph or section of this Resolution shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any


of the remaining phrases, clauses, sentences, paragraphs or sections of this Resolution.


Section 7: Effective Date. This Resolution shall take effect and be in force from and after its date of passage.

PASSED, and ADOPTED on this 2nd day of August, 2017.

ATTEST:


MARITZA FERNANDEZ
VILLAGE CLERK



FRED SPENCER DENO, IV
MAYOR OF THE
VILLAGE OF VIRGINIA GARDENS


DEBRA CONOVER
COUNCIL PRESIDENT

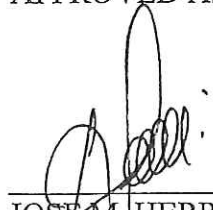
VOTE OF THE COUNCIL:

| | |
|----------------------------------------|------------|
| Councilwoman Elizabeth Taylor-Martinez | <u>YES</u> |
| Councilman Steven K. Petterson | <u>YES</u> |
| Councilman Jorge Arce | <u>YES</u> |
| Councilwoman Debra Conover | <u>YES</u> |
| Councilman Richard Block | <u>YES</u> |

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.


VILLAGE CLERK

APPROVED AS TO FORM AND SUFFICIENCY:


JOSE M. HERRERA, ESQ.
VILLAGE ATTORNEY

4. NOTICE OF PUBLIC HEARING

VILLAGE OF VIRGINIA GARDENS

NOTICE IS HEREBY GIVEN that on August 2, 2017 at 6:30 p.m., the Village Council of the Village of Virginia Gardens will hold a Public Hearing in the Council Chambers of Virginia Gardens Village Hall pursuant to the Miami-Dade County Charter Section 6.04 and the Code of Miami-Dade County, Article 1, Section 20-3, to consider annexation and enactment of a Resolution concerning the annexation of certain land as legally described according to the following legal description and map. All interested parties are urged to attend the meeting and be heard.

LEGAL DESCRIPTION OF AREA TO BE ANNEXED

A portion of Miami-Dade County, Florida lying in Sections 22, 23, 26, 27, 34 and 35 all in Township 53 South, Range 40 East, as it is more particularly described to wit:

BEGIN at the Northeast corner of said Section 22, Township 53 South, Range 40 East: thence run West along the North line of said Section 22 (centerline of NW 58th Street) to the Northeast corner of the City of Doral; thence Southerly following the Eastern boundary of the City of Doral, along the Westerly limited access right-of-way line of State Road 826 (Palmetto Expressway) as shown on the Florida Department of Transportation Right-of-Way Map Section 8726-101 recorded in Plat Book 72 at Page 61 of the Public Records of Miami-Dade County, Florida, through said Sections 22, 27, and 34, to the intersection of said Eastern boundary of the City of Doral with the South line of said Section 34; thence Easterly along the South line of said Section 34 (centerline of NW 12 Street) to the Southeast corner of said Section 34; thence continue Easterly, along the South line of said Section 35, Township 53 South, Range 40 East (centerline of NW 12th Street) to the Southeast corner of the Southwest 1/4 of said Section 35; thence continue Easterly, along the South line of the Southeast 1/4 of said Section 35, to the point of intersection of said South line of the Southeast 1/4 of Section 35 with the West right-of-way line of the 275 foot wide Florida East Coast Railway (FEC) Miami Belt Line right-of-way, as shown on said FEC Railway's R/W and Track Map number V3b/12; thence North along said West right-of-way line of said 275 foot wide FEC Railway Miami Belt Line to a point on the Northerly right-of-way line of the CSX Railway (formerly Seaboard Coastline Railroad), said point also being on the Southerly right-of-way line of the realigned FEC Railway described in that certain County Deed recorded in Official Record Book 10935 at Page 871 of the Public Records of Miami-Dade County, Florida; thence Northwesterly to Westerly to Northerly to Easterly, following the Southernmost, Westernmost, and Northernmost right-of-way lines of said realigned FEC Railway as described in said County Deed, to the intersection of said Northernmost right-of-way line with the West line of the original (275 foot wide) FEC Miami Belt Line right-of-way, said West line of the Miami Belt Line right-of-way lying 1304 feet, more or less, East of the West line of the Northeast 1/4 of said Section 35; thence Northerly, along said West line of said Miami Belt Line right-of-way to a point on the South line of the Southeast 1/4 of said Section 26, Township 54 South, Range 40 East (centerline NW 25th Street), said point lying 1304 feet, more or less, East as measured from the West line of the Northeast 1/4 of the aforementioned Section 35; thence East along said South line of the Southeast 1/4 of said Section 26 (centerline of NW 25 Street), to the Southeast corner of said Section 26; thence North along the East line of said Section 26 to the most Southwestern corner of Village of Virginia Gardens; thence continue North, following the Western boundary of the Village of Virginia Gardens along said East line of said Section 26, to the Northeast corner of said Section 26; thence West, following the municipal boundary of the City of Miami Springs, along the South line of said Section 23, Township 53 South Range 40 East (theoretical centerline NW 41 Street), to the point of intersection with the West line of the East 50 feet of said Section 23; thence North, following the Western boundary of the City of Miami Springs, along the West line of the East 50.00 feet of said Section 23, to the North line of said Section 23; thence West along said North line of said Section 23 (centerline of NW 58th Street) to the Northwest corner of said Section 23, being also the Northeast corner of said Section 22 and the **POINT OF BEGINNING**;

-AND-

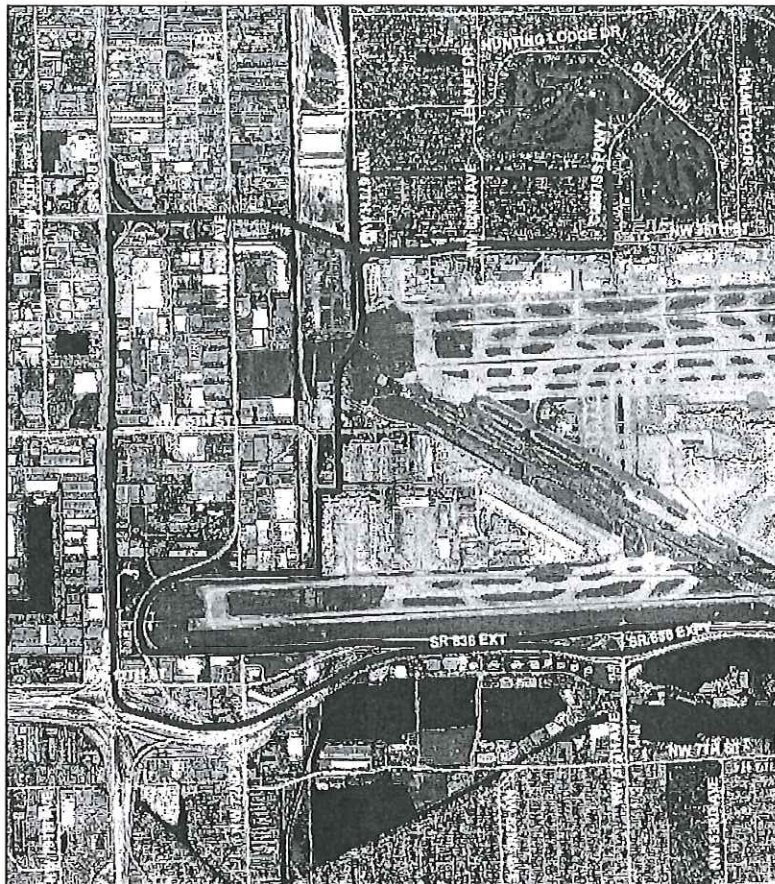
All of NW 36 Street Extension according to the Right-of-Way Map thereof recorded in Plat Book 75 at Page 80 of the Public Records of Miami-Dade County Florida, in Section 25, Township 53 South, Range 40 East, not previously included within the municipal boundaries of the Village of Virginia Gardens.

Anyone desiring to appeal any decision of the Village Council must arrange for a verbatim record of the proceedings, including testimony and evidence upon which any appeal may be issued (F.S. 286.0105).

A copy of the annexation Resolution and a copy of the legal description and map can be obtained from the Office of the Village Clerk.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the office of the village clerk for assistance no later than seven (7) days prior to the proceeding at (305) 871-6104; if hearing impaired, telephone the Florida relay services number (800) 955-8771 (tdd) or (800) 955-8770 (voice).

Maritza Fernandez
Village Clerk



Legend



Location Map

Virginia Gardens Annexation
Sections 26, 31, 35, 36 and 52

0 0.125 0.25 0.5 0.75 Miles



5. Legal Description (Resolution # 924 – August 2, 2017)

A portion of sections 25, 26, 34, 35, 36, Government Lots 2 and 3, lying in township 53 south, range 40 east and a portion of section 31, township 53 south, range 41 east, all lying and being in Miami- Dade County, Florida, as it is more particularly described to wit;

Commence at the northwest corner of the Village of Virginia Gardens, said point also being the northeast corner of section 26, township 53 south, range 40 east; thence southerly along the east line of said section 26 to the Point of Beginning, said point being the intersection of the centerline of NW 36 Street (state road 948) as shown on Florida Department of Transportation right-of-way map section 87220-2506 and the east line of said section 26; thence westerly along the centerline of NW 36 Street (state road 948) as shown on Florida Department of Transportation right-of-way map section 87220-2506 to the intersection of the northerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2516; thence southerly along the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map sections 87260-2516 and 87260-2583 to the intersection of the south line of section 26, township 53 south, range 40 east and the southerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2583; thence easterly along the south line of said section 26 to a point, said point being the intersection of the northerly extension of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2583 and the south line of said section 26, thence continue southerly along the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 87260-2583 and section 8726-101 to a point, said point being the southernmost point of the easterly limited access right-of-way line of state road 826 (Palmetto Expressway) as shown on Florida Department of Transportation right-of-way map section 8726-101; thence N02°37'59"W for a distance of 165.36 feet to a point; said point being the beginning of a curve concave to the northeast having a radius of 405.49 feet; thence southeasterly 493.54 feet along said curve through a central angle of 69°44'10" to a point of tangency; thence S72°18'25"E for a distance of 79.70 feet to a point on the northerly limited access right-of-way line of state road 836 as shown on Florida Department of Transportation right-of-way map section 87200-2503; thence along the northerly limited access right of-way line of state road 836 for the next (7) seven courses; (1) thence S81°35'12"W for a distance of 100.81 feet to a point; (2) thence S50°09'32"W, for a distance of 64.16 feet to a point; (3) thence S01°20'28"E, for a distance of 362.25 feet to a point; (4) thence S72°18'25"E for a distance of 1,003.96 feet to a point; (5) thence S87°34'37"E for a distance of 501.63 feet to a point; (6) thence N86°09'55"E for a distance of 400.30 feet to a point; (7) thence N77°39'11"E along the last course along the northerly limited access right-of-way line of state road 836 as shown in Florida Department of Transportation right-of-way map section 87200-2503, for a distance of

407.44 feet to a point on the westerly right-of-way line of NW 72 Avenue; thence N64°07'24"E for a distance of 720.77 feet to a point on the northerly limited access right-of-way line of state road 836 as shown in Florida Department of Transportation right-of-way map section 87200-2503; thence N62°54'46"E for a distance of 688.08 feet to a point on the westerly right-of-way line of the Seaboard Air Line Railway; thence N64°48'40"E for a distance of 508.71 feet to a point on the northerly limited access right-of-way line of state road 836 as shown in Florida Department of Transportation right-of-way map section 87200-2503; thence along the northerly limited access right-of-way line of state road 836 for the next (8) eight courses; (1) thence N65°23'54"E for a distance of 963.81 feet to a point; (2) thence N69°02'05"E for a distance 417.52 feet to a point; (3) thence N85°36'10"E for a distance of 105.86 feet to a point; (4) thence N02°57'51"W for a distance of 22.73 feet to a point; (5) thence N87°02'09"E for a distance of 3,482.23 feet to a point; (6) said point being the beginning of a non-tangent curve concave to the southeast, having a radius of 583.69 feet; and to which beginning a radial line bears N22°10'32"W; thence northeasterly 192.65 feet along said curve through a central angle of 18°54'38" to a point of non-tangency; (7) thence N83°33'49"E for a distance of 1,019.84 feet to a point, (8) said point being the beginning of a curve concave to the southeast having a radius of 1,885.08 feet; thence northeasterly 104.34 feet along said curve through a central angle of 03°10'17" to a point, said point lying on the westerly right-of-way line of NW 57 Avenue; thence N88°18'00"E for a distance of 50.00 feet to a point on the east line of the SE ¼ of section 36, township 53 south, range 40 east; thence S01°42'00"E along the east line of the SE¼ of said section 36 for a distance of 2.66 feet to a point; thence N88°18'00"E for a distance of 50.00 feet to a point, said point lying on the easterly right-of-way line of NW 57 Avenue; thence S01°42'00"E along the easterly right-of-way line of NW 57 Avenue, for a distance of 254.44 feet to a point, said point being on the northerly limited access right-of-way line of state road 836 as shown in Florida Department of Transportation right-of-way map section 87200-2503; thence N76°37'09"E along the northerly limited access right-of-way line of state road 836, for a distance of 1,363.21 feet to a point on the southerly right-of-way line of the Seaboard Air Line Railway; thence S87°22'30"W along the southerly right-of-way line of the Seaboard Air Line Railway, for a distance of 1,335.15 to a point on the easterly right-of-way line of NW 57 Avenue; thence N01°42'00"W along a line 50.00 east of and parallel to the SE¼ of section 36, township 53 south, range 40 east, for a distance of 54.47 feet to a point, said point being on the northerly right-of-way line of the Seaboard Air Line Railway and also being the southerly limits of the Miami-Dade County Aviation Department Property as shown on the Miami-Dade County Public Works Department, Right-of-Way Division, section sheet for section 36, township 53 south, range 40 east; thence along the northerly right-of-way line of the Seaboard Air Line Railway for the next (7) seven courses; (1) thence S87°19'57"W for a distance of 80.38 feet to a point, (2) said point being the beginning of a curve concave to the southeast having a radius of 1,935.08 feet, thence northwesterly 127.29 feet along said curve through a central angle of 03°46'08" to a point; (3) thence S83°33'49"W along a line 50.00 feet north of and parallel to the northerly limited access right-of-way line of state road 836 as shown in Florida Department of Transportation right-of-way map section 87200-2503, for a distance of 1,333.48 feet to a

point; (4) said point being the beginning of a curve concave to the northwest having a radius of 1,885.08 feet; thence northwesterly 114.24 feet along said curve through a central angle of $03^{\circ}28'20''$ to a point; (5) thence $S87^{\circ}02'09''W$ along a line 60.00 feet north of and parallel to the northerly limited access right-of-way line of state road 836, for a distance of 3,678.71 feet to a point; (6) thence $S87^{\circ}00'28''W$ for a distance of 198.75 to a point; (7) thence $N87^{\circ}06'17''W$ along the last course along the northerly right-of-way line of the Seaboard Air Line Railway for a distance of 106.69 feet to a point; thence $S81^{\circ}23'10''W$ for a distance of 1,022.10 feet to a point on the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 35, township 53 south, range 40 east; thence $S89^{\circ}50'55''W$ along a line 585.00 feet north of and parallel to the south line of SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 35, township 53 south, range 40 east, for a distance of 1,322.34 feet to a point on the west line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section 35; thence $S89^{\circ}50'57''W$ along a line 585.00 feet north of and parallel to the south line of SW $\frac{1}{4}$ of section 35, township 53 south, range 40 east, for a distance of 1991.08 feet to a point on the easterly right-of-way line of Milam Dairy Airport Loop (state road 969) as shown on the Florida Department of Transportation right-of-way map section 87027; thence along the easterly right-of-way line of Milam Dairy Airport Loop (state road 969) for the next (3) three courses; (1) thence $N29^{\circ}09'38''W$ for a distance of 104.72 feet to a point; (2) said point being the beginning of a curve concave to the east having a radius of 1,145.92 feet, thence northeasterly 2,029.03 feet along said curve through a central angle of $101^{\circ}27'04''$ to a point; thence $N72^{\circ}17'26''W$ along the last course along the easterly right-of-way line of Milam Dairy Airport Loop (state road 969) for a distance of 167.13 feet to a point; thence $N89^{\circ}52'05''E$ along a line 338.00 feet south of and parallel to the north line of the SW $\frac{1}{4}$ of section 35, township 53 south, range 40 east, for a distance of 1,210.01 feet to a point of the east line of the SW $\frac{1}{4}$ of said section 35; thence $N89^{\circ}52'05''E$ along a line 338.00 feet south of and parallel to the north line of the SE $\frac{1}{4}$ of section 35, township 53 south, range 40 east, for a distance of 1,663.46 feet to a point; thence $N01^{\circ}36'31''W$ for a distance of 1,711.55 feet to a point; thence $N89^{\circ}50'23''E$ along a line 50.00 feet north of and parallel to the south line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 35, township 53 south, range 40 east, for a distance of 462.52 feet to a point; thence $N01^{\circ}35'50''W$ along a line 520.00 feet west of and parallel to the east line of the NE $\frac{1}{4}$ of section 35, township 53 south, range 40 east, for a distance of 1,271.55 feet to a point on the north line of the NE $\frac{1}{4}$ of said section 35; thence $N01^{\circ}11'07''W$ along a line 520.00 feet west of and parallel to the east line of section 26, township 53 south, range 40 east, for a distance of 367.43 feet to a point; thence $N02^{\circ}44'59''E$ for a distance of 283.32 to a point; thence $N01^{\circ}34'10''W$ for a distance of 368.29 to a point; said point being the beginning of a curve concave to the southeast having a radius of 686.56 feet; thence northeasterly 450.92 feet along said curve through a central angle of $37^{\circ}37'50''$ to a point; thence $N38^{\circ}07'56''E$ for a distance of 196.03 to a point; said point being the beginning of a curve concave to the northwest having a radius of 1,167.34 feet; thence northeasterly 521.95 feet along said curve through a central angle of $25^{\circ}37'06''$ to a point of non-tangency; said point being on the east line of section 26, township 53 south, range 40 east; thence northerly along the east line of said section 26, for a distance of 1,670.68 feet to the Point of Beginning.

Containing 1,026 acres, more or less.

6. Certificate of County Supervisor of Registration and Department of Planning and Zoning

THE CORRADINO GROUP, INC.

CORRADINO

ENGINEERS • PLANNERS • PROGRAM MANAGERS • ENVIRONMENTAL SCIENTISTS

March 22, 2017

Christina White
Supervisor of Elections
Miami-Dade County Elections Department
2700 NW 87th Avenue
Doral, FL 33172

RE: Certificate of the Supervisor Certifying the Number of Qualified Electors, Village of Virginia Gardens Annexation Request – Portions of Sections 26, 35 and 36, Township 53, Range 40; Government Lot 2; and Section 31, Township 53, Range 41

Dear Ms. White,

My client, the Village of Virginia Gardens, is reinitiating the process to have the above referenced land annexed into the Village which is located southwesterly and south of and adjacent to the existing municipal boundaries. More particularly, the annexation area is described as generally bounded by NW 36th Street on the north, State Road 826 (Palmetto Expressway) on the west, State Road 836 (Dolphin Expressway) on the south and the Miami International Airport Perimeter/Perimeter Road to the east connecting at a point with the southern boundary east of NW 57th Avenue. This proposed annexation area comprises approximately 1,026 acres of mostly industrial and commercial land (see attached).

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

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, I may be reached at 786-510-4799.

Sincerely,

Scarlet R. Hammons

Scarlet R. Hammons, AICP
Senior Project Manager

Attachments

Copy to: Fred Spencer Deno, IV, Mayor Village of Virginia Gardens

4055 NW 97th AVE STE 200 • MIAMI FL 33178
TEL: 305.594.0735
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THE CORRADINO GROUP, INC.

CORRADINO

ENGINEERS • PLANNERS • PROGRAM MANAGERS • ENVIRONMENTAL SCIENTISTS

March 22, 2017

Jack Osterholt
Deputy Mayor
Department of Regulatory and Economic Resources Planning Division
111 NW 1st Street, 29th Floor
Miami, FL 33128

RE: Certificate of the Supervisor Certifying the Number of Qualified Electors, Village of Virginia Gardens Annexation Request – Portions of Sections 26, 35 and 36, Township 53, Range 40; Government Lot 2; and Section 31, Township 53, Range 41

Dear Mr. Osterholt,

My client, the Village of Virginia Gardens, is reinitiating the process to have the above referenced land annexed into the Village which is located southwesterly and south of and adjacent to the existing municipal boundaries. More particularly, the annexation area is described as generally bounded by NW 36th Street on the north, State Road 826 (Palmetto Expressway) on the west, State Road 836 (Dolphin Expressway) on the south and the Miami International Airport Perimeter/Perimeter Road to the east connecting at a point with the southern boundary east of NW 57th Avenue. This proposed annexation area comprises approximately 1,026 acres of mostly industrial and commercial land (see attached).

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

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

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 786-510-4799.

Sincerely,

Scarlet R. Hammons

Scarlet R. Hammons, AICP
Senior Project Manager

Attachments

Copy to: Fred Spencer Deno, IV, Mayor Village of Virginia Gardens

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miamidade.gov

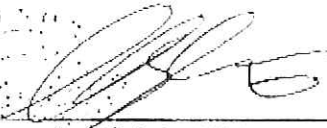
CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify the proposed Virginia Gardens Village Annexation, as described below, has 3 voters.

The Annexation Area is described as: Portions of Sections 26, 35 and 36, Township 53, Range 40; Government Lot 2; and Section 31, Township 53, Range 41 in Miami-Dade County, Florida bounded by NW 36th Street on the north, State Road 826 (Palmetto Expressway) on the west, State Road 836 (Dolphin Expressway) on the south and the Miami International Airport Perimeter/Perimeter Road to the east connecting at a point with the southern boundary east of NW 57 Avenue.

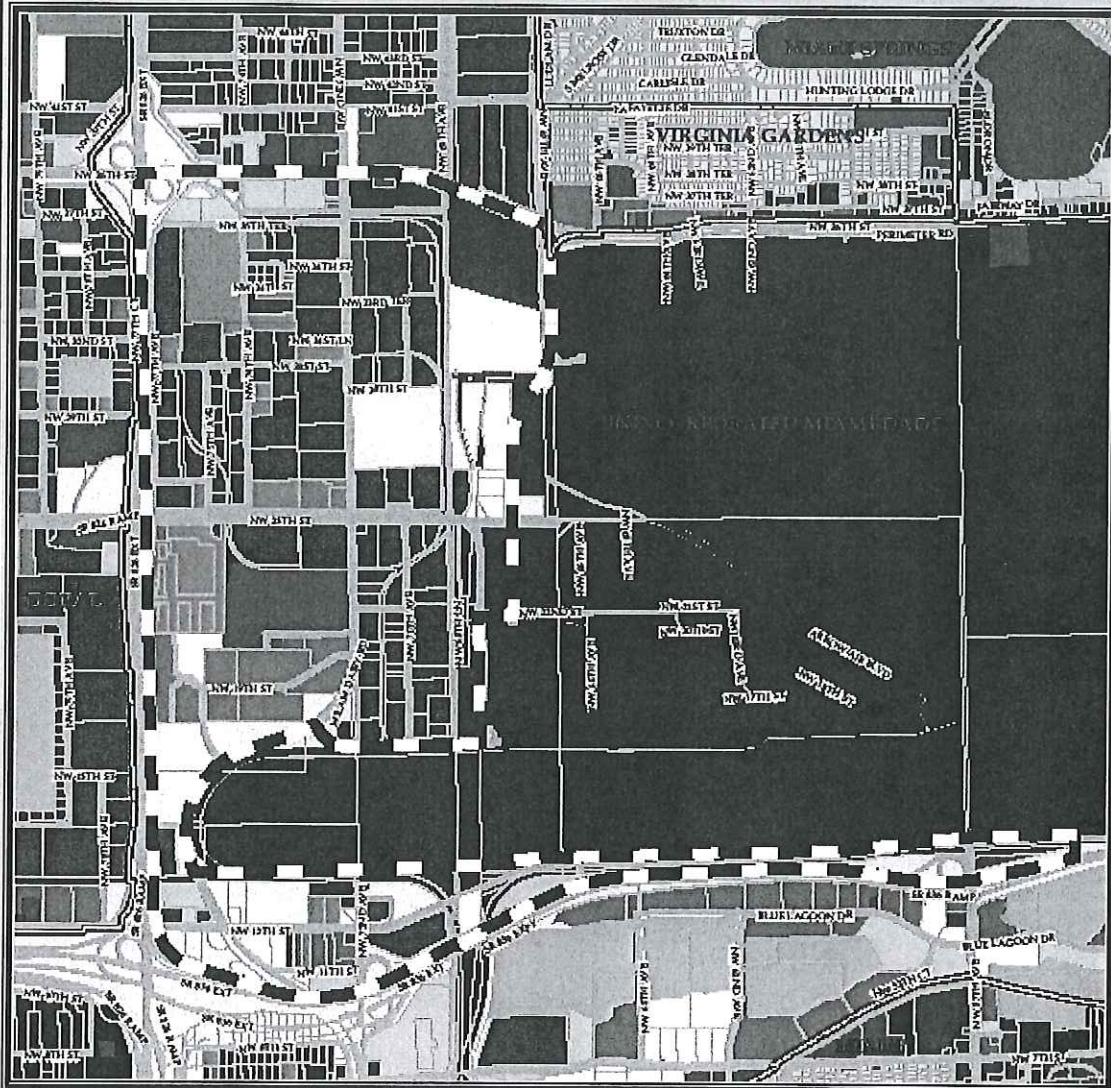


Christina White
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 31st DAY OF
MAY, 2017

VIRGINIA GARDENS PROPOSED ANNEXATION AREA

PORTIONS OF SECTION 26, 35, AND 36 TOWNSHIP 53, RANGE 40;
GOVERNMENT LOT 2; SECTION 31, TOWNSHIP 53, RANGE 41



Legend

- | | | |
|----------------------------------------|----------------------------------------------------------|------------------------------|
| Single-Family | Industrial Intensive, Office type of use | Proposed Annexation Boundary |
| Two-Family Duplexes | Industrial Intensive, Commercial Condominium type of use | Property Boundaries |
| Low-Density Multi-Family | Airports, Ports | Municipal Boundary |
| High-Density Multi-Family | Communications, Utilities, Terminals | |
| Transient-Residential (Hotels, Motels) | Streets, Roads, Expressways, Ramps | |
| Commercial, Shopping Centers, Stadiums | Streets, Expressway R/W | |
| Office | Parks, Preserves, Conservation Areas | |
| Mixed Use-Business/Residential | Vacant Government Owned, Unprotected | |
| Institutional | Vacant Privately Owned, Unprotected | |
| Industrial Extraction | Canal right-of-way | |
| Industrial | Inland Waters | |



REGULATORY
ECONOMIC

Regulatory and Economic Branches Department
Planning Research & Economic Analysis Section

Planning Research & Economic Analysis Section

April 2007

7. Statement of Reason for Boundary Changes

The proposed annexation area as shown abuts the Village of Virginia Gardens at its southwestern limit. Annexing the approximately 1.60 square mile area will also insure that the high quality of life for businesses and visitors will remain through continued proper planning and development practices. It is a fact that the existing and proposed development within the annexation area will complement the Village and strengthen the long-term viability of Virginia Gardens.

As stated in the previous paragraph, proper planning and development practices and compatibility are extremely important to the Village. Through more localized planning, review and enforcement of regulations the needs of this very important employment and economic center will be fully realized.

Finally, the Village of Virginia Gardens is fiscally sound. This will only be enhanced through the annexation of the proposed lands by providing an industrial/commercial component to the tax base. Also, property owners within the proposed annexation area will benefit from more localized government.

8. Notification of Property Owners

At the time of formal hearing by the Village to proceed with the annexation in 2003 and 2008 mailed notice was sent to property owners within the area and within 600 feet thereof. Proof of compliance with this section shall be required. (See Attachment "B" - CERTIFIED LIST OF PROPERTY OWNERS)

9. Land Use Plan and Zoning

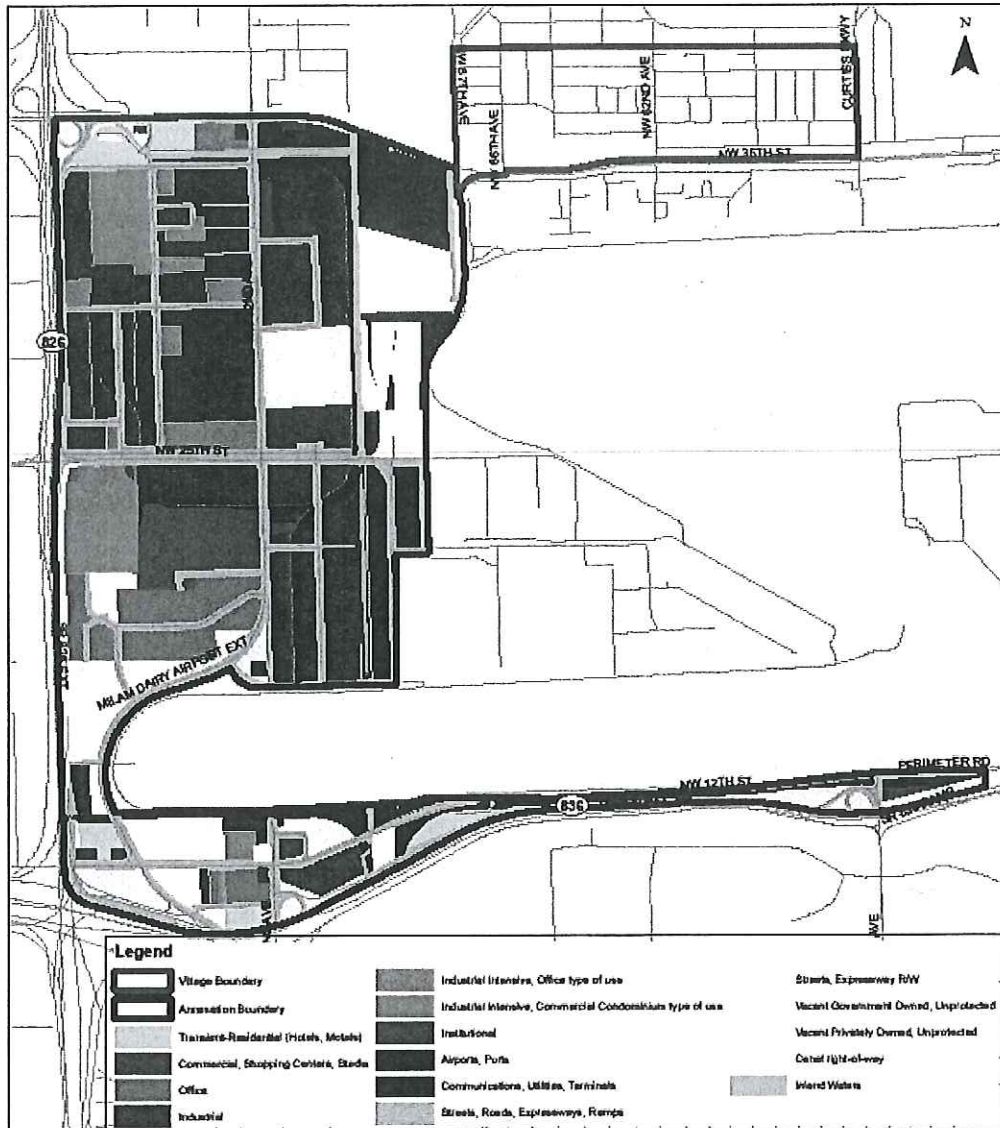
The land use and zoning consists mostly of industrial and office, as shown on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map and the respective Zoning Map.

According to the Inventory of Existing Land Uses provided by the Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section (April, 2017), the Annexation Area is approximately 1.60 square mile (1,026 acres) in size. The following table details the major land use categories by number of acres and percentage of total. A map of the existing land uses is on the following page.

Table 1.
Inventory of Land Uses

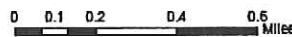
| Land Use | Number of Acres | Percentage of Total |
|----------------------------------------------|-----------------|---------------------|
| | | |
| Residential | 0.0 | 0.0 |
| Commercial & Office; Hotels & Motels | 92.6 | 9.0 |
| Industrial | 384.4 | 37.5 |
| Institutional | 35.1 | 3.4 |
| Parks & Recreation Open Space | 0.0 | 0.0 |
| Transportation, Communications, Utilities | 349.1 | 34 |
| Agriculture | 0.0 | 0.0 |
| Undeveloped | 141.9 | 13.8 |
| Inland Water | 22.6 | 2.2 |
| Coastal Water | 0.0 | 0.0 |
| | | |
| TOTAL | 1,026 | 100.0 |

Exiting Land Use Map



Miami-Dade County Existing Land Use Map

Virginia Gardens Annexation Sections 26, 31, 35, 36 and 52



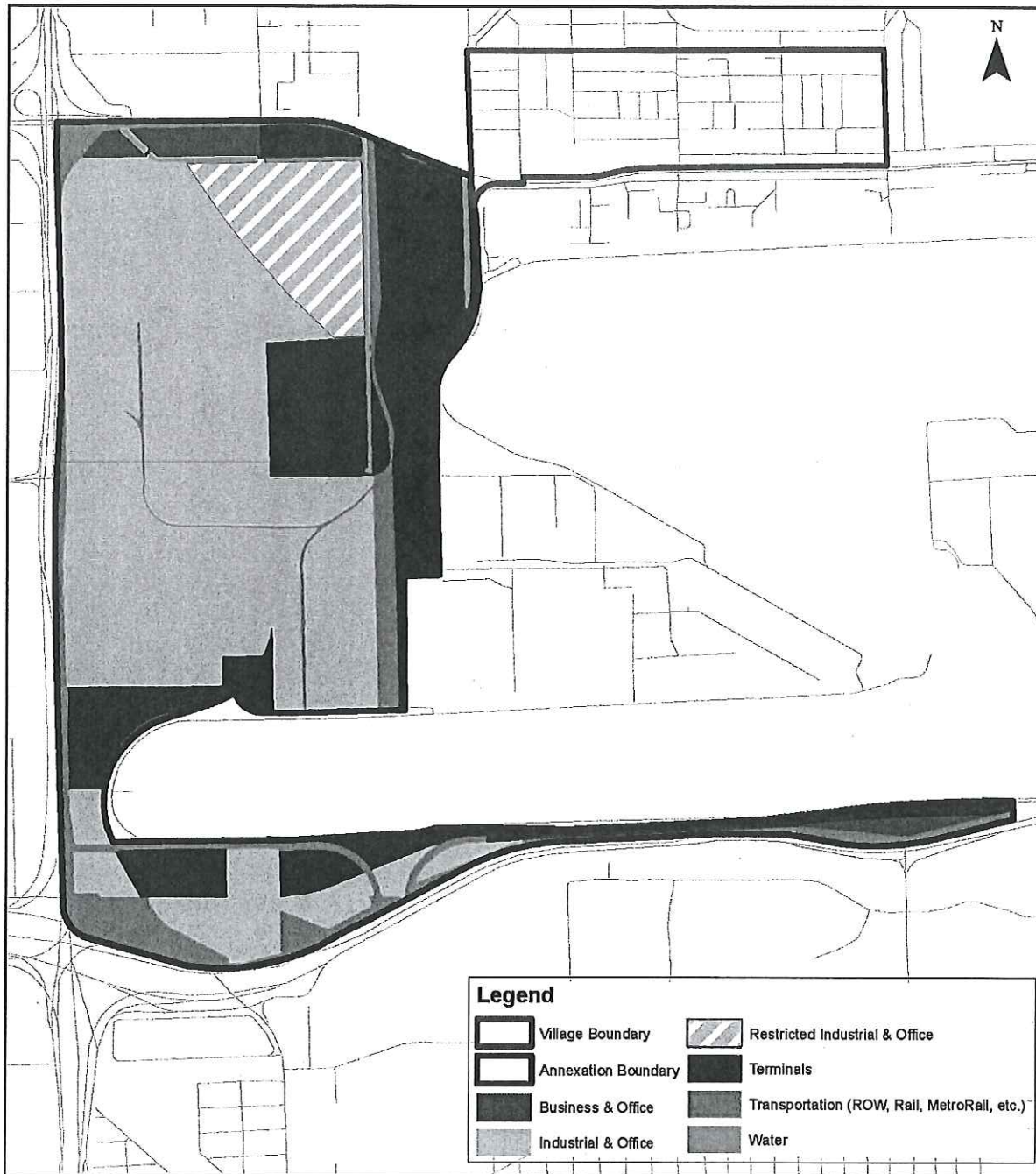
Future Land Use Map and Designations for Sections

Portions of Sections 26, 35 and 36, Township 53, Range 40; Government Lot 2; and, Section 31, Township 53, Range 41 are designated Industrial and Office, Business and Office, Transportation and Terminal on the Miami-Dade County Future Land Use Plan Map. The Village has amended the text of its Comprehensive Plan to incorporate land use categories to maintain consistency with the County's land use designations.

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 2020-2030 and the Village of Virginia Gardens Comprehensive Development Master Plan.

Future Land Use Map – 2020-2030



Miami-Dade County Future Land Use Map

Virginia Gardens Annexation
Sections 26, 31, 35, 36 and 52

0 0.1 0.2 0.4 0.6
Miles



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

Industrial and Office

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

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

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

Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts: (2) the development of a TND as provided herein: and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential

development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area.

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

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

Business and Office

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests

or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

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

Transportation (including Terminals)

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

intended sizes, functions, uses, and designs and, with the exception of local streets, schedules of improvements.

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

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

The airside portion of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport, which shall be deemed to consist of all portions of the airports where general public access is restricted (but not including terminal concourses), shall be limited to aviation uses, including but not limited to airfield uses such as runways, taxiways, aprons, runway protection zones, landing areas, and support and maintenance facilities such as control towers, flight service stations, access roads, fire stations, and fuel farms. Where not otherwise prohibited by law, open space and interim or existing agricultural uses and zoning may also be permitted in the airside portion, subject to such conditions and requirements as may be imposed to ensure public health and safety.

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

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

- passenger terminal area, which may include non-aviation related uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments,

- parking garages and lots serving the airport,
- access roadways serving the airport,
- offices of aviation industry companies and the Miami-Dade County Aviation Department,
- facilities of fixed base operators,
- 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 and instrument sales and pilot stores.

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

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

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

(1) Those portions of the landside area at Opa-locka Executive, Miami International, and Kendall Tamiami Executive airports that are not developed for uses that are aviation related or directly supportive of airport operations shall range from 50 to 85 percent for industrial uses, 5 to 25 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 10 to 20 percent for institutional uses. The distribution, range, intensity and types of such non-aviation related uses shall vary by location as a function of the availability of public services, height restrictions, CDMP intensity ceiling for the Urban Infill Area (FAR of 2.0 not counting parking structures) at Opa-locka Executive and Miami International Airports or for the Urbanizing Area (FAR of 1.25 not counting parking structures) at Kendall-Tamiami Executive Airport, impact on

roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front on major access roads preferably near major intersections, where practical, and have limited access to major roadways.

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

(3) Each non-aviation related use shall comply with applicable law, including but not limited to FAA regulations and any, airport layout plan governing permissible uses on the entire airport property.

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

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

Equivalent Village of Virginia Gardens Land Use Designations and Zoning Districts

Excerpted from:

ZONING AND LAND DEVELOPMENT REGULATIONS

VILLAGE OF VIRGINIA GARDENS

ARTICLE III

LAND USE: TYPE, DENSITY, INTENSITY

3.1 GENERAL

The purpose of this Article is to describe the specific uses and restrictions that apply to the Land Use Districts in the Land Use Element of the Comprehensive Plan. These regulations are intended to allow development and use of property only in compliance with the goals, objectives, and policies of the Village as expressed in the Village Comprehensive Plan. The Land Use Districts in the Village are being updated with new Districts to ensure compatibility with existing County Districts.

3.2 LAND USE DISTRICTS

Land Use Districts for the Village are established in the Comprehensive Plan, Future Land Use Element, including a Future Land Use Map. There is no zoning map. The land use classifications (categories) defined in the Future Land Use element of the Village Comprehensive Plan and delineated as districts in the Future Land Use Map shall be the determinants of permissible activities on any parcel in the jurisdiction. These land use districts are established for the purpose of protecting, promoting and improving public health, safety, comfort, order, appearance, convenience, morals, and general welfare of the community. These districts control the location of the uses and regulate the location, height and bulk of buildings hereinafter erected or structurally altered for such uses; to control population density and the intensity of use of lot areas; and to require adequate yards and other open spaces surrounding such buildings.

3.2.1 Schedule of Districts and Densities

In accord with the Comprehensive Plan, the Village is hereby divided into the following Land Use Districts:

A. Single Family Residential (RU)

Single-family detached units at a density up to 6.0 units per acre.

B. Medium Multiple Family Residential (MER)

Multi-family units at a density up to 12 units per acre.

C. Multiple Family Residential (MFR)

Multi-family units at density up to 30 units per acre. Floor area ratios will be incorporated.

D. Restricted Commercial (RCU)

Office uses and light retail uses that are compatible with nearby housing. Housing is also permitted.

E. General Commercial (GCU)

A broader range of office and retail uses than Restricted Commercial category but no heavy, highway or distributor kinds of uses.

F. Institutional (IU)

A range of schools, churches, municipal buildings and public utility installations.

G. Recreation/Open Space (POS)

Park and open space. This category includes the Village recreational field.

3.2.2 Application of District Regulations

Except as hereinafter otherwise provided the following is prohibited:

- A. No building shall be erected and no existing building shall be moved, altered, added to, or enlarged, nor shall any land or building be designed, used, or intended to be used for any purpose or in any matter other than as permitted in the district in which the building or land is located.
- B. No building shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the district in which the building is located.
- C. No building shall be erected, no existing buildings shall be moved, altered, enlarged, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any matter, except in conformity to the yard, lot area, and building location and bulk regulations hereinafter designated for the district in which the building or open space is located.
- D. No yard or other open space provided around any building for the purpose of complying with the provisions of this chapter shall be considered as providing a yard or open space for any other building, and no yard or other open space on one lot shall be considered as providing a yard or open space for a building on any other lot.

3.3 USES ALLOWED IN LAND USE DISTRICTS

3.3.1 General

This part defines and describes the uses allowed within each land use district described in the comprehensive Plan and this Code. A use similar to that given may be acceptable. If the use is similar but not specified, special application must be made for exception, site plan review and public hearing. Certain uses listed under each category are allowed only if special supplemental site design standard are met. These supplemental standards are contained in the Article VI (Development Design and Improvement Standards) of this code.

3.3.2 Allowable Uses Within Each Land Use District

A. Single Family Residential District

- 1. Site-built detached single family dwellings.
- 2. Accessory uses and structures.
- 3. Not to include medical or dental offices.

B. Medium Multiple Family Residential District

1. Detached single-family dwellings
2. Detached two-family dwellings (i.e., twin-homes, duplex).
3. Attached single-family dwellings (i.e., townhomes).
4. Multi-family dwellings.
5. Accessory uses and structures.
6. Outdoor recreational facilities.
7. Home occupations not to include medical or dental offices.

C. Multiple Family Residential District

1. Detached single-family dwellings.
2. Attached single-family dwellings (i.e., townhomes).
3. Detached two-family dwellings (i.e., twin-homes, duplex).
4. Multi-family dwellings
5. Accessory uses and structures.
6. Outdoor recreational facilities.
7. Home occupations not to include medical or dental offices.

D. Restricted Commercial District

1. Professional and semi-professional offices, businesses, and services: accounting; bank and financial establishments; bookkeeping and tax preparation; attorneys and legal services; real estate; mortgage; insurance; property management; medical office; nursing service and physicians; advertising; promotional; public relations; media relations and marketing; architects; engineers and contractors; employment or personnel services; investigation and security services; consultants; photography studios; government offices.
2. Accessory uses include: off-street parking.
3. Special exception uses include: mixed-use residential when located on second story; any other business, operation, or use which is generally within the listed categories and is compatible with the operations, uses, or businesses listed, based upon a determination by the Village Council that the proposed operation or use is generally within or similar to the categories of the permitted uses, is otherwise compatible with the permitted uses, and will not have an adverse effect on the neighbors.

E. General Commercial District

1. Business and office uses: bank and financial establishments; retail stores; cafeterias, restaurants and lounges; supermarkets; theaters; arcades and indoor recreation centers; offices; hotels and motels; travel agencies; commercial or trade schools; fraternal lodges; funeral homes; garden and building supply; shopping centers; veterinary clinics without outside kennels; plant nurseries; professional offices; medical and dental offices or clinics; fitness centers and health clubs.

2. Accessory uses include: off-street parking and loading.
3. Special exception uses include: private schools; religious institutions; nursing homes; uses permitted in Restricted Commercial District; towers or antenna; fast food drive-thru establishments; group child care centers.

F. Institutional District

1. Governmental administration n buildings.
2. Places of religious assembly and other houses of worship.
3. Public or non-profit educational or cultural facilities.
4. Town or public meeting halls.
5. Public service facilities including: library; post office.
6. Police, fire and rescue stations.
7. Accessory uses and structures.

G. Recreation/Open Space District

1. Outdoor public recreational uses include but not limited to: picnicking; jogging; cycling; playgrounds; ball fields; ball courts; swimming pools; cultural facilities.
2. Accessory uses and structures.
3. Passive scenic areas.

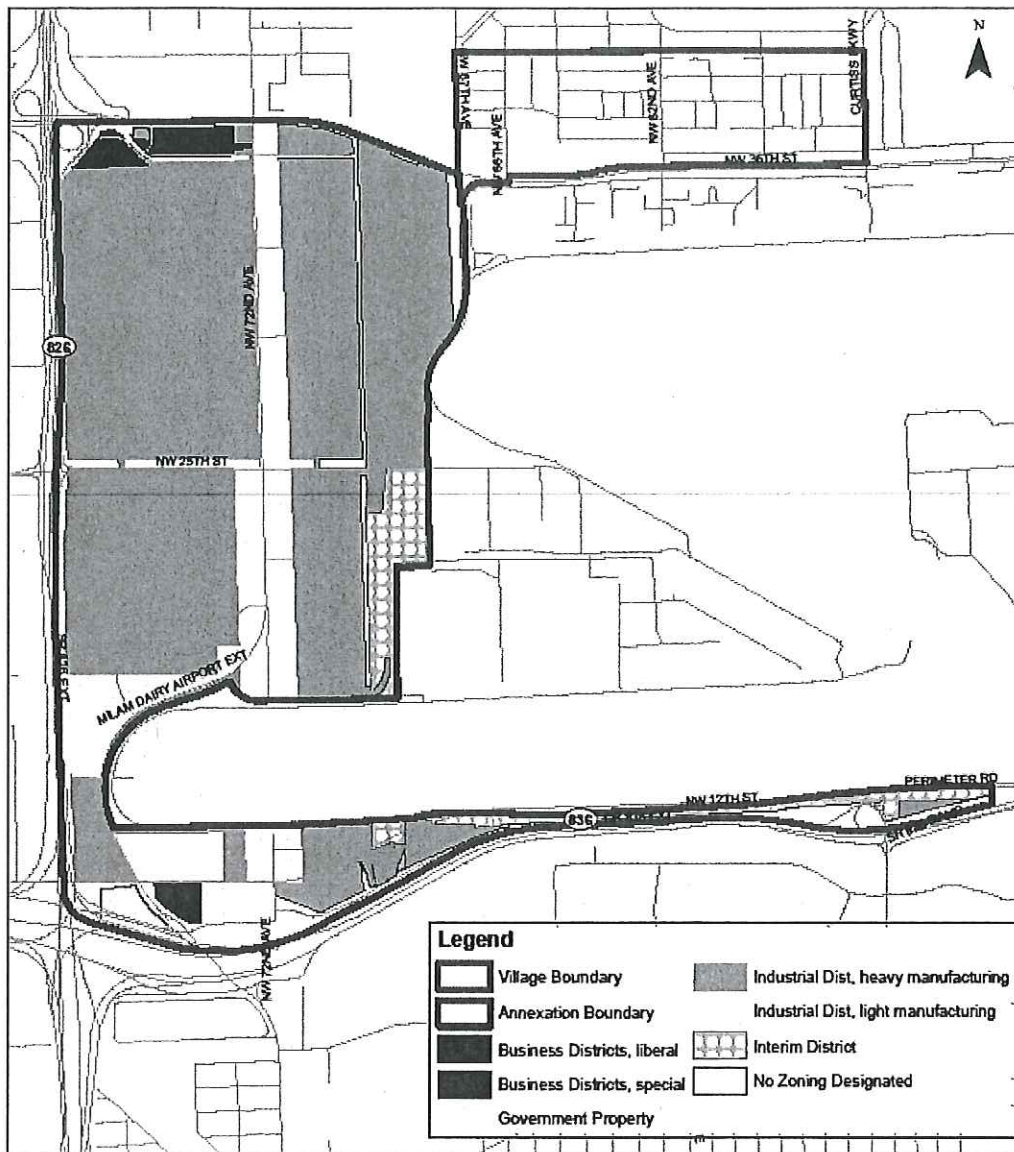
Zoning

The Annexation Area consists of lands zoned mostly Industrial with a small portion being Business as shown on the Miami-Dade County Zoning Map. Upon annexation, the Village will rezone those properties to the Village's closest equivalent. Article III of the Land Development Regulations is being amended to incorporate new districts.

The annexation area is generally zoned: IU-1 - Industrial, Light Manufacturing; IU-2 - Industrial, Heavy Manufacturing; BU-2 – Special Business District, BU-3 - Liberal Business District, GP – Government Property; and GU - Interim District.

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



Miami-Dade County Zoning Map

Virginia Gardens Annexation
Sections 26, 31, 35, 36 and 52

0 0.1 0.2 0.4 0.6 Miles



Zoning Districts (Miami-Dade County)

Article XIII. GU, Interim District

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

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

If a neighborhood in the GU District is predominantly one (1) classification of usage, the Director shall be governed by the regulations for that class of usage in determining the standard zoning regulations to be applied, including setbacks, yard areas, type of structures, height, limitations, use, etc. For the purposes of this section, "trend of development" shall mean the use or uses which predominate in adjoining properties within the GU District which because of their geographic proximity to the subject parcel make for a compatible use. The Director shall be guided in determining what constitutes a neighborhood by limiting the evaluation to separate geographic areas, which may be designated by natural boundaries (rivers, canals, etc.) and/or man-made boundaries (roads, full-and half-section lines, etc.). The Director's decision shall be subject to appeal pursuant to the provisions of Section 33- 311 of the Code. If no trend of development has been established in the GU neighborhood, minimum standards of the EU-2 District shall be applied. All lots subject to compliance with the standards of the EU-2 District shall contain a minimum land area of five (5) acres gross, unless a larger minimum lot size is required by the Comprehensive Development Master Plan.

ARTICLE XXVI. - BU-2, Special Business District

Sec. 33-252. - Purpose.

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

(Ord. No. 74-24, § 1, 4-16-74)

Sec. 33-253. - Uses permitted.

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

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

- (2) Automobile parking lots and garages as a primary use. Automobile parking garages, not over six (6) stories in height, shall be permitted provided they are not located closer than two hundred (200) feet to an RU-1, RU-2, RU-TH or EU District or to a hospital, church or building used for public assemblage. Automobile parking garages shall meet all open space, lot coverage and other applicable requirements of this article. Parking lots shall comply with all applicable off-street parking requirements as set forth in Article VII of this chapter and all applicable landscaping requirements as set forth in Chapter 18A of this Code.

(2.05) Commuter Colleges/Universities.

(2.1) Hospitals (other than animal hospitals), subject to the following conditions:

- (a) That such uses shall be on sites of at least ten (10) net acres;
- (b) That the facility shall have capacity for a minimum of one hundred (100) beds.
- (c) The certificate of use for the hospital shall be annually renewed.
- (d) That the hospital operates a 24 hour emergency room.
- (e) Notwithstanding the provisions of Section 33-253.3 of this Code, the net lot coverage permitted for all buildings on the site shall not exceed 50% of the total lot area; the floor area ratio shall be fifty one-hundredths (0.50) at one (1) story and shall be increased by fourteen-one hundredths (0.14) for each additional story up to eight (8) stories, and thereafter the floor area ratio shall be increased by six-one-hundredths (0.06) for each additional story. Structured parking shall not count as part of the floor area, but shall be counted in computing building height and number of stories. Enclosed or nonenclosed mall areas shall not count as part of the floor area, for floor area ratio computation purposes, nor as part of the lot coverage.
- (f) Notwithstanding the provisions of Section 33-253.4 of this Code, the minimum landscaped open space at one (1) story shall be fourteen percent (14%).

The minimum landscaped open space shall be increased by one (1) percent for each additional story or part thereof, up to eight (8) stories, thereafter the landscaped open space shall increase by two (2) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building(s) of a different height times its floor area divided by the sum of the floor area of all parts of the building(s). Said open space shall be extensively landscaped with grass, trees and shrubbery. Water areas may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or nonenclosed malls which are landscaped with grass, trees and/or shrubbery, water areas therein, and areas therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of this Code.

- (g) That such uses shall be located within sites having frontage on a major access road, including major roadways (three (3) or more lanes), section or half section line roads and/or frontage roadways serving limited access highways and expressways.
- (h) The site shall meet and comply with the provisions of Section 33-253.7 of this Code, except that the wall may be penetrated at points approved by the Directors of the Planning and Zoning Department and the Public Works Department for ingress and egress to afford pedestrian or vehicular access between the sites, and if the property where the facility is located is separated from the AU, GU, RU or EU zoned property by a canal or a previously existing, dedicated and improved roadway, then a wall shall not be required on that portion of the property which is separated by the canal or roadway.
- (2.2) Hotel and motel uses, subject to all provisions of the RU-4A District pertaining to such uses.
- (3) Liquor package stores.
- (4) Major department stores.
- (5) Marinas for the following purposes only: Commercial boat piers or slips for docking purposes; yacht or boat storage, for laying up, but not for repairs or overhaul; and boats carrying passengers on excursion, sightseeing, pleasure or fishing trips.
- (5.1) Movie and television studios with indoor sound stages/studios.
- (5.2) Movie and television studios with outdoor lots/backlots after public hearing.
- (6) Night clubs located no closer than five hundred (500) feet of any RU or EU District, if approved at a public hearing.
- (7) Office parks.
- (8) Pubs and bars.
- (9) Regional shopping centers.
- (9.5) Vehicle Retail Showroom, provided that:
 - (1) No on-site vehicle storage/stock beyond the showroom is allowed; and
 - (2) No more than six (6) vehicles on site to be used for test drives purposes; and
 - (3) No test drive shall be conducted on residential local streets (fifty-foot wide rights-of-way); and
 - (4) No new, purchased vehicle deliveries at showroom are allowed.
- (10) Warehouse, membership.

Article XVII. BU-3, Liberal Business District

Sec. 33-254. Purpose.

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

Sec. 33-255. Uses permitted.

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one (1) or more of the following uses:

- (1) All uses permitted in the BU-1, BU-1A and BU-2 Districts except that residential uses shall not be permitted.
- (2) Airports, airport hangars and airplane repair facilities.
- (3) Automobile and truck services and facilities including:
 - (a) Open lot car and truck sales new and or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:
 - (1) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential, Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights of-way. The shade trees shall have a minimum caliper of two and one-half (2 1/2) inches at time of planting.
 - (2) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
 - (3) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
 - (4) That such uses be conducted on sites consisting of at least one (1) net acre.
 - (5) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.
 - (6) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
 - (7) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right of-way or less).
 - (8) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
- (9) All outdoor paging or speaker systems are expressly prohibited. This provision (9) shall also apply to all establishments in existence as of September 10, 1996.
- (b) Open lot car rental.
- (c) Automobile parts, secondhand from store building only.

- (d) Automobile body and top work and painting.
All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of the effective date of this ordinance.
- (4) Bakeries, retail and wholesale
- (5) Barbecue stands or barbecue pits provided that establishments using wood burning for cooking are permitted only upon approval at a public hearing.
- (6) Bottling of beverages.
- (7) Cabinet working and carpentry shops.
- (8) Cold storage warehouse and pre-cooling plants.
- (9) Contractor's plants and storage yards.
- (9.1) Dog kennels, as an exception to Section 33-256.5, subject to the following conditions:
 - (a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.
 - (b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.
 - (c) All kennel buildings shall be soundproofed and air-conditioned.
 - (d) An administrative site plan review (ASPR) shall be required. The site plan shall show all fencing, berms, and soundproofing designed to mitigate the noise impact of the kennel on the surrounding properties.
- (10) Dry cleaning and dyeing establishments.
- (11) Engines, gas, gasoline, steam and oil; sales and service.
- (12) Feed, hay and other livestock supplies.
- (13) Fertilizer stores.
- (14) Garage or mechanical service. * including automobile repairs, body and top work and painting. All outdoor paging or speaker systems are expressly prohibited. This provision shall also apply to all establishments in existence as of September 10, 1996.
- (15) Glass installation.
- (16) Gun shops.
- (17) Leather goods manufacturing, excluding tanning.
- (18) Locksmith shops, sharpening and grinding shops.
- (19) Lumber yards. *
- (20) Pawnbrokers shall be permitted only upon approval after public hearing.
- (21) Poultry markets and commercial chicken hatcheries. *
- (22) Railroad motor truck and water freight and passenger stations.
- (23) Secondhand stores for the disposal of furniture, fixtures and tools.
- (23.1) Self-service mini-warehouse storage facility. "Self-service mini-warehouse storage facility" shall be defined as a fully enclosed space used for warehousing which contains individual storage units with floor area no greater than four hundred (400) square feet and

an interior height not to exceed twelve (12) feet. No business or business activity, and no wholesale or retail sales are permitted in an individual storage area within a self-service mini-warehouse storage facility.

(a) Ancillary rentals of trucks other than light trucks are permitted in conjunction with a self-service mini-warehouse storage facility, providing such facility is situated on a site containing not less than 2.5 acres gross, subject to compliance with the following requirements:

- (1) That a decorative masonry wall at least 8 feet in height shall enclose the rental truck storage area; and
- (2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and
- (3) That there be no rental of any truck having a net vehicle weight exceeding 12,600 pounds; and
- (4) That for each 100 self-storage units there shall be no more than two rental trucks stored, e.g., 1- 100 units: 2 rental trucks; 101-200 units; 4 rental trucks, etc.; provided however, no more than ten rental trucks may be stored on the premises; and
- (5) That no loading or unloading of trucks is permitted outside the enclosed area and all trucks must be stored inside the enclosed area at all times; and
- (6) That there shall be no repairs or maintenance work on the rental trucks on the premises of the self-service mini-warehouse storage facility.

(b) Ancillary storage of recreational vehicles and boats is permitted in conjunction with a self-service mini-warehouse storage facility, subject to compliance with the following requirements:

- (1) That a decorative masonry wall at least 8 feet in height shall enclose the recreational vehicle and boat storage area; and
- (2) There shall be a landscaped buffer between the masonry wall and any abutting roads which may be a hedge, and/or trees at least 48 inches high at the time of planting, or other reasonable landscape plans acceptable to the department; and
- (3) That there shall be no repairs or maintenance work on the recreational vehicles or boats on the premises of the self-service mini-warehouse storage facility.

(24) Television and broadcasting stations, including studio, transmitting station and tower, power plants and other incidental and unusual uses permitted to such a station.

(25) Tire vulcanizing and retreading or sale of used tires. *

(26) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.

(27) Upholstery and furniture repairs.

(28) Wholesale salesroom and storage rooms.

(29) Other similar uses as approved by the Director.

*NOTE: Provided no such establishment is located within five hundred (500) feet to any RU or EU District except after approval after public hearing. Provided, that, this spacing limitation shall be two hundred fifty (250) feet if the use is confined within a building and an exterior wall or walls of the building located on the establishment is not penetrated with any openings directly facing the RU or EU District. It is further provided that, except for

exterior uses, such distances shall be measured from the closest point of the subject use in the building to the RU or EU District. In connection with exterior uses, the distance of five hundred (500) feet shall be measured from the closest point of the IU District to the RU or EU District. For purposes of establishing such distances, the applicant for such use shall furnish a certified survey from a registered surveyor, which shall indicate such distances. In case of dispute, the measurement scaled by the Director of the Department of Planning and Zoning shall govern.

Article XXIX. IU-1. Industrial, Light Manufacturing

Sec. 33-259. Uses permitted.

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

- (1) Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
- (2) Adult entertainment uses as defined in Section 33-259.1, subject to all the restrictions and spacing requirements contained in said Section 33-259.1.
- (3) Aircraft hangars and repair shops, aircraft assembling and manufacturing. *

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

- (4) Animal hospitals within soundproof, air-conditioned buildings.
- (5) Armories, arsenals.
- (6) Auditoriums.
- (7) Auto painting, top and body work. *
- (7.2) Automobile self-service gas stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, and shall be subject to the conditions enumerated in Section 33-247(6) of this code.
- (7.3) Automobile service stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, and shall be subject to the conditions enumerated in Section 33-247(5) of this code.
- (8) Automobile and truck sales for new and/or used vehicles including as ancillary uses automobile and truck rentals, wholesale distribution and automobile repairs, provided that no more than fifteen
- (15) percent of the total gross building area is devoted to repair/service bays, subject to the following conditions:
 - (a) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all

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

- (b) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.
- (c) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.
- (d) That such uses on sites of ten (10) acres or more shall be approved only after public hearing.
- (e) That such uses be conducted on sites consisting of at least two (2) acres.
- (f) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations, or as approved at public hearing.
- (g) That outdoor loudspeakers are prohibited.
- (h) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
- (i) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
- (9) Automotive repairs. *
- (10) Automobile and truck rentals and wholesale distribution.
- (11) Bakeries--wholesale only with incidental retail uses.
- (12) Banks.
- (13) Blacksmith, gas steam fitting shops.
- (14) Boat or yacht repairing or overhauling, or boat building. *
- (15) Boat slips used for the tying up of boats for the purpose of overhauling or repairing.
- (16) Bottling plants.
- (17) Brewery.
- (18) Cabinet shops. *
- (19) Canning factories. *
- (20) Carpet cleaning.
- (21) Caterers.
- (22) Clubs, private.
- (23) Cold storage warehouses and precooling plants.
- (24) Commercial chicken hatcheries. *
- (25) Concrete, clay or ceramic products, hand manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter.
- (26) Contractors' offices and yards.
- (27) Day nursery, kindergarten, schools and after school care licensed by the State of Florida Department of Health and Rehabilitative Services and established in accordance with the requirements of Article XA provided, however, that schools may only be located on a site

consisting of at least five (5) acres and adjacent to a major roadway (three (3) or more lanes).

(27.1) Dog kennels, as an exception to Section 33-260, subject to the following conditions:

- (a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.
- (b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.
- (c) All kennel buildings shall be soundproofed and air-conditioned.
- (d) An administrative site plan review (ASPR) shall be required. The site plan shall show all fencing, berms, and soundproofing designed to mitigate the noise impact of the kennel on the surrounding properties.

(28) Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt. *

(29) Dry cleaning and dyeing plants.

(29.1) Electric substation.

(30) Engine sales and service, gas, oil, steam, etc.

(31) Fertilizer storage.

(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. *

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

(34) Furniture manufacturing. *

(35) Furniture refinishing.

(36) Garages-storage mechanical, including trucks, buses, heavy equipment.

(37) Glass installations.

(38) Grinding shops. *

(39a) Hotel and motel use (freestanding); the use shall comply fully with all provisions, pertaining to the use, of the RU-4A District.

(39b) Hotel and motel use (mixed use, i.e., connected with, and attached to a structure containing another use permitted in the industrial district); subject to the following conditions:

- (1) Minimum lot width and area: The minimum lot width shall be three hundred thirty (330) feet and the minimum lot area five (5) acres including right-of-way dedications made from the property.
- (2) Lot coverage: There shall be no restriction on lot coverage except as it might be controlled by other specific requirements.

- (3) Setbacks: The setbacks shall be as follows:
- (a) Thirty-five (35) feet from all property lines to that portion of the structure not exceeding three (3) stories in height and not exceeding thirty-five (35) feet in height.
 - (b) A distance from all property lines to any portion of the tower structure above three (3) stories in height equal to seventy (70) percent of the overall height of the tower, the height being measured from the third-floor level (but not exceeding thirty-five (35) feet) to the top of the tower structure.
- (4) Height: There shall be no limitation as to height except those applicable under the airport zoning regulations.
- (5) Floor area ratio: No limitation.
- (6) Maximum number of units: The number of dwelling units shall not exceed a density of seventy five (75) dwelling units per net acre, based on thirty-three and one-third ($33 \frac{1}{3}$) percent of the entire building site.
- (7) Parking: Parking shall be provided for the combined uses in a total number as may be required elsewhere in the Code for each of the uses on the property.
- (8) Open space: There shall be provided open landscaped space equal to a minimum of fifteen (15) percent of the lot area (entire site) in all the industrial districts except that in the IU-C District a minimum of twenty (20) percent shall be provided.
- (9) Accessory uses:
- (a) Business or commercial establishments of the BU-1 type, bars and cabarets shall be permitted in motels and hotels provided they are located within the principal building, which contains at least one hundred (100) units, and provided the exterior of any such principal building shall not have storefronts or give the appearance of commercial or mercantile activity as viewed from the highway: in the event the use contains windows which may be seen from the street or highway, said windows shall be of fixed, obscure glass. Such business or commercial establishments and bars in this district shall be entered only through the lobby, and no additional entrances shall be permitted except when the same opens into a courtyard or patio (away from the street side) which is enclosed and which is not visible from the street, and except that a fire door or emergency exit shall be permitted.
 - (b) Hotels and motels with one hundred fifty (150) or more guest rooms may contain liquor package use on the premises for the accommodation and use of their guests only, provided the establishment housing such use is entered only through the lobby within the building and does not have the appearance of commercial or mercantile activity as viewed from the highway. No advertisement of the use will be permitted which can be seen from the outside of the building.
 - (c) Hotels and motels with two hundred (200) or more guest rooms under one (1) roof may contain a night club on the premises, provided the exterior of any such building shall not have storefronts or give the appearance of commercial or mercantile activity as viewed from the highway. In the event the use contains windows which may be seen from the highway, said windows shall be of fixed obscure glass. Such night club shall be entered only through the lobby, and no additional entrance shall be permitted except when the same opens into a courtyard or patio (away from street side) which is enclosed and which is not visible from the street, and except that a fire door or exit shall be permitted.

(40) ice manufacturing. *

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

(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. *

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

(55) Office buildings.

(56) Ornamental metal workshops. *

(57) Oxygen storage and filling of cylinders.

(58) Parking lots-commercial and noncommercial.

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

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

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

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

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

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

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

(61) Police and fire stations.

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

(63) Power or steam laundries. *

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

(64) Printing shops.

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

- (6) Bakeries.
- (7) Bicycle sales, rentals and repairs (nonmotorized).
- {8} Card shops.
- (9) Confectionery, ice cream stores and dairy stores.
- (10) Drugstores.
- (11) Florist shops.
- (12) Furniture stores less than ten thousand (10,000) square feet.
- (13) Gift stores.
- {14} Grocery stores, supermarkets, fruit stores, health food stores, meat and fish markets and other similar food stores.
- (15) Hardware stores less than ten thousand (10,000) square feet.
- (16) Jewelry stores.
- (17) Leather goods and luggage shops.
- (18) Liquor package stores.
- (19) Optical stores.
- (20) Paint and wallpaper stores less than ten thousand (10,000) square feet. (21} Photograph studio and photo supply.
- (22) Pottery shops.
- (23) Shoe stores and shoe repair shops.
- (24) Sporting goods stores.
- (25) Tobacco shops.
- (26) Variety stores and junior and major department stores.
- (27) Retail uses determined by the Director to be similar to those enumerated above. In determining similarity between a proposed use and the uses enumerated above the Director shall be guided by the intent of this Subsection (62) and shall consider common characteristics including the nature of products offered for sale, the generation of pedestrian and vehicular traffic, and incompatibility with the primary uses permitted in this district.
- (c) Failure to comply with any of the provisions of Subsection (a) or (b) shall be deemed a change in use from an industrial to retail business use for which a use variance shall be required.
- (d) Any ancillary retail sales use pursuant to a lawful, valid, permanent certificate of use and occupancy issued by the Department prior to July 29, 1983, which use is in compliance with the Department's percentage of use and parking requirements on said effective date will be considered a legal, nonconforming use. Legal, nonconforming use status will also be granted to any ancillary retail sales use for which a certificate of use and occupancy has not been issued as of July 29, 1983, where the property owner or tenant:
 - (1) Has obtained a building permit based on the submission of plans on which the intended retail sales area has been clearly represented by physical separation from the industrial use through placement of a solid wall, and adequate parking for the retail sales use and landscaping has been provided, and said permit remains valid in accordance with the provisions of the South Florida Building Code; or
 - (2) Has submitted a declaration of use, parking plan and floor plan for an existing building which have been approved by the Department provided that a physical separation of the

retail and industrial uses has been effected through placement of a solid wall and a temporary certificate of use and occupancy as provided in the South Florida Building Code has been obtained from the Department before July 29, 1983. Legal nonconforming use status will not be perfected if the temporary certificate of use and occupancy is not converted to a permanent certificate of use and occupancy before it expires.

- (3) Has s covenant, accepted and approved by Miami-Dade County on or before July 5, 1983, and recorded in the public records, providing assurances to Miami-Dade County to comply with the provisions of Subsection (a) above and has materially changed his position in reliance thereon. The property owner or tenant shall be permitted sixty (60) days to obtain a building permit and an additional sixty (60) days to complete construction in compliance therewith.
- (70) School-technical trade schools, such as, but not limited to aviation, electronic, mechanics; also physical training schools, such as, but not limited to gymnastics and karate. (All school uses shall be subject to compliance with off-street parking requirements and shall comply with sections 33-151.12.1 through 33-151.22 of this code.)
- (71) Ship chandlers.
- (72) Shipyards and dry docks.
- (73) Sign painting shops.
- (74) Steel fabrication. *

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

- (75) Storage warehouse for food, fodder, etc.
- (76) Taxidermy. Use will be permitted only within a fully enclosed, air-conditioned building. *
- (77) Telecommunications hubs: *
 - (1) At least eighty-five (85) percent of the gross floor area of a telecommunications hub building shall be designated for equipment or machinery; no more than fifteen (15) percent of the gross floor area shall be designated for employees and support personnel;
 - (2) A declaration of use in a form meeting with the approval of the Director and specifying compliance with the conditions set forth in subsection (1), above, shall be submitted to the Department prior to the issuance of a building permit. Said declaration of use shall include a floor plan and site plan for the intended use as required by the Department.
- (78) Telephone exchanges.
- (79) Telephone service unit yards.
- (80) Textile, hosiery and weaving mills not closer than two hundred (200) feet to an RU or EU District.
- (81) Upholstery shops.
- (82) Utility work centers-power and telephone, etc.
- (83) Vending machine sales and service.
- (84) Veterinarians.
- (85) Vulcanizing. *
- (86) Warehouses for storage or products in the form sold in a BU District.
- (87) Warehouse, membership, subject to the following minimum standards, unless otherwise approved by public hearing as a non-use variance:

- (a) The area of such occupancy shall contain no less than one hundred thousand (100,000) square feet of gross floor area;
- (b) The subject use shall be located on a major or minor roadway as depicted on the adopted Land Use Plan map and shall be within one quarter (1/4) mile of that roadway's intersection with another major or minor roadway; and
- (c) Site plan review criteria set forth in Section 33-261.1 shall be met.
- (d) Subject to compliance with Article X (Alcoholic Beverages) of this Code, liquor package sales shall be permitted. Package sales areas shall be divided from the rest of the membership warehouse area by a solid floor-to-ceiling wall and shall have a separate exterior entrance.
- (88) Welding shops. *
- (89) Welding supplies.
- (90) Wood and coal yards.
- (91) The operation of an equipment and appliance center for the testing, repairing, overhauling and reconditioning of any and all equipment, appliances, and machinery sold by the operator/occupant; provided such may be manufactured at the location of the operation and in connection therewith individual customers bringing equipment to the site for such repairing, overhauling or reconditioning, may purchase parts for such equipment, appliances, or machinery.

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

Cross references: Circuses and carnivals permitted in IU Districts without public hearing, § 33-13(f).

Article XXX. IU-2 Industrial. Heavy Manufacturing

Cross references: Barbed-wire fences in IU Districts, § 33-11(f); height of fences, walls and hedges in IU Districts, § 33-11(i); fence in lieu of wall in IU Districts, § 33-11(j); metal buildings in IU-2 Districts, § 33-32.

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 XXXIIIC. - GP, Governmental Property

Sec. 33-284.22. - Uses permitted.

- (a) No land, body of water and/or structure shall be maintained, used or permitted to be used, and no structure shall be hereafter maintained, erected, constructed, moved, reconstructed or structurally altered or permitted to be erected, constructed, moved, reconstructed or structurally altered for any purpose in a GP District which is designed, arranged, or intended to be used or occupied for any purpose other than the following:
- (1) Public parks, playgrounds and buildings, and structures supplementary and incidental to such uses;
 - (2) Fire stations;
 - (3) Police stations;
 - (4) Public auto inspection stations;
 - (5) Public water and sewer treatment and distribution facilities;
 - (6) Public libraries;
 - (7) Public buildings and centers;
 - (8) Public hospitals, nursing homes and health facilities;
 - (9) Public auditoriums, arenas, museums, art galleries;
 - (10) Maximum and minimum detention facilities;
 - (11) Solid waste collection and disposal facilities;
 - (12) Public maintenance and equipment yards;
 - (13) Public bus stations and rapid transit stations and facilities;
 - (14) Public airports, including those particular uses allowed under the applicable airport zoning regulations;
 - (15) And other similar governmental uses.

Village of Virginia Gardens Equivalent Zoning Districts

Note: The Village of Virginia Gardens does not have separate Land Use Categories and Zoning Districts

10. Terminals

Pursuant to Chapter 20-3 sub-section (F) (6) Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map ("terminals") the following responses are being provided.

a. The reason that any area designated terminals and areas located within one-half (1/2) mile surrounding any area designated terminals ("surrounding areas") should be annexed to the municipality.

After incorporation in 1947, the Village was reduced to 183 acres when the County Aviation Department assumed jurisdiction of the remaining 451 acres of Section 25, Township 53, Range 40 for the purpose of airport expansion. To maintain its reputation as a successful community the Village wishes to expand its municipal boundaries so that the following goals may also benefit the Annexation Area:

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

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

b. The impact that annexation may have on the operation and future development of facilities within any area designated terminals and surrounding areas.

It is the intent of the Village to abide by the terms and conditions within the Ordinance with respect to planning and zoning regulation. Both the Village's Comprehensive Plan and Land Use Districts will be amended to incorporate any new land use categories as deemed necessary.

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.

The "Airport West" area (which includes the Village's annexation area) is and will continue to be part of the MIA economic engine that is one of the largest concentrations of employment in Miami-Dade County, if not the State of Florida. Through increased local government focus on this area, significant increases in job opportunities may be created.

d. Whether the land uses within areas designated terminals and surrounding areas are compatible with adjacent land uses within the annexing municipality; and

The Village believes the uses are compatible and would not impact the municipality due to the physical relationship of the proposed annexation area to the Village of Virginia Gardens.

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.

As previously stated under the Executive Summary of this document the Village would abide by the terms of the Terminal Ordinance. If the area is approved for annexation the Village of Virginia Gardens and Miami-Dade County will begin the process of entering into an interlocal Agreement setting forth with specificity certain limitations and conditions to be imposed

11. List of Services to be Provided

a. Police

The Village of Virginia Gardens Police Department comprises the Chief of Police, 22 sworn officers and 3 certified reserve officers for the current 2016/2017 budget year. With a \$727,256 current year budget the Police Department is prepared to absorb any additional required police services.

Upon completion of the annexation process and municipal boundary change the Village would provide immediate coverage to the area without degradation of police service. If the annexation is successful, an increase of sworn officers would be contemplated for FY 2017/2018.

b. Fire Protection

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

Battalion 11

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

Battalion 12

| Station | Address | Unit |
|------------------|----------------|------------------------------------------|
| Doral 45 | 9710 NW 58 St | Medic Engine |
| Fontainebleau 48 | 8825 NW 18 Ter | Rescue |
| Doral North 69 | 11151 NW 74 St | Rescue, Haz Mat, Technical Response Team |

A Battalion, is defined as a fire department organizational unit comprised of multiple units under the command of a Chief Fire Officer. The annexed area will be served by Battalion 11, which is comprised of Virginia Gardens Station 17, Medley Station 46, Miami Springs Station 35, and Hialeah Gardens Station 28. Battalion 12 will also serve the area. Battalion 12 is comprised of Doral Station 45, Fontainebleau Station 48, and other stations. Although these units primarily serve their own communities (Miami Springs, Medley, Hialeah Gardens) they come together in response to any major incident in the area. They

also provide support services when primary response units are on other service calls. To develop proficiency and unit coordination, the Battalion units regularly drill together.

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

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

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

c. Water Supply and Distribution

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

d. Facilities for Collection and Treatment of Sewage

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

e. Garbage and Refuse Collection and Disposal

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

f. Street Lighting

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

g. Street Construction and Maintenance

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

h. Park and Recreation Facilities and Services

No new park and recreation facilities will be needed to serve the existing and future industrial land uses in the annexation areas. The existing canal bike path will be enhanced with landscaping.

i. Building Inspection

The Village is responsible for all building inspections through the Building Consultant. If the annexation proposal is approved, a new department will be established to accommodate the larger volume of activity.

j. Zoning Administration

The Village is responsible for all zoning related matters. If the annexation proposal is approved, a new department will be established to accommodate the larger volume of activity.

k. Local Planning Services

The Village is responsible for all planning related matters. If the annexation proposal is approved, a new department will be established to accommodate the larger volume of activity.

l. Special Services Not Listed Above

None

m. General Government

The Village has a Mayor-Council form of government. The Mayor and five Council members (Members of the Council) are vested with all legislative powers as set forth in the municipal charter of the Village and are elected at-large for staggered four year terms. The Council's powers include establishing public policy and law.

12. Timetable for Supplying Services

a. Police

Immediate/No Change.

b. Fire Protection

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

c. Water Supply and Distribution

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

d. Facilities for Collection and Treatment of Sewage

Immediate/No Change. Miami-Dade County Water and Sewer Department will continue to service the Annexation Area through its wastewater collection and treatment system.

e. Garbage and Refuse Collection and Disposal

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

f. Street Lighting

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

g. Street Construction and Maintenance

Immediate/No change. The County shall maintain responsibility for section line roadways while the Village will maintain roadways designated municipal streets.

h. Park and Recreation Facilities and Services

Immediate/No Change. No new recreational facilities will be needed to service the Annexation Area due to the lack of residential areas.

i. Building Inspection

Immediate/No Change.

j. Zoning Administration

Immediate/No Change.

k. Local Planning Services

Immediate/No Change.

l. Special Services Not Listed Above

Immediate/No Change.

m. General Government

Immediate/No Change. After the annexation process is completed the Village will be responsible for all general government services.

13. Financing of Services

a. Police

The Village will fund this service through its General Fund via tax collections.

b. Fire Protection

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

c. Water Supply and Distribution

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

d. Facilities for Collection and Treatment of Sewage

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

e. Garbage and Refuse Collection and Disposal

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

f. Street Lighting

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

g. Street Construction and Maintenance

The costs of new street construction will be funded by the associated new development. Maintenance will be funded through the Village's General Fund.

h. Park and Recreation Facilities and Services

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

i. Building Inspection

Building Inspections are financed through user fees.

j. Zoning Administration

Zoning Administration services are financed through user fees.

k. Local Planning Services

Local Planning Services are financed through user fees.

l. Special Services Not Listed Above

None

m. General Government

General Government Services are provided and funded through tax collections.

14. Tax Load on Annexation Area

Gross Revenue is based on the 2016 Taxable Property Rolls and other revenues. The Cost of Providing Services (Expenditures) is based on expected costs the Village believes it will incur. Since the proposed annexation area is undergoing development, Revenues and Expenditures will be constantly changing as new properties are added to the tax rolls and more services are required.

The Village of Virginia Gardens Budget (FY 2016-2017) process has been completed and maintains a millage rate of 5.15. The current Miami-Dade County millage rate is 1.9283.

Property Tax Revenue is determined by the following formula:

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

| | 2016 TAXABLE PROPERTY ROLLS | PROPERTY TAX REVENUE* | COST OF PROVIDING SERVICES | NET BUDGET GAIN/LOSS |
|--------------------|------------------------------------------------|--------------------------------------|-------------------------------------------|-------------------------------------|
| Annexation Area | \$661,954,664 | \$3,238,613 | \$750,000 | \$2,488,613 |

Based on Village of Virginia Gardens millage rate of 5.15

Assessed Valuation for Annexation Area

STR 53 40 26 (30-3026) - \$302,580,747

STR 53 40 35 (30-3035) - \$302,996,628

STR 53 40 36 (30-3036) - \$0.00

STR 53 41 31 & 35-36 53 40 (30-3131) - \$6,739,994

STR 53/54 40 Government Lot 2 (30-3052) - \$49,637,295

Total Assessed Valuation: \$661,954,664

15. Certificate of Director of Planning & Zoning
(See Section 6, Page 19)
16. Petition with Clerk of County Commission
(See Section 6, Page 18)

Attachment "A"

RESOLUTION NO. 806

A RESOLUTION OF THE MAYOR AND THE VILLAGE COUNCIL OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA AMENDING RESOLUTION NO. 734, WHICH INITIATED AND REQUESTED THE PROPOSED BOUNDARY CHANGES OF THE VILLAGE OF VIRGINIA GARDENS IN ORDER TO ANNEX PROPERTY BEARING THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" TO RESOLUTION NO. 734, SO AS TO MODIFY THE BOUNDARIES FOR PROPOSED ANNEXATION SET FORTH IN RESOLUTION NO. 734; AUTHORIZING THE MAYOR AND THE VILLAGE CLERK AND OTHER PROPER ASSISTANTS TO TAKE ANY AND ALL ACTIONS AS MAY BE NECESSARY TO SUBMIT/PURSUE THE REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AND AUTHORIZING THE VILLAGE CLERK TO TRANSMIT COPIES OF THIS RESOLUTION TO THE CLERK OF THE COUNTY COMMISSION; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 5.04 of the Miami-Dade County Home Rule Charter and section 20-3 of the Code of Miami-Dade County, Florida, the Village of Virginia Gardens may initiate, by Resolution, a proposed boundary change where there are 250 or fewer registered electors within the proposed annexation area and where the area is less than 50% developed residential;

WHEREAS, the Village of Virginia Gardens conducted duly noticed and advertised public hearings coinciding with the reading of this Resolution; and

WHEREAS, the Village of Virginia Gardens desires to amend the Northern and Southern boundaries for the proposed annexation set forth in Resolution No. 734, consistent with, and relying upon, and dependent upon the verbal agreement with the City of Miami Springs.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE VILLAGE COUNCIL OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA, THAT:

Section 1: The Mayor and the Village Council of the Village of Virginia Gardens hereby approve the changes, extension and enlargement of the municipal boundaries of the Village of Virginia Gardens, Florida, and to effect such change, by the annexation to the Village of Virginia Gardens of property legally described in Exhibit "A" to Resolution No. 734, and shown on an accompanying map, Exhibit "B" to Resolution No. 734. A copy of Resolution No. 734 is attached hereto and made a part hereof

Section 2: The Mayor and the Village Council of the Village of Virginia Gardens hereby approve the amendment to the boundaries delineated in Resolution No. 734, so as to modify the Northern and Southern boundaries of the proposed annexation area consistent with, and as more specifically set forth in Section 3 of this Resolution.

Section 3: The Village Council of the Village of Virginia Gardens, Florida hereby requests that the Board of County Commissioners of Miami-Dade County, Florida adopt an ordinance changing, extending and enlarging the Village's municipal boundaries as approved by the Village and as described in the legal description set forth in Exhibit "A" to Resolution No. 734, as amended by this Resolution, so as to modify the boundaries delineated in Exhibits "A" and "B" of Resolution 734, as follows:

A. Amending and modifying the North boundary of the proposed annexation area, as delineated in Resolution No. 734, to include and encompass, as part of the annexation area, only the following parcels which abut and comprise the North side of NW 36th Street to wit:

- 1 Folio No.: 30-3026-009-0050 / 7501 NW 36th Street, Miami, FL;
2. Folio No.: 30-3026-009-0010 / 7411 NW 36th Street, Miami, FL;
3. Folio No.: 30-3026-014-0010 / 7405 NW 36th Street, Miami, FL;

4. Folio No.: 30-3026-017-0010 / 74011 NW 36th Street, Miami, FL;
5. Folio No.: 30-3026-020-0010 / 7269-7393 NW 36th Street, Miami, FL;
6. Folio No.: 30-3026-000-0036 / 7245 NW 36th Street, Miami, FL; and
7. Folio No.: 30-3026-007-0250 / 7201 NW 36th Street, Miami, FL;

B. Amending and modifying the South boundary of the proposed annexation area/boundary, as delineated in Resolution No. 734, so as to include and encompass all the area comprised of those parcels lying South of NW 12th Street Perimeter Road and continuing South through to and abutting the northerly r-o-w line of State Road 836, so as to encompass all the area, lying between NW 12th Street/Perimeter Road and State Road 836, so that State Road 836 shall be the southernmost boundary of the proposed annexation area, and commencing on the West from and abutting the easterly r-o-w line of State Road 826/Palmetto Expressway, so that State Road 826/Palmetto Expressway shall be the Western most boundary of the proposed annexation area, and then going East from State Road 826/Palmetto Expressway to include and encompass all those parcels lying to the East through and to include the parcel identified by Folio No. 30-3131-007-0040 / 1395 NW 57th Avenue, Miami, FL, so that the Eastern most boundary of the proposed annexation area on the south side of Miami International Airport shall be the parcel identified by Folio No. 30- 3131-007-0040 / 1395 NW 57th Avenue, Miami, FL.

Section 4: The amendment to Resolution No. 734, and the boundaries for the proposed annexation area set forth in Sections 2 and 3 of this Resolution, are materially dependent upon the City of Miami Springs fully supporting the annexation of the area delineated in Resolution 734, as revised and amended by this Resolution as set forth in sections 2 and 3 of this Resolution, by the Village of Virginia Gardens. In the event that the City of Miami Springs fails to provide its support for the

Village of Virginia Garden als annexation of the proposed area, as specifically amended by this Resolution, then the amendment in this Resolution shalt be null and void and the proposed Northern boundaries set forth in Resolution No. 734 shall govern, and the Village. of Virginia Gardens, shall adhere to the area delineated in Exhibits "A" and NB" to Resolution 734 in so far as the Northern Boundary of its proposed annexation area.

Section 5: The Mayor and the Village Clerk and all such other Village officials and officers are hereby authorized and directed to take all action and to execute such certificates, documents and agreements as may be deemed necessary or desirable in connection with the submission of the request for such boundary change to the Board of County Commissioners of Miami-Dade County, Florida, for approval.

Section 6: The Village Clerk is hereby authorized and directed to transmit three certified copies of the Ordinance, together with proof of compliance of notice procedures to the Clerk of the County Commission, accompanied by the attachments as required by Section 20-3 of the Code of Miami-Dade County, Florida.

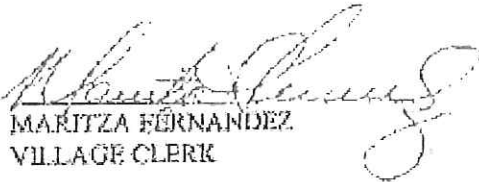
Section 7: Repeal of Resolutions in Conflict. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

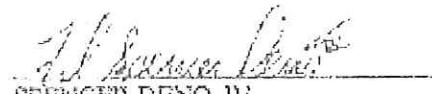
Section 8: Severability Clause. If any phrase, clause, sentence, paragraph or section of this Resolution shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Resolution.

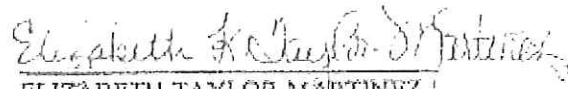
Section 9: Effective Date. This Resolution shall take effect and be in force from and after its date of passage.

PASSED, and ADOPTED on this 18th day of September, 2008.

ATTEST:


MARITZA FERNANDEZ
VILLAGE CLERK



SPENCER DENO, IV
MAYOR OF THE
VILLAGE OF VIRGINIA GARDENS


ELIZABETH TAYLOR-MARTINEZ
COUNCIL PRESIDENT

VOTE OF THE COUNCIL:

| | |
|------------------------------|------------|
| Councilwoman Taylor-Martinez | <u>Yes</u> |
| Councilman Petterson | <u>Yes</u> |
| Councilman Arce | <u>Yes</u> |
| Councilman Black | <u>Yes</u> |
| Councilwoman Conover-Machado | <u>Yes</u> |

APPROVED AS TO FORM AND SUFFICIENCY:


JOSE M. HERRERA, ESQ.

RESOLUTION NO. 734

A RESOLUTION OF THE MAYOR AND THE VILLAGE COUNCIL OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES OF THE VILLAGE OF VIRGINIA GARDENS IN ORDER TO ANNEX PROPERTY BEARING THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A"; AUTHORIZING THE MAYOR AND THE VILLAGE CLERK AND OTHER PROPER ASSISTANTS TO TAKE ANY AND ALL ACTIONS AS MAY BE NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AND AUTHORIZING THE VILLAGE CLERK TO TRANSMIT COPIES OF THIS RESOLUTION TO THE CLERK OF THE COUNTY COMMISSION; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 5.04 of the Miami-Dade County Home Rule Charter and section 20-3 of the Code of Miami-Dade County, Florida, the Village of Virginia Gardens may initiate, by Resolution, a proposed boundary change where there are 250 or fewer registered electors within the proposed annexation area and where the area is less than 50% developed residential; and

WHEREAS, the Village of Virginia Gardens conducted duly noticed and advertised public hearings coinciding with the reading of this Resolution.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE VILLAGE COUNCIL OF THE VILLAGE OF VIRGINIA GARDENS, FLORIDA THAT:

Section 1: The Mayor and the Village Council of the Village of Virginia Gardens hereby approve the changes, extension and enlargement of the municipal boundaries of the Village of Virginia Gardens, Florida and to effect such change, by the annexation to

RESOLUTION NO. 734

the Village of Virginia Gardens of property legally described in "A" and shown on an accompanying map Exhibit 'B' attached hereto and made a part hereof.

Section 2: The Village Council of the Village of Virginia Gardens, Florida hereby requests that the Board of County Commissioners of Miami-Dade County, Florida adopt an ordinance changing, extending and enlarging the Village's municipal boundaries as approved by the Village and as described in the legal description set forth in Exhibit "A"

Section 3: The Mayor and the Village Clerk and all such other Village officials and officers are hereby authorized and directed to take all action and to execute such certificates, documents and agreements as may be deemed necessary or desirable in connection with the submission of the request for such boundary change to the Board of County Commissioners of Miami-Dade County, Florida, for approval.

Section 4: The Village Clerk is hereby authorized and directed to transmit three certified copies of the Ordinance, together with proof of compliance of notice procedures to the Clerk of the County Commission, accompanied by the attachments as required by Section 20-3 of the Code of Miami-Dade County Florida.

Section 5: Repeal of Resolutions in Conflict.

All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict

RESOLUTION NO. 734

Section 6: Severability Clause.

If any phrase, clause, sentence, paragraph or section of this Resolution shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses sentences, paragraphs or sections of this Resolution.

Section 7: Effective Date.

This Resolution shall take effect and be in force from and after its date of passage.

PASSED, and ADOPTED on this 8th day of August, 2003



MARITZA FERNANDEZ
VILLAGE CLERK



PAUL BITHORN
MAYOR OF VIRGINIA GARDENS




SPENCER DENO IV,
COUNCIL PRESIDENT

Vote of the Council:

| | |
|------------------------------|------------|
| Councilman Deno | <u>yes</u> |
| Councilman Fojon | <u>yes</u> |
| Councilman Nelson | <u>yes</u> |
| Councilman Patterson | <u>yes</u> |
| Councilwoman Taylor-Martinez | <u>yes</u> |

APPROVED AS TO FORM AND SUFFICIENCY



Village Attorney, JOSE M. HERRERA, ESQ.

Attachment “B”

TUESDAY JULY 25 2017

MIAMI HERALD

H1

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LEGAL NOTICES

NOTICE

Osnat Shmueli, M.D. is no longer practicing with Baptist Health Primary Care, located at 1691 Michigan Avenue, Suite 500, Miami Beach, FL 33139, as of July 2, 2017. Patients may receive or request to transfer copies of their medical records from the office by calling 786-595-8220.

LEGALIS

LEGAL NOTICES

NOTICE
Dr. Andres Nazario, will be closing his psychotherapy practice at 4471 NW 36th Street, Suite 2018, Miami Springs, Florida 33166 as of August 15, 2017. Clients may request records by calling 305-887-4025

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LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

NOTICE OF CLOSURE

Notice of closure to all patients of the South Florida Regional Eye Associates, LLC office on 7214 North Kendall Dr., Suite 550, (Dadeland-Greenery Mall) Miami, FL will be closing on June 30, 2017.

The Practice transferred the medical records to another South Florida Regional Eye Associates, LLC office located

CONTINUED IN NEXT COLUMN

LEGAL NOTICES

LEGAL NOTICES

Inside America's Best Contacts & Eyeglasses at 8430 Mills Dr., Kendall, FL

Access or copies can be obtained by calling (305) 278-4260.

FICTITIOUS NAMES

Notice is hereby given that Kipu Systems LLC intends to register KIPU as a fictitious name located at 444 Brickell Ave., Ste. 850, Miami, FL 33131.

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned is engaging in business in multiple counties within South Florida under the fictitious name of AMN Creative, and is registered with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Owner Yasmine Abellard: 5000 Champion Boulevard, E-11, #17, Boca Raton, Florida 33496. July 22, 2017.

FICTITIOUS NAME NOTICE Notice is hereby given that the undersigned is engaging in business under the fictitious name of UFGUARD RESTORATION to register said name with the Florida Department of State, Division of Corporations, Tallahassee, FL. UFGUARD RESTORATION 10315 NW 11TH CIRCL Miami, FL 33172

LORENA VALLADARES DEA FLASH MOBILE NOTARY SERVICES Around Miami/Dade Area (305) 615-0661 (lashmobilenotaryservice@gmail.com)

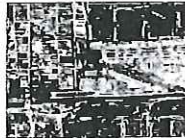
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LEGAL NOTICES

NOTICE OF PUBLIC HEARING VILLAGE OF VIRGINIA GARDENS

NOTICE IS HEREBY GIVEN that on August 2, 2017 at 6:30 p.m., the Village Council of the Village of Virginia Gardens will hold a Public Hearing in the Council Chambers of Virginia Gardens Village Hall pursuant to the Miami-Dade County Charter Section 6.04 and the Code of Miami-Dade County, Article 1, Section 20-3, to consider annexation and enactment of a Resolution concerning the annexation of certain land as legally described according to the following legal description and map. All interested parties are urged to attend the meeting and be heard.

LEGAL DESCRIPTION OF AREA TO BE ANNEXED



A portion of Miami-Dade County, Florida lying in Sections 22, 23, 25, 27, 34 and 35 all in Township 33 South, Range 40 East, as it is more particularly described to wit:
BEGIN at the Northeast corner of said Section 22, Township 33 South, Range 40 East; thence run West along the North line of said Section 22 (centerline of NW 58th Street) to the Northeast corner of the City of Dorat; thence Southerly following the Eastern boundary of the City of Dorat, along the Westerly limited access right-of-way line of State Road 626 (Palmetto Expressway) as shown on the Florida Department of Transportation Right-of-Way Map Section 6728-101 recorded in Plat Book 72 at Page 61 of the Public Records of Miami-Dade County, Florida, through said Sections 22, 27, and 34, to the intersection of said Eastern boundary of the City of Dorat with the South line of said Section 34; thence Easterly along the South line of said Section 34 (centerline of NW 12th Street) to the Southeast corner of said Section 34; thence continue Easterly, along the South line of said Section 35, Township 33 South, Range 40 East (centerline of NW 12th Street) to the Southeast corner of the Southwest 1/4 of said Section 35; thence continue Easterly, along the South line of the Southeast 1/4 of said Section 35, to the point of intersection of said South line of the Southeast 1/4 of said Section 35 with the West right-of-way line of the 275 foot wide Florida East Coast Railway (FEC) Miami Belt Line right-of-way, as shown on said FEC Railway's R/W and Track Map number 10472; thence North along said West right-of-way line of said 275 foot wide FEC Railway Miami Belt Line to a point on the Northerly right-of-way line of the CSX Railway (formerly Seaboard Coastline Railroad), said point also being on the Southerly right-of-way line of the realigned FEC Railway described in that certain County Deed recorded in Official Record Book 10935 at Page 871 of the Public Records of Miami-Dade County, Florida; thence Northwesterly to Westerly to Northerly to Easterly, following the Southermost, Westernmost, and Northermost right-of-way lines of said realigned FEC Railway as described in said County Deed, to the intersection of said Northermost right-of-way line of the original (275 foot wide) FEC Miami Belt Line right-of-way, said West line of the Miami Belt Line right-of-way lying 1304 feet, more or less, East of the West line of the Northeast 1/4 of said Section 35; thence Northerly along said West line of said Miami Belt Line right-of-way to a point on the South line of the Southeast 1/4 of said Section 26, Township 33 South, Range 40 East (centerline NW 25th Street), said point lying 1304 feet, more or less, East as measured from the West line of the Northeast 1/4 of the aforementioned Section 35; thence East along said South line of the Southeast 1/4 of said Section 26 (centerline of NW 25th Street), to the Southeast corner of said Section 26; thence North along the East line of said Section 26 to the most Southwestern corner of Village of Virginia Gardens; thence continue North, following the Western boundary of the Village of Virginia Gardens along said East line of said Section 26, to the Northeast corner of said Section 26; thence West, following the municipal boundary of the City of Miami Springs, along the South line of said Section 23, Township 33 South, Range 40 East (theoretical centerline NW 41st Street), to the point of intersection with the West line of the East 50 foot of said Section 23, thence North, following the Western boundary of the City of Miami Springs, along the West line of the East 50 foot of said Section 23, to the North line of said Section 23; thence West along said North line of said Section 23 (centerline of NW 58th Street) to the Northwest corner of said Section 23, being also the Northeast corner of said Section 22 and the POINT OF BEGINNING. -AND- All of NW 35 Street Extension according to the Right-of-Way Map thereof recorded in Plat Book 75 at Page 60 of the Public Records of Miami-Dade County Florida, in Section 25, Township 33 South, Range 40 East, not previously included within the municipal boundaries of the Village of Virginia Gardens.

Anyone desiring to appeal any decision of the Village Council must arrange for a verbatim record of the proceedings, including testimony and evidence upon which any appeal may be issued (F.S. 286.0105). A copy of the annexation Resolution and a copy of the legal description and map can be obtained from the Office of the Village Clerk.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the office of the village clerk for assistance no later than seven (7) days prior to the proceeding at (305) 871-6104; if hearing impaired, telephone the Florida relay services number (800) 955-8771 (td) or (800) 955-8770 (voice). Village Clerk Maritza Fernandez

ENTERTAINMENT

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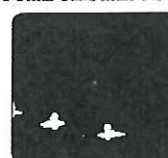
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1740 NW 69 AVE LLC
1777 MILAM LLC
1970 WAREHOUSE LLC
2150 INVESTMENTS INC
2521 WAREHOUSE LLC
2565 NW 74 AVE LLC
2573 NW CORP LLC
2956 2980 NW 74TH AVE LLC
305 BROADCAST LLC
3095 77 INVESTMENTS LC
3100 72 AVE LLC
3100 NW 74TH AVE LLC
3155 NW 77 AVE LLC
3500 MILAM DAIRY RD LLC
36TH ST TWO LLC
36TH STREET DORAL LLC
36TH STREET ONE LLC
36TH STREET THREE LLC
3755 PROPERTY HOLDINGS LLC
5820 BLUE LLC
72 GROUP LLC
7220 NW 36TH ST INVESTMENTS LLC
7240 NW 12TH STREET LLC
74 AVE RENTAL WAREHOUSE LLLP
75 AVE LLLP
7500 NW 25TH STREET 292 LLC
7640 AIRPORT CENTER LLC
A & R USA LLC
A AND E INVESTMENT PROPERTY LL
A YURGAITS JR
AA PREMIUM INVESTMENT CORP
AA PREMIUM INVESTMENTS CORP
AAAA UNIVERSE LLC

OWNER_2

C/O NICHILAS ECONOMOS SR

C/O MARIO A LAMAR PA

OWNER_ADDR

9030 NW 97 TERR
400 ALTON RD
1970 NW 70 AVE
2150 NW 70 AVE
2521 NW 74 AVE
2565 NW 74 AVE
9400 SO DADELAND BLVD STE 601
2980 NW 74TH AVE
1315 NW 98 CT 10
3095 NW 77 AVE
3100 NW 72 AVE SUITE 113
100 FRONT ST STE 350
2766 NW 62 ST
128 ISLAND DR
4000 N FEDERAL HIGHWAY STE # 206
6915 RED ROAD STE #205
4000 N FEDERAL HIGHWAY STE 206
4000 N FEDERAL HWY #206
5760 SW 8 ST STE 500
10150 NW SOUTH RIVER DR
5626 NW 104 CT
5001 HAMMOCK LAKE DR
7240 NW 12 ST
2550 NW 72 AVE # 101
2550 NW 72 AVE #101
7500 NW 25 ST 292
3971 SW 8 ST STE 305
901 SW 176 AVE
7500 NW 25 ST 111
7216 ACADEMY RD BETHEL ACADEMY
2835 NW 70 AVE STE A11
9851 NW 58 ST #120
7800 NW 29 ST

I, HEREBY CERTIFY THIS TO BE A
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VILLAGE CLERK

| OWNER_CITY | OWNER_STATE | OWNER_ZIP |
|----------------|-------------|-----------|
| MEDLEY | FL | 33178 |
| MIAMI BEACH | FL | 33139 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33156 |
| MIAMI | FL | 33122 |
| DORAL | FL | 33172 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| CONSHOHOCKEN | PA | 19428 |
| MIAMI | FL | 33147 |
| OCEAN RIDGE | FL | 33435 |
| BOCA RATON | FL | 33431 |
| CORAL GABLES | FL | 33143 |
| BOCA RATON | FL | 33431 |
| BOCA RATON | FL | 33431 |
| MIAMI | FL | 33144 |
| MEDLEY | FL | 33178 |
| DORAL | FL | 33178 |
| CORAL GABLES | FL | 33156 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33134 |
| PEMBROKE PINES | FL | 33029 |
| MIAMI | FL | 33122 |
| WARRENTON | VA | 22186 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33172 |
| MIAMI | FL | 33122 |

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 VILLAGE CLERK

AAJ INVESTMENTS INC
 ABRAMS-LEWELLYN II LLC
 ACM LIGHT LLC
 ADA VALDES
 ADELINO MARTINE & W MABELLE HOR
 ADELINO MARTINS & W
 ADUPA INVESTMENTS LLC
 AFP 103 CORP
 AGORA IMPORTS OF FLORIDA INC
 AIOLOS PROPERTIES LLC
 AIRPORT CENTER INC
 AIRPORT LOGISTICS LLC
 AIRPORT MIA CENTER CORP
 AIRPORT TRADE CENTER LLC
 AIA PROPERTIES # 6
 AIA PROPERTIES NO 2 LTD
 AIA PROPERTIES NO 8 LTD
 AKASIA GROUP LLC
 ALFA INVESTMENTS & ASSOCIATES C
 ALGAFIN LLC
 ALINSON CHACON
 ALL AMERICAN HOME INSPECTION O
 ALL AMERICAN HOME INSPECTION OF FLORIDA INC
 ALL STAR REALTY GROUP CORP
 ALLIANCES & INVESTMENT LLC
 ALVAREZ FINANCIAL SERVICES COR
 ALZOLA PROP LLC
 AMB INSTITU ALLI FUND III LLC
 AMB PROPERTY LP
 AMC
 AMERICAN TECHNET INC
 AMIR ALMIR
 AMIT INTERNATIONAL INC
 AMT ENTERPRISE LLC

C/O GREENBERG TRAUIG PA

% THE PETER LAWRENCE COINC
 C/O THE PETER LAWRENCE CO INC
 % THE PETER LAWRENCE CO INC

C/O AMB PROP CORP

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Wanda L. Perry
 VILLAGE CLERK

2035 SW 123 CT
 4710 EISENHOWER BLVD #C-1
 7500 NW 25 ST STE:250
 6695 NW 38 ST
 2569 NW 74 AVE #B18
 2557 NW 74 AVE #A15
 7620 NW 25 ST # 1
 9 PARK PLACE 4 FLOOR
 7205 NW 19 ST SUITE 404
 2479 W 80 ST
 100 ALMERIA STE 300
 11 ISLAND AVE #1505
 5805 BLUE LAGOON DR STE 200
 3390 NW 72 AVE
 4710 EISENHOWER BLVD, STE C-1
 4710 EISENHOWER BLVD C-1
 4710 EISENHOWER BLVD
 7500 NW 25TH ST STE 241
 7500 NW 25 ST SUITE 216
 200 S BISCAYNE BLVD #1770
 7620 NW 25 ST #2
 7500 NW 25 ST #212
 1721 SW 24 TER
 2706 SW 139 AVE
 9100 S DADELAND BLVD STE 912
 7500 NW 25 ST 115
 7352 NW 35 ST
 60 STATE ST STE 1200
 60 STATE ST STE 1200
 3446 SW ARMELLINI AVE
 7500 NW 25 ST #247
 7311 NW 12 ST #1
 3333 NW 74 AVE #3333
 1801 WILEY POST TRL

| | | |
|--------------|----|-------|
| MIAMI | FL | 33175 |
| TAMPA | FL | 33634 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| GREAT NECK | NY | 11021 |
| MIAMI | FL | 33126 |
| HALEAH | FL | 33016 |
| CORAL GABLES | FL | 33134 |
| MIAMI BEACH | FL | 33139 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| TAMPA | FL | 33634 |
| TAMPA | FL | 33634 |
| TAMPA | FL | 33634 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33131 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33145 |
| MIRAMAR | FL | 33027 |
| MIAMI | FL | 33156 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| BOSTON | MA | 02109 |
| BOSTON | MA | 02109 |
| PALM CITY | FL | 34990 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| PORT ORANGE | FL | 32128 |

I HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.

Maureen J. Jones
VILLAGE CLERK

ANA MARIA VACA
 ANDRES ACUNA & W JUDITH
 ANSUN PROPERTIES LLC
 ANTHONY CALICCHIO CARLO
 ANTONIO HESPANHOL
 ANTONIO J LLOPIZ
 APDC CORP
 APOLLO SHIP CHANDLERS INC
 ARCHON AIR HOLDINGS LLC
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 BRE ESA P PORTFOLIO LLC
 BRE LQ FL PROPERTIES LLC
 BRIAN K GARHAMMER
 BRICKELL LANDINGS LLC
 BRITTANY EQUITIES LLC
 BUILDING NO TWO LLC
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 CATALINA INVEST GRP INC
 CATALONIA CERAMICS PARTNERSHIP
 CATCH IT INVESTMENTS INC
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 CENTERLINE SERVICES LLC
 CHARAF INVESTMENT INC
 CHINA TOWN MIAMI LLC
 CHRISTIE ROCIO INVESTMENTS LLC

C/O EXTENDED STAY HOTELS TAX DEPT
 C/O QUINTA CORPORATION

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 VILLAGE CLERK

6685 NW 38 ST
 3100 MILAM DAIRY RD UNIT 103
 3591 SW DEGGELLER COURT
 2365 NW 70TH AVENUE #C-2
 7311 NW 12 ST # 11
 PO BOX 521176
 3655 NW 78 AVE
 1775 NW 70 AVE
 2501 NW 74 AVE
 300 S BISCAYNE BLVD #2006
 7500 NW 25 ST #1
 3100 NW 72 AV #109
 16192 COASTAL HWY
 436 OCEAN DR
 2365 NW 70 AVE #C-18
 100 N BISCAYNE BLVD #2100
 7225 NW 25 ST STE 110
 2365 NW 70 AVE #C26
 859 SW 154 CT
 PO BOX 49550
 909 HIDDEN RIDGE #600
 13265 SW 147 TERR
 600 MARQUESA DR
 7351-55 NW 11 ST
 3100 MILAM DAIRY RD #128
 2205 NW 70 AVENUE
 2927 NW 74 AVE
 2975 NW 77 AVE
 1050 NW LEJUNE RD
 5003 SW 127 PL
 1121 CRANDON BLVD APT E 904
 6095 NW 167 ST #D-3
 3250 NW 77 CT
 PO BOX 66147

| | | |
|---------------|----|-------|
| MIAMI | FL | 33166 |
| MIAMI | FL | 33122 |
| PALM CITY | FL | 34990 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| Miami | FL | 33152 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33131 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| LEWES | DE | 19958 |
| MIAMI BEACH | FL | 33139 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33132 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33194 |
| CHARLOTTE | NC | 28277 |
| IRVING | TX | 75038 |
| MIAMI | FL | 33186 |
| CORAL GABLES | FL | 33156 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33175 |
| KEY BISCAYNE | FL | 33149 |
| MIAMI LAKES | FL | 33015 |
| DORAL | FL | 33122 |
| MIAMI SPRINGS | FL | 33166 |

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.
Paula Hines
VILLAGE OLDER

CINERGIA HOLDINGS LLC
 COBRA GROUP LLC
 CODISCO INC
 COIN ENTERPRISE INC
 COLTREX INTERNATIONAL CORP
 COM INVESTMENTS LLC
 COMPT
 COMPT
 CONSOLIDATED FARMS INC
 CPH LLP
 CREATIVE SPACES MANAGEMENT LLC
 CRISTOBAL HERNANDEZ & W
 CSX TRANSPORTATION INC
 CSX TRANSPORTATION INC
 CUESTA PROPERTIES INC
 CUTLER RIDGE REGIONAL CENTER LTD
 CX COMPANY INVESTMENTS LLC
 DANESI INVESTMENTS LLC
 DANIC INC
 DANNY CEPEDA
 DCT BOGGY CREEK FL LP
 DEL RIO CASTRO HOLDINGS CORP
 DELGADO HOLDINGS INC
 DELPHI PROPERTIES LLC
 DENNIS BRUNNER
 DESTINY BUILDINGS LLC
 DIXIE FOODS INC
 DO AMARAL-SCHENCK PART
 DOMA HOLDINGS LLC
 DRC ENTERPRISE LLC
 DUARTE LAND HOLDINGS I LLC
 DUARTE LAND HOLDINGS II LLC
 E G G PARTNERS LLC
 ECOLOCHEM INC

DEPT OF MANAGEMENT SERVICES
 DEPT OF BANKING & FINANCE

% J I WILKERSON - TAX COMM
 TAX DEPARTMENT (1910)

C/O DIVIDEND CAPITAL OPERATING

I, HEREBY CERTIFY THIS TO BE A
 TRUE AND CORRECT COPY.


 VILLAGE CLERK

C/O THOMSON PROFESSIONAL REG

18495 SOUTH DIXIE HWY #317
 3017 NW 74 AVE
 488 W HIGHBANKS RD
 3287 NW 78 AVE
 7356 NW 34 ST
 2375 NW 70TH AVENUE #B-6
 4050 ESPLANADE WAY
 THE CAPITOL
 2950 NW 74 AVE
 PO BOX 3648
 5805 BLUE LAGOON DR #200
 3100 MILLAM DAIRY RD #119
 3600 W BROAD ST
 500 WATER STREET
 7500 NW 25 ST #107
 301 WEST 41 ST # 406
 6220 S ORANGE BLOSSOM TRL 105
 2500 NW 79 AVE #103
 7369 NW 34 ST
 11350 NW 82 TER
 PO BOX 173382
 3100 NW 72 AVE 101
 3100 NW 72 AVE #131
 7311 NW 12 STREET #16
 3313 NW 74 AVE
 782 NW LELEUNE RD STE 350
 PO BOX 527521
 3560 NW 72 AVE
 7500 NW 25 ST #207
 2196 SW 152 PLACE
 PO BOX 520066
 PO BOX 520066
 10600 NW 37 TER
 PO BOX 4900

| | | |
|--------------|----|-------|
| PALMETTO BAY | FL | 33157 |
| MIAMI | FL | 33122 |
| DEBARY | FL | 32713 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| TALLAHASSEE | FL | 33299 |
| TALLAHASSEE | FL | 32399 |
| MIAMI | FL | 33122 |
| N FORT MYERS | FL | 33917 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| RICHMOND | VA | 23230 |
| JACKSONVILLE | FL | 32202 |
| MIAMI | FL | 33122 |
| MIAMI BEACH | FL | 33140 |
| ORLANDO | FL | 32809 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| DORAL | FL | 33178 |
| DENVER | CO | 80217 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33152 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33185 |
| MIAMI | FL | 33152 |
| MIAMI | FL | 33152 |
| DORAL | FL | 33178 |
| SCOTTSDALE | AZ | 85261 |

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.
Naufel Duncanson
VILLAGE CLERK

ECSF HOLDINGS LLC
 EDGAR BRUNNER TRS
 EDGAR MAURICIO NIVIA
 EL DORADO ENTERPRISES /MIAMI INC
 ELLAWISH LLC
 ELISA PADRON
 EVERETT H NICHOLS
 EVO SOLUTIONS INC
 EXCELLENT COMPUTING DISTR INC
 EZE INVESTMENTS LLC
 F E C RR
 F E C RR
 F E C RR
 F E C RR CO FLA GAS CO LESSEE
 FEC RR BISCAYNE CHEMICAL LESSEE
 FEC RR CO
 FEC RR CO % J R WILLIAMS RE MGR
 FERTOR INC
 FIRST MEDICAL INTERNATIONAL CO
 FLA EAST COAST RR
 FLORIDA EAST COAST RR RW
 FLORIDA INTERNATIONAL BANK
 FLORIDA POWER & LIGHT CO
 FLORIDA TOBACCO INC
 FORCE INVEST INC
 FORCE INVESTMENT 3337 LLC
 FORCE INVESTMENT 3345 3347 LLC
 FRANCLAIRE LLC
 FSP BLUE LAGOON DR LLC
 FT PROPERTY DEVELOPMENT LLC
 FUND IX BLUE LAGOON LLC
 FVP AIRPORTLLC
 G & I VII WATERFORD LLC
 GA GLOBAL CONSULTING LLC
 GAIA FLORIDA LLC

LILIA KATHERINE NIVIA LOPEZ

% CORBETT R E MGR
 % M O BAGLEY -BLDG 100 STE 370-
 % M O BAGLEY -BLDG 100 STE 370-
 C/O J R WILLIAMS RE MGR
 LUMBER EXPRESS CORP LESSEE

ATTN PROPERTY TAX DEPT

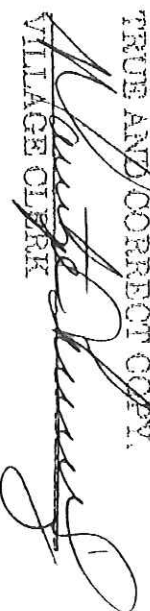
C/O TA ASSOCIATES REALTY
 C/O DRA ADVISORS LLC

7500 NW 25 ST #105
 3313 NW 74 AVE #3305
 3100 NW 72 AVE #105
 1260 NW 72 AVE
 90 ALTON RD NIT 2603
 2365 NW 70TH AVENUE #C-8
 3930 NE 168 ST
 7359 NW 34 ST
 7620 NW 25 ST STE 9
 2385 NW 70TH AVE A-2
 7441 FULLERTON ST, SUITE # 300
 9955 NW 116 WAY
 2855 LEJUNE RD 4TH FLOOR
 10151 DEERWOOD PARK BLVD
 1 MALAGA ST
 7411 FULLERTON STREET
 2461 NW 72 AVE
 7368 W 48 ST
 9955 NW 116 WAY
 7411 FULLERTON ST STE300
 17945 FRANJO RD
 700 UNIVERSE BLVD, PSX/JB
 7362 NW 34 ST STE A
 3319 NW 74 AVE
 7740 SW 70 ST
 7740 SW 70 ST
 1805 PONCE DE LEON BLVD # 400
 401 EDGEWATER PL STE 200
 7710 SW 67 AVE
 28 STATE ST 10 FLOOR
 15500 NEW BARN RD #104
 220 E 42 ST
 9960 SW 102 ST
 1550 NW 96 AVE #12

I, HEREBY CERTIFY THIS TO BE A
 TRUE AND CORRECT COPY.


 VILLAGE CLERK

| | | |
|-------------------|----|-------|
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| MIAMI BEACH | FL | 33139 |
| MIAMI | FL | 33122 |
| NORTH MIAMI BEACH | FL | 33160 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| ST AUGUSTINE | FL | 32084 |
| MEDLEY | FL | 33178 |
| MIAMI | FL | 33134 |
| JACKSONVILLE | FL | 32256 |
| SAINT AUGUSTINE | FL | 32084 |
| JACKSONVILLE | FL | 32256 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33155 |
| MEDLEY | FL | 33178 |
| JACKSONVILLE | FL | 32256 |
| PERRINE | FL | 33157 |
| JUNO BEACH | FL | 33408 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33143 |
| MIAMI | FL | 33143 |
| CORAL GABLES | FL | 33134 |
| WAKEFIELD | MA | 01880 |
| MIAMI | FL | 33143 |
| BOSTON | MA | 02109 |
| MIAMI LAKES | FL | 33014 |
| NEW YORK | NY | 10017 |
| MIAMI | FL | 33176 |
| MIAMI | FL | 33172 |

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.

VILLAGE OF PRK

GARCES & GARCES CARGO SERVICE INC
 GENERAL APPLIANCE &
 GEORGE ELIAS JR & GLADYS ESTRADA
 GEORGE L VALLADARES
 GIULIO INTERNATIONAL CORP
 GIO CAROL LLC
 GIOVANNI TROIISI
 GLOBAL EXPORTS USA INC
 GLOBAL MACHINERY & EQUIPMENT I
 GLOBEX PROPERTIES LLC
 GO 73RD RENTAL WAREHOUSE LLP
 GOAL PROPERTIES INC
 GOLD COAST CONSOLIDATORS INC
 GRANATUM LLC
 GRANT REAL ESTATE LTD
 GROVE INVESTMENT PROPERTIES LC
 GRUPO MATRIX LLC
 GUILLERMO J BEOTO
 GUILLERMO J BEOTO
 HAMMAR PROPERTIES INC
 HARTOL HOLDINGS LTD
 HAS INVESTMENTS LLC
 HEXAGON TROPICAL INVESTMENTS L
 HGS HOLDING CORP
 HIGH DEFINITION ELECTRONICS INC
 HILDA DELFINA CARI LOBOS
 HISPANIC GROUP CORP
 HOB HOLDINGS REV STATUTORY TR
 HONEY MOUNTAIN LLC
 INFIGHT HOLDINGS LLC
 INTERNATIONAL DISPLAY CENTER I
 INVERSIONES MAC LLC
 IRWIN & LINDA POTASH FAM LTD PART
 J & S & V INVESTMENTS LLC

ELECTRONIC DISTRIBUTORS INC

C/O RANDY DORFMAN

SAUL B MENENDEZ

2605 NW 75 ST
 2654 NW 74 AVE
 7150 SW 62 AVE STE 107
 8190 SW 79 TER
 2509 NW 74 AVE #C3
 PO BOX 226232
 7769 NW 113 PATH
 7350 NW 35TH TER
 10010 NW 44 TER # 110
 2750 NE 185TH ST STE 306
 2550 NW 72 AVE #101
 7304 NW 34 ST #7304
 9754 NW 10 ST
 951 BRICKELL AVE 200
 7245 NW 36 ST
 3200 NW 77 CT
 9250 W BAY HARBOR DR 3B
 4511 SW 134 CT
 7311 NW 12 ST #10
 1720 NE 198 TERR
 7355 NW 41 ST
 2549 NW 74 ST
 3100 MILAM DAIRY RD #126
 10500 SW 67 AVE
 3011 NW 75 AVE
 5428 NW 113 AVE
 8181 NW 14 ST #201
 7740 NW 34 ST
 3810 ROSE STREET
 555 NE 185 ST STE 201
 11222 NW 47 LN
 6610 NW 82 AVE
 2033 FISHER ISLAND DR
 3100 NW 72 AVE #123

I, HEREBY CERTIFY THIS TO BE A
 TRUE AND CORRECT COPY.

VILLAGE CLERK



| | | |
|---------------|----|-------|
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33143 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33222 |
| DORAL | FL | 33178 |
| MIAMI | FL | 33122 |
| DORAL | FL | 33178 |
| AVENTURA | FL | 33180 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33172 |
| MIAMI | FL | 33131 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33122 |
| BAY HARBOR | FL | 33154 |
| MIAMI | FL | 33175 |
| DORAL | FL | 33126 |
| MIAMI | FL | 33179 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33156 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33178 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| SCHILLER PARK | IL | 33122 |
| MIAMI | FL | 33179 |
| DORAL | FL | 33178 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33109 |
| MIAMI | FL | 33122 |

I, HERBRY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.
Herbry
VILLAGE OPERA

J E K CARPET CORP
 JAC3009 LLC
 JACAVI PROP LLC
 JADA HOLDINGS LLC
 JAIRO GIRALDO
 JATUN LLC
 JAVIER M BAEZA III
 JAVIER PEDRAZZOLI &
 JAVANTHI WIKRAMANAYAKE
 JC ARNOVA UPHOLSTERY LLC
 JC ARNOVA UPHOLSTERY LLC
 JC BUSINESS SOLUTIONS INC
 JEMORAN 1 LLC
 JIM REALTY INVESTORS LLC
 JMT PARTNERS LLC
 JOANNIS SAPICAS
 JOISEL CORP
 JOR ROD INVESTMENT
 JOSE CASTRILLON
 JOSE DAMIAN TR
 JOSE E VARGAS HUNGRIA
 JOSE FARALDO &W CLARA
 JOSEPH CASTRILLON
 JO 7640 LLC
 JULIO CESAR GOMEZ ZULUAGA
 K STORAGE LLC
 KAPPA DIAGNOSTIC SYSTEMS INC
 KIMOLOS INC
 KITHNOS INC
 LAND BLOG LLC
 LAVMOR LIMITED
 LDIME HOLDINGS LLC
 LEJEUNE AIRPORT PARK SUITES INC
 LEJEUNE AIRPORT PARK SUITES INC

LUIS QUINTANA ESQ.

C/O ALFREDO VALDES

I, HEREBY CERTIFY THIS TO BE A
 TRUE AND CORRECT COPY.


 VILLAGE CLERK

3550 NW 77 CT
 3009 NW 75 AVE
 6100 HOLLYWOOD BLVD STE 407
 7500 NW 25 ST #119
 4360 SW 152 AVE
 7500 NW 25TH ST STE 109
 3553 NW 78 AVE
 3100 NW 72 AVE #115
 5995 MOSS RANCH RD
 7299 NW 12 ST
 7300 NW 12 ST
 1992 NW 178 WAY
 7500 NW 25 ST 2
 9215 SW 144 ST
 8845 SW 151 ST
 7620 NW 25 ST #6
 3100 NW 72 AVE #104
 2355 NW 70 AVENUE BUILDING D #12
 7300 NW 34 ST
 PO BOX 527521
 2385 NW 70TH AVENUE #A-5
 6581 W 11 LN
 7300 NW 34 ST
 1300 BRICKELL BAY DR 500
 7311 NW 12 ST #17
 7277 NW 12 ST #7277
 2577 NW 74 AVE #20
 801 N VENETIAN DR 708
 801 N VENETIAN DR 708
 3100 NW 72 AVE 106
 338 MINORCA AVE
 1195 NW 97 AVE
 555 EAST OKEECHOBEE RD
 6959 SUNRISE DR

| | | |
|----------------|----|-------|
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| HOLLYWOOD | FL | 33024 |
| MIAMI | FL | 33122 |
| MIRAMAR | FL | 33027 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| PINECREST | FL | 33156 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33127 |
| PEMBROKE PINES | FL | 33029 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33176 |
| MIAMI | FL | 33176 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33152 |
| MIAMI | FL | 33122 |
| HALEAH | FL | 33012 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33131 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33139 |
| MIAMI | FL | 33139 |
| DORAL | FL | 33166 |
| CORAL GABLES | FL | 33134 |
| MIAMI | FL | 33172 |
| HALEAH | FL | 33010 |
| CORAL GABLES | FL | 33133 |

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.


VILLAGE CLERK

LES HOLDINGS DORAL LLC
 LH III LLC
 LIBERDADE MGM LLC
 LINDA DELANEY
 LIVING ACES CORP
 LUIS K CASASSA JR
 LYNN TOLIN
 M S J REALTY INC
 MANUEL PEREZ & W LAURA DEL RIO
 MANUEL RODRIGUEZ FERNANDEZ
 MARTINEZ DISTRIBUTORS CORP
 MARTINEZ INVEST GRP LLC
 MAXED PROPERTY HOLDINGS LLC
 MAYA PLANTATION INC
 MC PLANNING LLC
 MECHANICAL SECURITY CONTROL CORP
 MENESSE & RAPPA REAL EST GRP
 METROPOLITAN LIFE INS CO & ETALS
 MEUCHADIM OF MIAMI LLC
 MG546 INC
 MIA BL HOTEL PARTNERS LLC
 MIAMI AIRPORT CENTER ASSN INC
 MIAMI AIRPORT CENTER SELF STORAGE LLC
 MIAMI AIRPORT IND EQUITIES & ETALS
 MIAMI AIRPORT WAREHOUSES
 MIAMI DADE COUNTY
 MIAMI DADE COUNTY EXPRESSWAY AUTHORITY
 MIAMI GROUP 73 LLC
 MIAMI INVEST ASSOC LLC
 MIAMI RESORTS INC
 MIAMI-DADE COUNTY
 MIAMI-DADE COUNTY
 MIAMI-DADE COUNTY
 MIAMI-DADE COUNTY

GARY HALE
 ISILDA MARTINEZ

ATTN: REGIONAL DIRECTOR

C/O LAURUS CORP

C/O BRICKELL BAY CENTRE
 WATER & SEWER DEPT

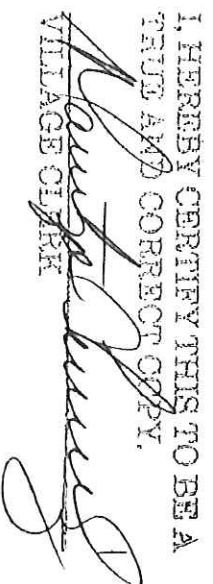
GSA R/E MGMT-SHOP
 CORRECTIONS DEPARTMENT
 FIRE RESCUE DEPARTMENT
 AVIATION DEPARTMENT - FINANCE

3200 NW 77 CT
 7195 NW 30 ST
 1736 SW 136 PL
 7700 SW 100 STREET
 1955 NW 72 AVE
 10629 ST THOMAS DR
 150 LAMBERT RD
 4880 GRANADA BLVD
 1560 AGUA AVE
 7287 NW 12 ST
 PO BOX 526368
 3081 NW 74 AVE
 7640 NW 25 ST #107
 1351 NW 78 AVE
 10505 NW 27 ST
 7509 NW 36 ST
 7500 NW 25 ST #114
 3500 LENOX RD #1800
 6100 HOLLYWOOD BLVD #407
 7500 NW 25 ST #1A
 1880 CENTURY PARK EAST STE 1016
 7500 NW 25 ST
 15500 NEW BARN RD #104
 10598 NW S RIVER DR
 80 SW ST #2805
 3071 SW 38 AVE
 3790 NW 21 ST
 7300 NW 41 STREET
 7279 NW 12 ST #7279
 6700 NW 12 ST
 111 NW 1 ST STE 2460
 2525 NW 62 ST
 9300 NW 41 ST
 PO BOX 526624

I, HEREBY CERTIFY THIS TO BE A
 TRUE AND CORRECT COPY.

Maureen K. K...
 VILLAGE CLERK

| | | |
|--------------|----|-------|
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33175 |
| MIAMI | FL | 33156 |
| MIAMI | FL | 33126 |
| BOCA RATON | FL | 33498 |
| NEW CANAAN | CT | 06840 |
| CORAL GABLES | FL | 33146 |
| CORAL GABLES | FL | 33156 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33152 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33172 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33122 |
| ATLANTA | GA | 30326 |
| HOLLYWOOD | FL | 33024 |
| MIAMI | FL | 33122 |
| LOS ANGELES | CA | 90067 |
| MIAMI | FL | 33122 |
| MIAMI LAKES | FL | 33014 |
| MIAMI | FL | 33178 |
| MIAMI | FL | 33130 |
| MIAMI | FL | 33146 |
| MIAMI | FL | 33142 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33128 |
| MIAMI | FL | 33147 |
| MIAMI | FL | 33178 |
| MIAMI | FL | 33152 |

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.

VILLAGE CLERK

MIAMI-DADE COUNTY DERM
MIAMI-DADE CTY IND DEV AUTH

% FLIGHT SAFETY TRAINING INTL

MICAP 18 LLC
MICHAEL A ZACCARDO
MILAM 25 LLLP
MILAM USA LLC
MILIM DAIRY PLAZA ASSOC
MILLENNIUM INVESTMENTS LLC
MIRUA INVESTMENTS LLC
MM REAL EST LLC
MMBC HOLDING LLC
MOMPOX PARTNERS INC
MOTOPOUT USA CORP
NATURAL FORCES NUTRIPRODUCTS
NERV COWAN CONSULTING SERV INC
NESTOR V MIRANDA TRUST
NEW BOSTON CRYSTAL LLC
NEW WORLD TRADE CTR II
NERE LLC
NICOLA ELECTRIC INC
NICOLLS GROUP LLC
NICOSAN INVESTMENT LLC
NJ2 LLC
NOETIC INC
NPIRES INVESTMENTS LLC
NW 34 STREET LLC
O G P CORP
OMEGA CUSTOM BROKERS INC
OSCAR BECERRA
OSCAR DIAZ DE BEDOYA BIANCHINI
P K S ENTERPRISE LLC
PS CAPITAL LLC
PACIFIC COMMERCIAL OF FLORIDA
PAPIC CORPORATION

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.

VILLAGE CLERK



111 NW 1 ST STE 1610
6601 NW 36 ST
7499 NW 31 ST
7479 PARK SPRINGS CIR
2550 NW 72 AVE #101
901 SW 176 AVE
1190 NW 72 AVE
7570 NW 14 ST
2385 NW 70 AVE UNIT #A1
5959 BLUE LAGOON DR
2913 NW 79 AVE
10600 NW 37 TER
1200 NW 57 AVE
3335 NW 74 AVE
3100 MILAM DAIRY RD #125
13408 SW 59 AVE
75 STATE ST 12TH FLOOR
2801 NW 74TH AVE ST 100
220 HAMPTON LN
7291 NW 12 ST
340 S LEMON AVE UNIT 1179
2375 NW 70 AVENUE # B-7
7640 NW 25 ST #103
3111 19 ST NW
11523 NW 83 WAY
7352 NW 34 ST
7450 NW 41 ST
2581 NW 74 AVE #B21
7500 NW 25 ST #249
7311 NW 12 ST UNIT 22
2818 NW 72 AVE
7770 NW 32 ST
2500 NW 79 AVE STE# 241
17001 COLLINS AVE UNIT 2302

| | | |
|----------------|----|-------|
| MIAMI | FL | 33128 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33122 |
| ORLANDO | FL | 32835 |
| MIAMI | FL | 33122 |
| PEMBROKE PINES | FL | 33029 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| DORAL | FL | 33122 |
| DORAL | FL | 33178 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33156 |
| BOSTON | MA | 02109 |
| MIAMI | FL | 33122 |
| KEY BISCAYNE | FL | 33149 |
| MIAMI | FL | 33126 |
| WALNUT | CA | 91789 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| ROCHESTER | MN | 55901 |
| DORAL | FL | 33178 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| DORAL | FL | 33122 |
| DORAL | FL | 33122 |
| SUNNY ISLES | FL | 33160 |

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.


VILLAGE CLERK

PARCEL 10.1 LLC
 PARCEL 10A 10B LLC
 PASSION GROWERS LLC
 PAULDAN LLC
 PEDRO CHIRINO
 PERCEPTION ASSOCIATES
 PERFUMES DISTR INC
 PERFUMES DISTR INC
 PERIMETER RD MGMT LLC
 PERIMETER ROAD MANAGEMENT LLC
 PLDAB LLC
 POLAS ENTERPRISES INC
 PONCE DORAL INVESTMENTS LLC
 PROFESSIONAL PRODUCTS GROUP LLC
 PROLAR INC
 PROLOGIS EXCHANGE 7007 NW
 PROPERTY 2045 NW 115 LLC
 PROPERTY SYSTEM LLC
 PSBP INDUSTRIAL LLC
 QNK INVESTMENTS LLC
 QUALITY ACQUISITION CO LLC
 QUEEN S FLOWERS CORP
 R & D ELECTRIC PROPERTIES LLC
 R C REAL ESTATE PARTNERSHIP
 R2D2 REAL ESTATE LLC
 RANDALL BADAT TRS
 RAV PROPERTIES INC
 RELIATEX INC
 REV JOHN C FAVALORA DOM
 RFRD LLC
 RING POWER CORP
 RIVERO INVESTMENT GROUP INC
 ROBERT YGLESIAS & W BARBARA
 ROBERTO FAITH

/DIXIE GAS CO LE/

C/O PROLOGIS INC

SHELLY BADAT TRS

I, HEREBY CERTIFY THIS TO BE A
 TRUE AND CORRECT COPY.


 VILLAGE CLERK

7950 NW 77TH ST

2855 LE JEUNE RD 4TH FLOOR
 2855 LE JEUNE RD 4 FL
 7499 NW 31 ST
 7000 NW 33 TERR
 7640 NW 25 ST #109
 PO BOX 520218
 7101 APPALOOSA TRL
 7253 NW 12 ST #7253
 806 S DOUGLAS RD STE 625
 7150 SW 62 AVE
 4545 AIRPORT WAY
 2875 NW 77 AVE
 44 W FLAGLER ST (COURTHOUSE TOWER 25 FLOOR)
 1600 NW 84 AVE
 PO BOX 527521
 4545 AIRPORT WAY
 2741 NW 82 AVE
 7620 NW 25 ST #7
 8216 NW 14 ST
 12884 SW 24 ST
 6701 SW AVE
 2750 NW 79 AVE
 7447 NW 48 ST
 2805 NW 75 AVE
 1000 E HALANDALE BEACH BLVD 5
 124 MIRAMAR AVE
 7400 NW 41 ST
 2201 NW 72 AVE
 9401 BISC BLVD
 9602 SW 123 ST
 500 WORLD COMMERCE PARKWAY
 PO BOX 52-7404
 7245 NW 36 ST
 BLDG C2-3

| | | |
|-------------------|----|-------|
| MIAMI | FL | 33134 |
| CORAL GABLES | FL | 33134 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33152 |
| SOUTHWEST RANCHES | FL | 33330 |
| MIAMI | FL | 33126 |
| CORAL GABLES | FL | 33134 |
| SOUTH MIAMI | FL | 33143 |
| DENVER | CO | 80239 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33130 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33152 |
| DENVER | CO | 80239 |
| DORAL | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| MIRAMAR | FL | 33027 |
| ST LOUIS | MO | 63143 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33122 |
| HALLANDALE BEACH | FL | 33009 |
| SANTA BARBARA | CA | 93108 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33122 |
| MIAMI SHORES | FL | 33138 |
| MIAMI | FL | 33176 |
| SAINT AUGUSTINE | FL | 32092 |
| MIAMI | FL | 33152 |
| MIAMI | FL | 33166 |
| MEDLEY | FL | 33166 |

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY
Charlotte R. Rouse
VILLAGE CLERK

RODWIN CORP
 ROSATAURUS INVESTMENT CORP
 RP & HA LLC
 RP & HA LLC
 RYDER TRUCK RENTAL INC
 S A L R R
 SAFEGUARD PROPERTIES LLC
 SALMERON INVESTMENTS LLC
 SAMIR ELMIR
 SANSAA AIRCRAFT PARTS & SERV C
 SECURITY CAPITAL INDUSTRIAL TR
 SEQUOIA RIVER LLC
 SERIFOS INC
 SHOPPES AT MICC INVESTMENTS LLC
 SIFANG ZHAO
 SIFNOS INC
 SIFRA REAL EST INC
 SOUTH FLA WATER MANAGEMENT
 SOUTHRUST BANK NA
 SPAOP LLC
 SPG NW 78TH AVE LLC
 SPUST MIAMI ACC LAND LP
 STARSHIP 55 LLC
 STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
 STEPHEN TANG & W MARIA DEL C NA
 STERN REAL ESTATE HOLDINGS LLC
 SUMIT KAURA
 SUMMER PROPERTY MANAGEMENT LLC
 SUNBURST FARMS INC
 SUNLAND ENTERPRISING INC
 SUNSHINE GASOLINE DISTR INC
 SUPRA ENTERPRISES CORP
 TIG HOLDINGS LLC
 TALOS INC


C/O L C HOLT

C/O THOMSON PROPERTY TAX SERVICES

ATTN: REAL ESTATE MGMT SECTION

C/O MS CLAUDIA WALRAVEN

I, HEREBY CERTIFY THIS TO BE A
 TRUE AND CORRECT COPY.


 VILLAGE CLERK

7622 SW 129 PL
 2365 NW 70TH AVE #C-3
 1627 BRICKELL AVE #407
 PO BOX 145396
 11690 NW 105 ST
 3600 W BROAD ST
 3384 PEACHTREE RD STE#400
 6801 SW 157 CT
 3505 TOLEDO ST
 2541 NW 74 AVE
 4545 AIRPORT WAY
 3347 NW 74 AVE
 801 N VENETIAN DR 708
 2199 PONCE DE LEON BLVD #301
 7500 NW 25 ST #296
 801 N VENETIAN DR 708
 4001 NW 77 AVE
 3301 GUN CLUB RD
 PO BOX 2554
 8160 GENEVA CT 408
 100 FRONT ST STE 350
 515 SOUTH FLOWER ST STE 3100
 1955 NW 72 AVE
 1000 NW 111 AVE
 14142 SW 62 ST
 2013 FISHER ISLAND DR
 3100 MILAM DAIRY RD #117
 7311 NW 12 ST #19
 2200 NW 70 AVE
 7630 NW 25 ST #2
 1650 NW 87 AVE
 7630 NW 25 ST STE 3 & 4
 8857 NW 117 ST
 801 N VENETIAN DR UNIT 708

| | | |
|-----------------|----|-------|
| MIAMI | FL | 33183 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33129 |
| CORAL GABLES | FL | 33114 |
| MIAMI | FL | 33178 |
| RICHMOND | VA | 23230 |
| ATLANTA | GA | 30326 |
| MIAMI | FL | 33193 |
| CORAL GABLES | FL | 33134 |
| MIAMI | FL | 33122 |
| DENVER | CO | 80239 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33139 |
| CORAL GABLES | FL | 33134 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33139 |
| MIAMI | FL | 33166 |
| WEST PALM BEACH | FL | 33406 |
| BIRMINGHAM | AL | 35290 |
| DORAL | FL | 33166 |
| CONSHOHOCKEN | PA | 19428 |
| LOS ANGELES | CA | 90071 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33172 |
| MIAMI | FL | 33183 |
| MIAMI BEACH | FL | 33109 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33132 |
| MIAMI | FL | 33122 |
| DORAL | FL | 33172 |
| MIAMI | FL | 33122 |
| HALEAH GARDENS | FL | 33018 |
| MIAMI | FL | 33139 |

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.

Christie Chrus
VILLAGE CLERK

TANGERINE CORP
 TDH REALTY LLC
 TEACHERS INSURANCE AND ANNUITY
 TERMINAL TRANSPORT INC
 TERRAVAL LLC
 TERRENO 26TH STREET LLC
 TERRENO 70TH AVE LLC
 TERRENO 78TH AVE LLC
 THE ALMAR HOTEL CORP
 THE E T FAMILY PARTNERSHIP &
 TIEFFER CORP
 TITF/DEPT OF CORRECTIONS
 TION GROUP LLC
 TRANSAM INTNL BROADCASTING INC
 U S A
 U S FLORAL CORP
 UNITED PARCEL SERVICE INC
 UNITED STATES POSTAL SERVICE
 V A A & REPRESENTATIONS LLC
 VALUE VAULT 77 LLC
 VANESSA MARIA SANABRIA
 VARADERO A S INC
 VENTAL INC
 VERTILUX PROPERTIES LTD
 VICTOR G FARINAS &W MARGARITA
 VIDAL ARTURO BRICENO
 VINCENT A CRUDELE & SYLVIA L
 VINCENZO CALICCHIO CARLO
 VINVALE LLC
 WAP HOLDINGS LLC
 WEBSTER BUSINESS PARK LLC
 WEI LI &W QING TAN
 WEN SOUTH HOLDINGS INC
 WEST AIRPORT BRIDGE LLC

ASSOCIATION OF AMERICA(DEPT 301)

C/O TERRENO REALTY CORP
 C/O TERRENO REALTY CORP

% KEN FIELD
 DAVID MINKIN TRS & ETAL

MIAMI N COMM CORR CENTER

ATT: TAX DEPT

CRUDELE & GERALD PAPKOFF &

I, HEREBY CERTIFY THIS TO BE A
 TRUE AND CORRECT COPY.

Barbara J. L...
 VILLAGE CLERK

7500 NW 25 ST # 201
 7500 NW 35 TER
 303 EAST WACKER DR #850
 7360 NW 35 ST
 245 MICHIGAN AVE APT GL 10
 101 MONTGOMERY ST STE 200
 101 MONTGOMERY ST #200
 101 MONTGOMERY ST STE#200
 7250 NW 11 ST
 44 COCOANUT ROW STE T1/T2
 169 E FLAGLER ST STE 300
 3900 COMMONWEALTH BLVD
 7290 NW 8 ST
 3100 NW 72 AVE UNIT 112
 155 S MIAMI AVE
 6 TREWBRIDGE COURT
 PO BOX 28606
 PO BOX 22725
 1475 NW 97 AVE STE 104
 3200 NW 77 CT
 7500 NW 25 ST 248
 8004 NW 154 ST #547
 7311 NW 12 ST #24
 7300 NW 35 TERR
 7801 SW 32 ST
 2365 NW 70 AVE UNIT C-9
 3411 NW 79 AVE
 2365 NW 70TH AVENUE #C-1
 17905 SW 138 CT
 1200 PONCE DE LEON BLVD 2FL
 10598 NW S RIVER DR
 3100 MILAM DAIRY RD #120
 13145 OLD CUTLER
 9601 COLLINS AVE TOWER 3

| | | |
|---------------|----|-------|
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| CHICAGO | IL | 60601 |
| MIAMI | FL | 33122 |
| MIAMI BEACH | FL | 33139 |
| SAN FRANCISCO | CA | 94104 |
| SAN FRANCISCO | CA | 94104 |
| SAN FRANCISCO | CA | 94104 |
| MIAMI | FL | 33126 |
| PALM BEACH | FL | 33480 |
| MIAMI | FL | 33131 |
| TALLAHASSEE | FL | 32399 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33130 |
| PRINCETON | NJ | 08540 |
| ATLANTA | GA | 30358 |
| TAMPA | FL | 33622 |
| DORAL | FL | 33172 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33122 |
| MIAMI LAKES | FL | 33016 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33155 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33166 |
| MIAMI | FL | 33122 |
| MIAMI | FL | 33177 |
| MIAMI | FL | 33134 |
| MIAMI | FL | 33178 |
| MIAMI | FL | 33122 |
| PINECREST | FL | 33156 |
| BAL HARBOR | FL | 33154 |

I, HEREBY CERTIFY THIS TO BE A
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VILLAGE CLERK

WHITEFIELD & BLOOM CO
WICOMM CORP
WILFREDO ABREU & W EVELYN
WORLDWIDE CUSTOMS SERV INC
WRC PROPERTIES INC
YERANIK J DE GAROMANOU GUIAN
YI LU
ZEREP TOWERS LLC

% THE HOGAN GROUP INC

PO BOX 521208
7311 NW 12 ST #25
3415 SW 129 AVE
2505 NW 74 AVE #C2
303 EAST WACKER DR #850
14352 ARDOCH PL
8912 SW 49 ST
7270 NW 12 ST #380

I, HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY.


VILLAGE CLERK

| | | |
|-------------|----|-------|
| MIAMI | FL | 33152 |
| MIAMI | FL | 33126 |
| MIAMI | FL | 33175 |
| MIAMI | FL | 33122 |
| CHICAGO | IL | 60601 |
| MIAMI LAKES | FL | 33016 |
| COOPER CITY | FL | 33328 |
| MIAMI | FL | 33126 |

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TRUE AND CORRECT COPY.

VILLAGE CLERK