VILLAGE OF PALMETTO BAY

Mayor Karyn Cunningham
Vice Mayor Mark Merwitzer
Council Member Patrick Fiore (Seat 1)
Council Member Steve Cody (Seat 2)
Council Member Marsha Matson (Seat 3)

Village Manager Nick Marano
Village Attorney John Quick
Village Clerk Missy Arocha

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter, or hearing impaired to participate in this proceeding should contact the Village Clerk at (305) 259-1234 for assistance no later than four days prior to the meeting.

AGENDA
ZONING HEARING
MONDAY, JUNE 15, 2026 – 7:00 PM

(IMMEDIATELY FOLLOWING THE LPA)
VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157
(305) 259-1234

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1. **CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:** Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.

2. **REQUEST, PETITIONS, AND PUBLIC COMMENTS** Individuals wishing to speak on matters on the agenda and on items pertinent to the Village may do so by speaking during this section of the agenda. The Mayor will recognize those persons who wish to speak. Each speaker must sign-in prior to speaking on the designated public commentary sign-in sheet. Items for public hearing provided for within the agenda shall not be a topic of discussion during this section of the agenda. Please limit your comments to three (3) minutes or less. Public comments made by members of the public are important to the

Village Council. Speakers will address the Village Council with respect.

3. APPROVAL OF MINUTES

A. Zoning Hearing (April 20, 2026)

4. MAJOR PROJECTS UPDATE

5. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

A. **Applicant:** Fernando H. Chamula
Location: 17391 SW 92 Court
Folio No.: 33-5033-000-0740
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM “AGRICULTURAL” (AG) TO “ESTATE MODIFIED SINGLE FAMILY DISTRICT” (EM) FOR THE PROPERTY LOCATED AT 17391 SW 92 COURT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading on April 20, 2026, Zoning Hearing)*

6. ORDINANCES FOR FIRST READING AND PUBLIC HEARING

A. **Applicant:** Village of Palmetto Bay
Location: Village-wide
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING SECTION 30-30.2 OF THE VILLAGE LAND DEVELOPMENT CODE ENTITLED "GENERAL APPLICATION REQUIREMENTS," SUBSECTION (D)(4), TO UPDATE SURVEY STANDARDS FOR MINOR RESIDENTIAL BUILDING PERMITS; PROVIDING FOR AN ADMINISTRATIVE EXCEPTION TO THE SURVEY AGE LIMIT FOR MINOR WORK SUBJECT TO A NOTARIZED AFFIDAVIT OF NO CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

7. ADJOURNMENT

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- We will respect the right of all citizens in our community to hold different opinions;
- We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;
- We will strive to understand differing perspectives;

- We will choose our words carefully;
- We will speak truthfully without accusation and we will avoid distortion;
- We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.

NOTICE OF APPEAL RIGHTS

Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by the Council with response to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed.

AMERICAN DISABILITIES ACT OF 1990

This meeting is open to the public. In accordance with the American Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the Village Clerk at (305) 259-1234 no later than four (4) days prior to the meeting. Hearing Assistance Devices are available with the Village Clerk.

AGENDA ITEM NO. 3.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	June 15, 2026
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	**APPROVAL OF MINUTES**
SUBJECT:	Zoning Hearing (April 20, 2026)
SUGGESTED ACTION:	

ATTACHMENTS:
2026-04-20 Zoning-Minutes
Exhibit A - Public Comments
Exhibit A - Public Comments II

MINUTES
ZONING HEARING
MONDAY, APRIL 20, 2026 – 7:00 PM

VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157

1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER.

Vice Mayor Mark Merwitzer called the meeting to order at 7:17 p.m., immediately following the Local Planning Agency Meeting.

The following members of the Village Council were present during the roll call:
Vice Mayor Mark Merwitzer
Councilmember Patrick Fiore
Councilmember Steve Cody
Councilmember Marsha Matson

Mayor Karyn Cunningham was absent.

The following Charter Officers were present during the roll call:
Village Manager Nick Marano
Village Attorney John Quick
Village Clerk Missy Arocha

2. REQUESTS, PETITIONS, AND PUBLIC COMMENTS: There were no speakers desirous of speaking during the public comments period.

The public comments submitted by form are attached as “Exhibit A”.

3. APPROVAL OF MINUTES

A. Local Planning Agency Meeting (March 16, 2026)
B. Zoning Hearing (March 16, 2026)

Councilmember Steve Cody **motioned** to approve the minutes. Councilmember Patrick Fiore **seconded** the motion. **All voted in favor (4-0). The motion passed unanimously.**

4. MAJOR PROJECTS UPDATE

Planning and Zoning Director Javier Gonzalez illustrated a PowerPoint presentation on current planning and development activities, including rezoning applications, site plan

applications under review, approved site plan applications, completed plat applications, and plat applications under review.

Vice Mayor Mark Merwitzer made a **motion** to add a Resolution to the agenda approving a $1,000 sponsorship contribution to the Starbot Booster Club in support of the Southwood Middle School Robotics teams' participation in the 2026 VEX Robotics World Championship in St. Louis.

Councilmember Patrick Fiore **seconded** the motion. **All voted in favor (4-0). The motion passed.**

Vice Mayor Mark Merwitzer moved the Resolution forward. Councilmember Marsha Matson seconded the motion.

Village Clerk Missy Arocha read the title of the add-on Resolution:

- A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; APPROVING A SPONSORSHIP CONTRIBUTION OF ONE THOUSAND DOLLARS ($1,000) TO THE STARBOT BOOSTER CLUB IN SUPPORT OF THE SOUTHWOOD MIDDLE SCHOOL ROBOTICS TEAMS' PARTICIPATION IN THE 2026 VEX ROBOTICS WORLD CHAMPIONSHIP IN ST. LOUIS, MISSOURI; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer)*

  Vice Mayor Mark Merwitzer stated he offered to assist the team after his conversation with Bill Kelly. He also stated that this is the first time the team has advanced to the World Championship.

  Councilmember Steve Cody made a **motion** to designate all members of the Council as co-sponsors of the Resolution. Councilmember Marsha Matson **seconded** the motion. **All voted in favor (4-0). The motion passed.**

  The amended-Resolution passed unanimously (4–0).

5. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

A. **Applicant:** VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING SECTION 30-70.5 OF THE VILLAGE LAND DEVELOPMENT CODE ENTITLED "SIZE AND CHARACTER OF PARKING SPACES," SUBSECTION (B)(2)B., "SINGLE FAMILY DETACHED RESIDENTIAL," TO INCREASE DRIVEWAY WIDTHS ON SECONDARY FRONTAGES TO ALIGN WITH GARAGE DOOR OPENINGS; ESTABLISHING LIMITS FOR AGGREGATE DRIVEWAY WIDTHS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Vice Mayor Mark Merwitzer) (Passed on First Reading at the March 16, 2026, Zoning Hearing)*

Item 5A was **moved** by Vice Mayor Mark Merwitzer and **seconded** by Councilmember Marsha Matson.

There were no public comments.

Vice Mayor Mark Merwitzer **moved** the public comments from the First Reading of the Ordinance into the Second Reading of the Ordinance. Councilmember Steve Cody **seconded** the motion. **All voted in favor (4-0). The motion passed.**

No questions or comments were raised by the Council.

Final Vote for item 5A:
The Ordinance was approved by a vote of 4–0.

- Vice Mayor Mark Merwitzer - YES
- Councilmember Marsha Matson - YES
- Councilmember Patrick Fiore - YES
- Councilmember Steve Cody - YES
- Mayor Karyn Cunningham - ABSENT

B. **Applicant:** GEORGE CASALI
Location: 8917 SW 158 STREET / Folio: 33-5028-000-0245
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SECTION 30-10.5, TO CHANGE FROM "AGRICULTURAL" (AU) TO "SINGLE FAMILY RESIDENTIAL" (R-1) FOR THE PROPERTY LOCATED AT 8917 SW 158 STREET (FOLIO NO. 33-5028-000-0245); AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading

Item 5B was **moved** by Councilmember Steve Cody and **seconded** by Councilmember Marsha Matson.

Attorney John Quick explained the quasi-judicial proceeding process and Village Clerk Missy Arocha swore in the witnesses that wished to testify to the public hearing item.

The members of the Council provided their disclosures (ex-parte communications).

Councilmember Patrick Fiore **moved** to incorporate staffs' presentation from the First Reading of the Ordinance into the Second Reading of the Ordinance. Councilmember Marsha Matson **seconded** the motion. **All voted in favor (4-0). The motion passed.**

No questions or comments were raised by the Council.

Final Vote for item 5B:
The Ordinance was approved by a vote of 4–0.

- Councilmember Steve Cody - YES
- Councilmember Patrick Fiore - YES
- Councilmember Marsha Matson - YES
- Vice Mayor Mark Merwitzer - YES
- Mayor Karyn Cunningham - ABSENT

6. ORDINANCES FOR FIRST READING AND PUBLIC HEARING

A. **Applicant:** Fernando H. Chamula
Location: 17391 SW 92nd Court, Palmetto Bay, FL
Folio No.: 33-5033-000-0740
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SECTION 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "ESTATE MODIFIED SINGLE FAMILY" ("E-M") FOR THE PROPERTY LOCATED AT 17391 SW 92ND COURT (FOLIO NO. 33-5033-000-0740), PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

Item 6A was **moved** by Councilmember Steve Cody and **seconded** by Councilmember Patrick Fiore.

There were no public comments.

No questions or comments were raised by the Council.

Final Vote for item 6A:
The Resolution was approved by a vote of 4–0.

- Councilmember Patrick Fiore - YES
- Councilmember Marsha Matson - YES
- Vice Mayor Mark Merwitzer - YES
- Councilmember Steve Cody - YES
- Mayor Karyn Cunningham - ABSENT

7. ADJOURNMENT: Councilmember Steve Cody made a **motion** to adjourn the meeting. Councilmember Patrick Fiore **seconded the motion. All voted in favor (4-0). The motion passed. The meeting adjourned at 7:39 PM.**

The meeting minutes were approved this 15th day of June, 2026.

Attest:

_____ _____
Mayor Karyn Cunningham Village Clerk Missy Arocha

Missy Arocha

From: noreply@civicplus.com
Sent: Friday, April 17, 2026 6:12 PM
To: Melissa Dodge; Missy Arocha; Karyn Cunningham; Mark Merwitzer; Marsha Matson; Patrick Fiore; Steve Cody; Nick Marano; Karla Morales-Maestre
Subject: [EXT] Online Form Submittal: Public Comments Form

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking on any strange links.
Use good judgement! Forward suspicious emails to: spamreport@palmettobay-fl.gov

Public Comments Form

Online Public Comments Form	Meeting Agenda
Meeting Date	04/20/2026
Meeting Type	Zoning Hearing

(Section Break)

Exemption from Disclosure of Information

Pursuant to Section 119 of the Florida Statutes, certain governmental records are exempt from public disclosure, such as home addresses, telephone numbers, etc... of specified current and former public personnel.

If you qualify for such an exemption, please type in the word "exempt" under each field corresponding to your home address information and your telephone number.

Name	MADAN NAGALDINNE
Email Address	madan7@gmail.com
Address	8181 Southwest 168th Street
City	Palmetto Bay
State	FL
Zip Code	33157
Phone Number	1650704826

Meeting Agenda Link	Agenda Center
	(Section Break)
General Public Comments -"Requests, Petitions & Public Comments Submitted"	*Field not completed.*
	(Section Break)

Instructions

Please make sure to fill in the agenda item number and select a single option in the "Position" column.

Agenda Item No.	1
Position	Neutral
Comments (type your comments in the box below)	I am writing today regarding the proposed zoning amendment for the property on SW 92nd Court. While I am not opposed to the transition from Agricultural to Estate Modified zoning for this specific site, I want to voice a significant caveat that I believe represents the concerns of many in our community. Our Village's 'Agricultural' roots are more than just a legal designation; they are the lungs of our community. As we allow these individual amendments to move forward, we must ensure we are not simply 'dumping' more homes into every available square inch of Palmetto Bay. I urge the Council to keep three priorities at the forefront of this approval and future ones: • Preservation of Green Space: We cannot afford to lose the canopy and open feel that makes Palmetto Bay unique. Every residential conversion should be held to the highest standards of landscape preservation. • Protection of Local Nurseries: Our nurseries are vital local businesses. We must ensure that zoning changes don't create a 'domino effect' that pressures our remaining agricultural businesses to shut down or sell out to developers. • Support for Small Business: Growth should not just mean more rooftops. It should mean supporting the local, small-scale businesses that define our character.

	I am okay with this amendment, but I am not okay with the erosion of our green identity. Please ensure that as we modernize our zoning map, we are doing so with a plan that prioritizes our environment and our local entrepreneurs, not just residential density. Thank you.
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*

Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*

Email not displaying correctly? View it in your browser.

Missy Arocha

From: noreply@civicplus.com
Sent: Monday, April 20, 2026 3:11 PM
To: Melissa Dodge; Missy Arocha; Karyn Cunningham; Mark Merwitzer; Marsha Matson; Patrick Fiore; Steve Cody; Nick Marano; Karla Morales-Maestre
Subject: [EXT] Online Form Submittal: Public Comments Form

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking on any strange links.
Use good judgement! Forward suspicious emails to: spamreport@palmettobay-fl.gov

Public Comments Form

Online Public Comments Form	Meeting Agenda
Meeting Date	4/20/2026
Meeting Type	Zoning Hearing

(Section Break)

Exemption from Disclosure of Information

Pursuant to Section 119 of the Florida Statutes, certain governmental records are exempt from public disclosure, such as home addresses, telephone numbers, etc... of specified current and former public personnel.

If you qualify for such an exemption, please type in the word "exempt" under each field corresponding to your home address information and your telephone number.

Name	Kelli Willis
Email Address	Kellicuts@aol.com
Address	8460 Sw 180 st
City	Palmetto Bay
State	Florida
Zip Code	33157
Phone Number	*Field not completed.*

Meeting Agenda Link	Agenda Center
	(Section Break)
General Public Comments -"Requests, Petitions & Public Comments Submitted"	Good Evening VOPB. I'd like to request Councilman Patrick Fiore step down from his seat. If he don't the Mayor should ask Patrick to step down. Profanity has no place on the dais in village hall from elected officials. Mayor Cunningham ask Patrick to step down. Thanks
	(Section Break)

Instructions

Please make sure to fill in the agenda item number and select a single option in the "Position" column.

Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*

Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Position	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*

Email not displaying correctly? View it in your browser.

AGENDA ITEM NO. 5.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: June 15, 2026

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Ordinance

AGENDA SECTION: **ORDINANCES FOR SECOND READING AND PUBLIC HEARING**

SUBJECT:

Applicant: Fernando H. Chamula
Location: 17391 SW 92 Court
Folio No.: 33-5033-000-0740
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM "AGRICULTURAL" (AG) TO "ESTATE MODIFIED SINGLE FAMILY DISTRICT" (EM) FOR THE PROPERTY LOCATED AT 17391 SW 92 COURT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading on April 20, 2026, Zoning Hearing)*

SUGGESTED ACTION:

ATTACHMENTS:
RZ-25-001 - Ordinance - Chamula Rezoning from AG to EM.docx
Exhibit A - Boundary Survey.pdf
Exhibit B - Proposed Zoning Map.pdf

RZ-25-001 - Rezoning from AG to E-M Staff Report.docx
Attachment A - Application, LOI, Survey.pdf
Attachment B - Public Notices.pdf
Attachment C - Level of Service Approvals.pdf
Attachment D - Proposed Rezoning Map.pdf

ORDINANCE 2026 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "ESTATE MODIFIED SINGLE FAMILY" ("E-M") FOR THE PROPERTY LOCATED AT 17391 SW 92 CT (FOLIO NO. 33-5033-000-0740), PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

WHEREAS, the parcel located at 17391 SW 92 CT (Folio 33-5033-000-0740) is currently designated on the Village of Palmetto Bay Zoning Map as "Agricultural" ("AG"); and

WHEREAS, as currently zoned "Agricultural," the parcel is legally non-conforming, consisting of 2.04 acres in area whereas the minimum lot size for the Agricultural District is 5 acres; and

WHEREAS, the subject property is currently developed with two homes and lacks any active agricultural use, rendering the "Agricultural" (AG) designation inconsistent with the actual site conditions; and

WHEREAS, the parcel must be re-designated from "Agricultural" (AG) to a category consistent with the Village Future Land Use Map (FLUM) designation of Low Density Residential (LDR) to ensure orderly development; and

WHEREAS, the subject parcel is surrounded on all sides by single-family residential properties within a neighborhood designated as Low Density Residential, where the vast majority of adjacent lots are zoned Single Family Residential (E-M); and

WHEREAS, the requested rezoning to "Estate Modified Single Family" (E-M) is compatible with the surrounding development patterns and protects the neighborhood by prohibiting non-residential uses that may be adverse to the enjoyment and value of surrounding properties; and

WHEREAS, the Mayor and Village Council have determined that the approval of this Rezoning Application (RZ-25-001) is consistent with the Comprehensive Plan and is in the best interests of the Village of Palmetto Bay.

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Rezoning. The Zoning Map of the Village of Palmetto Bay, as referred to in Sec. 30-10.5, is hereby amended to change the zoning designation of the property located at 17391 SW 92 CT, Palmetto Bay, Florida 33157 (Folio No. 33-5033-000-0740), from "Agricultural" ("AG") to "Estate Modified Single Family" ("E-M"). The property boundaries are illustrated in the Boundary Survey prepared by Nelson Mojarena (Exhibit A) and the map amendment is depicted in the Proposed Zoning Map (Exhibit B).

Section 3. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 20th day of April, 2026.

PASSED AND ADOPTED ON SECOND READING this 15th day of June, 2026.

Attest: _____ _____

Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John J. Quick
Village Attorney

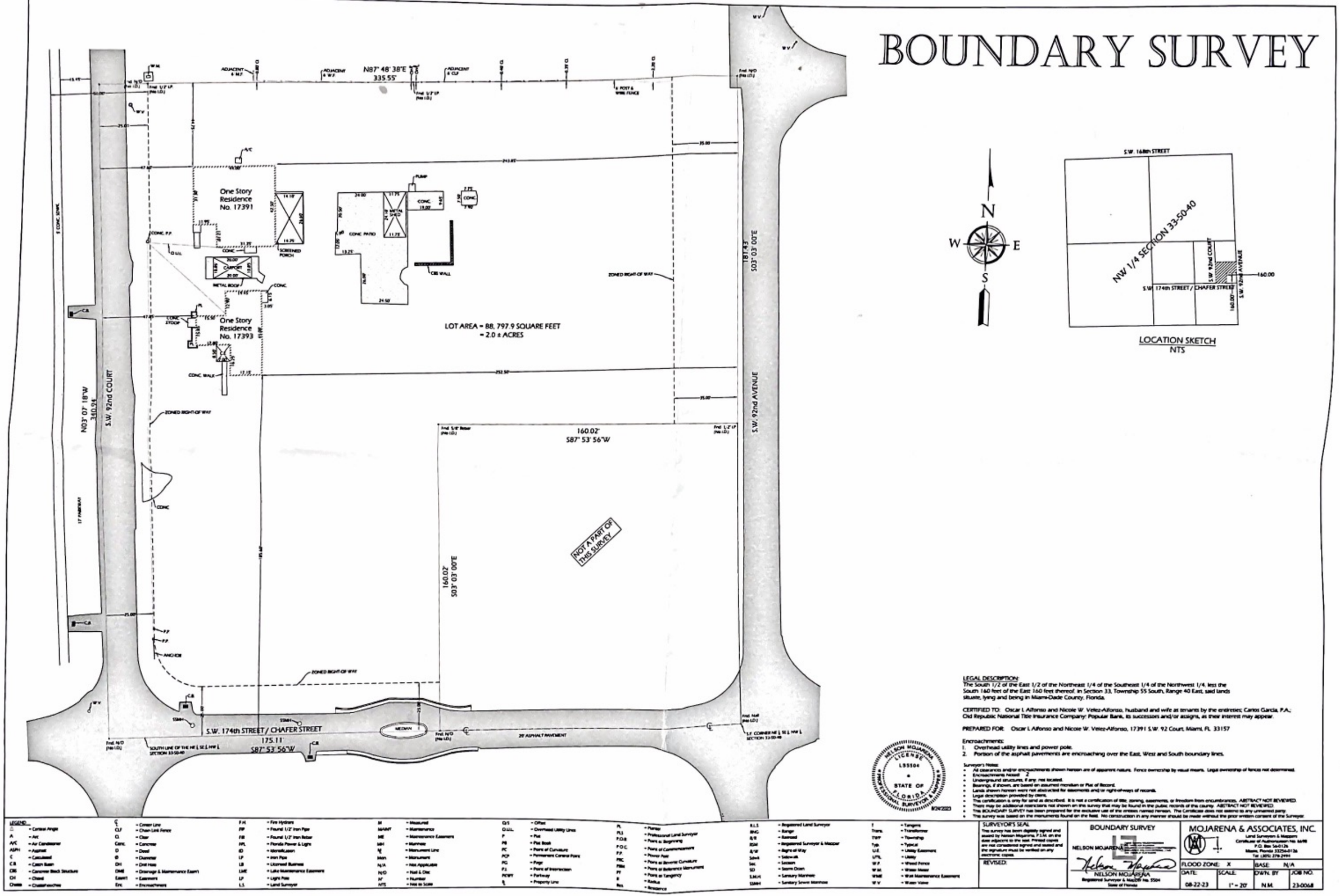
VOTE ON FIRST READING:

Council Member Patrick Fiore	___
Council Member Steve Cody	___
Council Member Marsha Matson	___
Vice-Mayor Mark Merwitzer	___
Mayor Karyn Cunningham	___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham	___
Council Member Steven Cody	___
Council Member Marsha Matson	___
Vice-Mayor Mark Merwitzer	___
Council Member Patrick Fiore	___

BOUNDARY SURVEY



LOCATION SKETCH
NTS

LEGAL DESCRIPTION:
The South 1/2 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, less the South 160 feet of the East 160 feet thereof, in Section 33, Township 55 South, Range 40 East, said lands situate, lying and being in Miami-Dade County, Florida.

CERTIFIED TO: Oscar L Alfonso and Nicole W. Velez-Alfonso, husband and wife as tenants by the entireties; Carlos Garcia, P.A.; Old Republic National Title Insurance Company; Popular Bank, its successors and/or assigns, as their interest may appear.

PREPARED FOR: Oscar L Alfonso and Nicole W. Velez-Alfonso, 17391 S.W. 92 Court, Miami, FL 33157

Encroachments:
1. Overhead utility lines and power pole.
2. Portion of the asphalt pavements are encroaching over the East, West and South boundary lines.

Surveyor's Notes:
- All distances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments noted: 2
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of the county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.

NELSON MOJARENA LICENSE LS5504 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
8/24/2023

LEGEND

Δ = Central Angle	℄ = Center Line	F.H. = Fire Hydrant	M = Measured	O/S = Offset	P.L. = Platted	R.L.S. = Registered Land Surveyor	T = Tangent
A = Arc	C.L.F. = Chain Link Fence	F.I. = Found 1/2" Iron Pipe	MAINT. = Maintenance	O.U.E. = Overhead Utility Lines	P.L.S. = Professional Land Surveyor	R/W = Railroad	Trans. = Transformer
A/C = Air Conditioner	C. = Clear	F.I.B. = Found 1/2" Iron Rebar	M.E. = Maintenance Easement	P. = Plat	P.O.B. = Point of Beginning	R/W = Right of Way	TWP. = Township
ASPH. = Asphalt	Conc. = Concrete	F.P.L. = Florida Power & Light	M.H. = Manhole	P.B. = Plat Book	P.O.C. = Point of Commencement	RGM = Registered Surveyor & Mapper	Typ. = Typical
C = Deed	D = Deed	I.D. = Identification	M. = Monument Line	P.C. = Point of Curvature	P.P. = Power Pole	S/W = Sidewalk	U.E. = Utility Easement
C = Calculated	Ø = Diameter	I.P. = Iron Pipe	Mon. = Monument	P.C.P. = Permanent Control Point	P.R.C. = Point of Reverse Curvature	Sdmh. = Sidewalk	U.P.L. = Utility
C.B. = Catch Basin	D.H. = Drill Hole	L.B. = Licensed Business	N/A = Not Applicable	P.G. = Page	P.R.M. = Point of Reference Monument	Sec. = Section	W.F. = Wood Fence
C.B.S. = Concrete Block Structure	D.M.E. = Drainage & Maintenance Easem't	L.M.E. = Lake Maintenance Easement	N/D = Nail & Disc	P.I. = Point of Intersection	P.T. = Point of Tangency	S.D. = Storm Drain	W.M. = Water Meter
C.H. = Chord	Easm't = Easement	L.P. = Light Pole	N° = Number	P.O.W.P. = Parkway	R = Radius	S.M.H. = Sanitary Manhole	W.M.E. = Water Maintenance Easement
Chaim = Chainlink Fence	Enc. = Encroachment	L.S. = Land Surveyor	N.T.S. = Not to Scale	℄ = Property Line	Res. = Residence	S.S.M.H. = Sanitary Sewer Manhole	W.V. = Water Valve

SURVEYOR'S SEAL
This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISED:

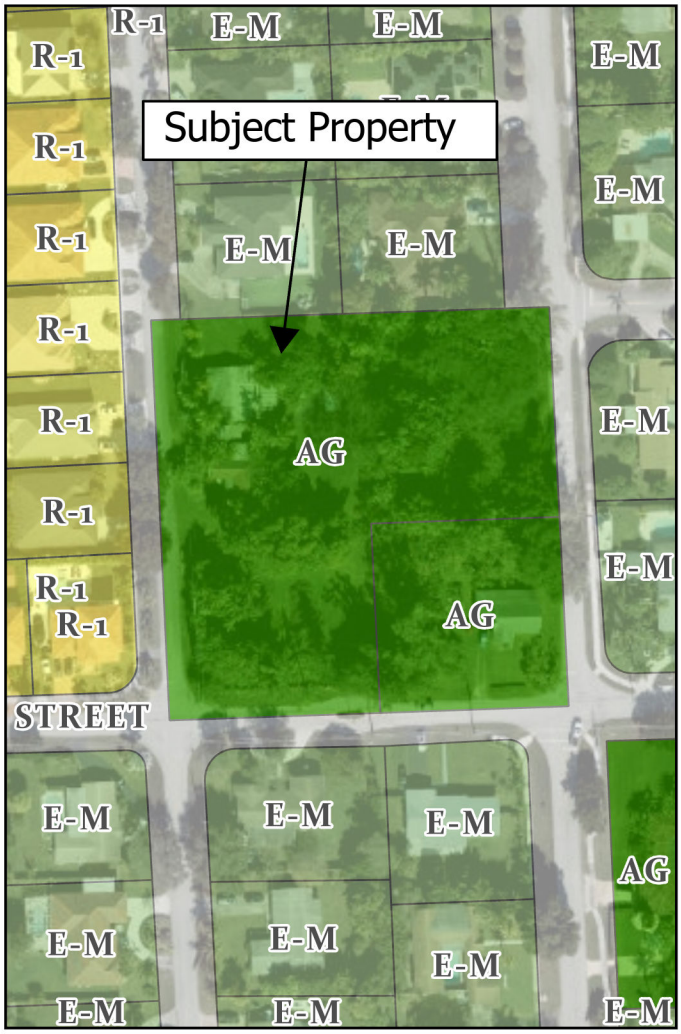
BOUNDARY SURVEY
NELSON MOJARENA
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, Florida 33256-0126
Tel: (305) 279-2944

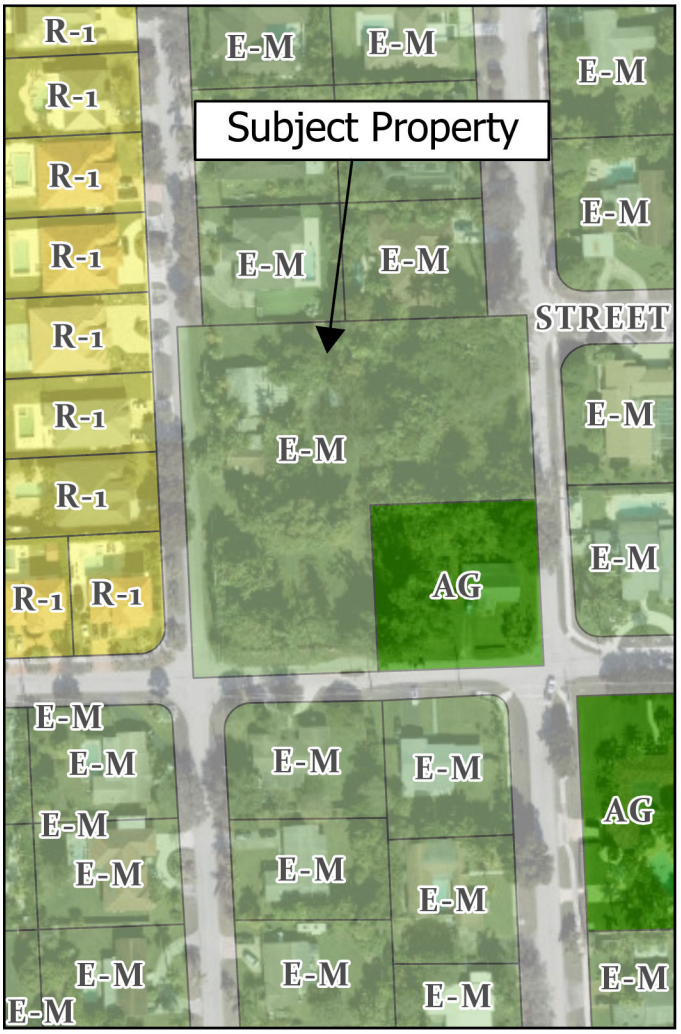
FLOOD ZONE: X		BASE: N/A	
DATE: 08-22-23	SCALE: 1" = 20'	DWN. BY N.M.	JOB NO. 23-0068

Chamula RZ-25-001

Map by: Edgar Medero, Principal Planner



Current Zoning



Proposed Rezoning

State of Florida, Microsoft, Vantor

Zoning

- AG: Agricultural Zoning District
- E-M: Estate Modified Single Family District
- R-1: Single Family Residential Zoning District
- Street

0 45 90 180 270 Feet

N

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT
9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date: June 15th, 2026

To: Honorable Mayor and Village Council

From: Javier Gonzalez, AICP, CFM, Planning and Zoning Director

Subject: Rezoning from AG to E-M

Application: RZ-25-001 | Fernando Chamula

REQUEST

Fernando Chamula (the "Applicant") seeks approval from the Mayor and Village Council of a rezoning application from Agricultural District (AG) to Estate Modified Single Family District (E-M) for approximately 2.04 acres located at 17391 SW 92 Court as per survey submitted by applicant. A copy of the Application is included in Attachment A.

GENERAL INFORMATION

Owner / Applicant	Fernando H Chamula
Property Address	17391 SW 92 CT
Site Acreage	2.04 Acres (88,797.9 sq. ft.)
Folio Number	33-5033-000-0740
Future Land Use	Low Density Residential
Zoning District	Agricultural Zoning District (AG)
Proposed Zoning District	Estate Modified Single Family District (E-M)
Existing Land Use	Two Single Family Homes

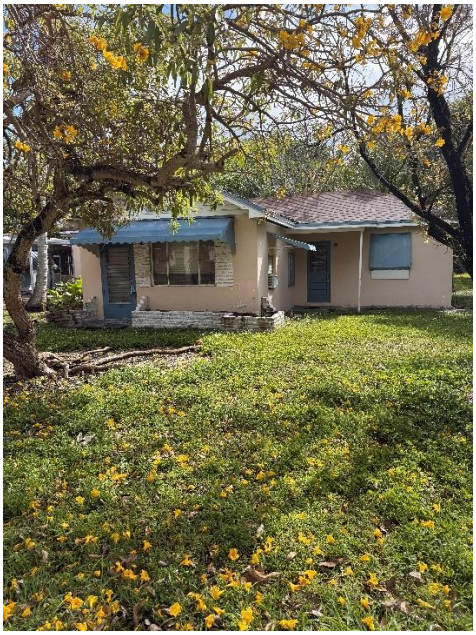
ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

Direction	Future Land Use	Zoning District	Existing Land Use
North	Low Density Residential	E-M	Single-Family Residential
East	Low Density Residential	E-M	Single-Family Residential
South	Low Density Residential	E-M	Single-Family Residential
West	Low Density Residential	R-1	Single-Family Residential

A map illustrating the difference between current and proposed zoning is provided below.



Current site conditions are illustrated in the following image:





NOTICE REQUIREMENTS

The Village of Palmetto Bay Land Development Code requires public notice for all zoning map amendments. When initiated by a property owner, the amendment must adhere to:

1. Publication in a local newspaper, in accordance with Florida Statute 166.041, with at least 10 days' prior notice.
2. Mailed to property owners within a 2,500-foot radius of the affected property.
3. Posted on the property itself.

The legal advertisement and mailing notices are included in Attachment B.

BACKGROUND

The Applicant is requesting a rezoning for a 2.04-acre property located at 17391 SW 92 Ct. The Village's Comprehensive Plan designates the Property as Low Density Residential. This category allows a maximum density of 6 dwelling units per acre and directly supports the proposed change from Agricultural District (AG) to Estate Modified Single Family District (E-M).

The property is located at the southern end of a block in an L shape surrounding a property on two sides that exists in the southeastern portion of the block. The homes located to the north of the applicant's property were rezoned in 1997 from Agricultural ("AU") to Estate Modified ("EU-M") with the intention to divide the property into 6 lots with a non-use variance to allow 113.6' of frontage where 120' was required. The applicant's property was left undeveloped aside from its prior two homes built in 1936 according to the county property appraiser.

The applicant's intent is to divide this lot into 3 properties to develop single family homes for their use. Although the north properties required a variance when they were divided, from the survey these appear to have the frontage requirements necessary for E-M and are consistent with the neighborhood character. The application seeks to continue established zoning pattern, ensuring an orderly transition that eliminates the remaining obsolete agricultural remnants on this residential corridor.

AMENDMENTS TO THE OFFICIAL ZONING MAP CRITERIA FOR REVIEW

The property currently has two single family residential homes developed on it from 1936, with plans to subdivide into three lots. This level of development is not expected to significantly impact traffic volume in the area, adversely impact existing infrastructure, or generate substantial environmental concerns. Below is an analysis of the rezoning criteria.

1. **Whether the proposal is consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the village's concurrency management program.** *The proposal is consistent with the "Low Density Residential" Comprehensive Plan designation, which allows for a maximum density of 6 dwelling units per gross acre. This category directly supports the transition from the Agricultural District (AG) to Estate Modified Single District (E-M). Furthermore, there is no impact on infrastructure levels of service (see attached level of service reports from their respective departments).*

2. **Whether the proposal is in conformance with all applicable requirements of Chapter 30.** *The subject property exceeds the primary dimensional standards for the E-M District, offering significantly more land area than required. A comparison of the standards follows:*

    - *Lot Area: At* 88,797.9 sq. ft.*, the parcel is 592% of the required 15,000 sq. ft. minimum.*

- *Lot Depth: The 335.55-foot depth far exceeds the 115-foot E-M requirement.*
- *Lot Frontage: The 275 foot lot frontage far exceeds the 120 foot requirement.*

3. **Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether the changes support or work against the proposed change in land use policy.** *The surrounding area has fully transitioned from agricultural uses to a developed single-family residential pattern. The existing development of E-M homes to the North, East, and South makes the current AG designation an obsolete remnant that no longer reflects the built environment.*

4. **Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land uses.** *Rezoning to E-M increases compatibility by removing agricultural allowances—such as bee hives or livestock—that are prohibited under Sec. 30-50.3(c). The E-M designation ensures the property is developed with a single-family home that mirrors the use and character of the adjacent 1997 Chana Rose Estates lots.*

5. **Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services; would exceed the capacity of the facilities and services, existing or programmed, including: transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services.** *The Applicant's Trip Generation Memorandum, which has been reviewed and approved by the Village's traffic consultant, indicates that the addition of one (1) single-family home will result in a negligible increase of only one (1) trip during both A.M. and P.M. peak hours. Consequently, the project is not anticipated to impact the surrounding roadway network or degrade existing levels of service. Furthermore, the rezoning was reviewed and approved by Miami-Dade County Water and Sewer, Solid Waste Management, and Miami Dade County Public Schools. The property is not listed in the Miami-Dade County Historic Preservation Sites registry (see Attachment C).*

6. **Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.** *The Miami-Dade County Department of Regulatory and Economic Resources (RER) has reviewed the rezoning request and approved. While RER indicates the site is within a feasible distance to connect to public water and sanitary sewers, the property may be required to be developed with onsite septic tank systems depending on the final configuration of the proposed three-lot subdivision. Any future development must also account for the potential removal or relocation of trees, requiring coordination with RER at the time of building permit. Furthermore, all stormwater must be retained on-site through seepage or infiltration drainage systems, subject to a paving and drainage review during the permitting phase. Please refer to Attachment C for the complete agency comments.*

7. **Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.** *Staff anticipates a positive impact on the general welfare by "cleaning up" an inconsistent zoning designation. Replacing an AG with ageing homes with a high-quality E-M residence is consistent with the residential character of the street and unlikely to negatively affect neighboring property values.*

8. **Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on land use pattern shall be identified.** *The rezoning reinforces the existing residential character established by the 1997 Plat for the homes located on the same block.*

9. **Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of Chapter 30.** *The proposal is in harmony with the intent of Chapter 30 to provide for orderly growth. It allows for the reasonable use of a vested lot of record while protecting the neighborhood from incompatible agricultural uses.*

10. **Other matters which the local planning agency or the village council in its legislative discretion may deem appropriate.** *None*

BUSINESS IMPACT ESTIMATE

This ordinance amends the Village's Zoning Map to change the designation of the subject property from Agricultural District (AG) to Estate Modified Single Family District (E-M). Because a rezoning constitutes an action implementing a "Development Order" as defined in Section 163.3164, Florida Statutes, this ordinance is exempt from the business impact estimate requirement.

RECOMMENDATION

Staff recommends that the Mayor and Village Council approve the proposed rezoning from AG (Agricultural) to E-M (Estate Modified Single Family District). This recommendation is based on the finding that the rezoning is compatible with the surrounding area, consistent with the Comprehensive Plan, and in compliance with the Land Development Code.

ATTACHMENTS

Attachment A – Application, Letter of Intent, Survey
Attachment B – Public Notices
Attachment C – Level of Service Approvals
Attachment D – Proposed Rezoning Map

RZ	**Village of Palmetto Bay** APPLICATION FOR ZONING MAP OR LAND DEVELOPMENT CODE TEXT AMENDMENT

Date: 06/17/2025

Application No:

PURPOSE OF APPLICATION: ☐ Zoning Map Amendment ☐ Land Development Code Text Amendment

Petitioner / Applicant: Fernando H Chamula

Petitioner / Applicant Address: 4810 NW 104 Ave, Doral, Fl 33178

Phone: 786-426-9870 E-mail: ananta.america@gmail.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: 4810 NW 104 Ave, Doral, Fl 33178

Signature of Petitioner: _____

Address of Property: 17391 SW 92 ct , Palmetto Bay, Fl 33157

Folio: 33-5033-000-0740

SUBMITTAL REQUIREMENTS:

- Letter of Intent that includes the following:
  - A statement identifying the text or map area proposed to be amended.
  - An explanation of the text of the amendment desired.
  - An explanation of the need and justification for the proposed change.
- For an amendment to the official zoning map, the application shall also include the following information:
  - A legal description and a description by street address of the property whose zoning designation is proposed to be changed.
  - Current and proposed comprehensive plan land use map designation for the subject property.
  - The existing and proposed zoning designation for the subject property.
  - The existing and proposed use of the subject property, if applicable.

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for Zoning Map or Land Development Code Text Amendment, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by Village personnel, for the purpose of verification of information provided by owner/agent.

Signature of owner/agent:

Sworn to and subscribed before me this 23 day of June, 2025, by .

☐ He/She is personally known to me or

☒ He/She has presented fl DL as identification.

Signature of Notary Public

Type or Print Name Andrea DeLatorre

NOTARY PUBLIC STATE OF FLORIDA

ANDREA DELATORRE
Commission # HH 501899
Expires March 10, 2028

FOR STAFF USE ONLY

Fee Paid: Date:

1st Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions

2nd Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions Ordinance: _____

Revision 11/2022

Fernando H. Chamula
4810 NW 104 Ave
Doral, FL 33178
Ananta.america@gmail.com
(786) 426-9870

June 17, 2025

Planning Department
Village of Palmetto Bay
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Subject: Letter of Intent for Zoning Map Amendment (Section 30-30.7)

Property Address: 17391 SW 92 Court, Palmetto Bay, FL 33157
Folio Number: 30-5033-000-0740
Legal Description: 33 55 40, 1.91 AC – S1/2 OF E1/2 OF NE1/4 OF SE1/4 OF NW1/4 LESS S160FT OF E160FT; OR 14238-1449 0889 1; COC 21426-4540 07 2003 1

To Whom It May Concern,

I am writing to formally submit this Letter of Intent requesting a Zoning Map Amendment pursuant to Section 30-30.7 of the Village of Palmetto Bay Land Development Code.

Subject Property Information

- **Street Address:** 17391 SW 92 Court, Palmetto Bay, FL 33157
- **Folio Number:** 30-5033-000-0740
- **Legal Description:** 33 55 40, 1.91 AC – S1/2 OF E1/2 OF NE1/4 OF SE1/4 OF NW1/4 LESS S160FT OF E160FT hi

Comprehensive Plan Designations

- **Current Land Use Designation:** Estate Density Residential (EDR)
- **Proposed Land Use Designation:** Estate Density Residential (EDR) *(No change proposed)*

Zoning Designations

- **Current Zoning:** Agricultural (AG)
- **Proposed Zoning:** Estate Modified (EM) 3–6

Use of Subject Property

- **Existing Use:** Vacant / Undeveloped agricultural land

- **Proposed Use:** Low-density single-family residential development consistent with EM 3–6 zoning standards

This request to rezone the subject property from Agricultural to EM 3–6 is being made to align the zoning with the prevailing development pattern in the area, which is predominantly residential. The Agricultural designation no longer reflects current or future land use needs in this part of the Village. The proposed EM 3–6 zoning will allow for residential infill that is compatible with neighboring properties and supports the Village's goals for orderly growth and the efficient use of existing infrastructure.

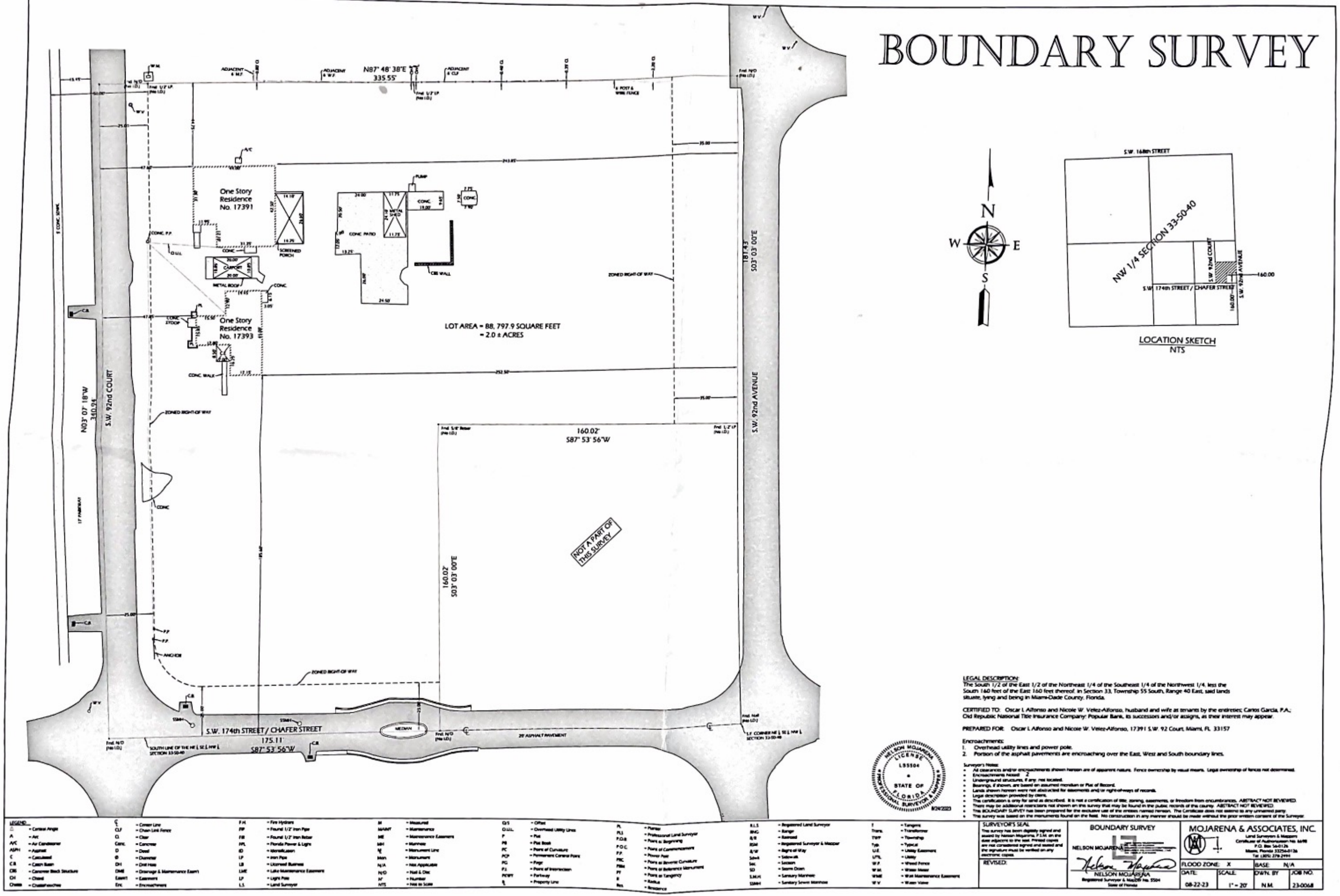
We respectfully request your favorable consideration of this zoning map amendment. Please do not hesitate to contact me should you require any additional information or supporting documentation.

Sincerely,

Fernando H Chamula

Fernando H. Chamula
Phone: (786) 426-9870
Email: Ananta.america@gmail.com

BOUNDARY SURVEY



LOCATION SKETCH
NTS

LEGAL DESCRIPTION:
The South 1/2 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, less the South 160 feet of the East 160 feet thereof, in Section 33, Township 55 South, Range 40 East, said lands situate, lying and being in Miami-Dade County, Florida.

CERTIFIED TO: Oscar L Alfonso and Nicole W. Velez-Alfonso, husband and wife as tenants by the entireties; Carlos Garcia, P.A.; Old Republic National Title Insurance Company; Popular Bank, its successors and/or assigns, as their interest may appear.

PREPARED FOR: Oscar L Alfonso and Nicole W. Velez-Alfonso, 17391 S.W. 92 Court, Miami, FL 33157

Encroachments:
1. Overhead utility lines and power pole.
2. Portion of the asphalt pavements are encroaching over the East, West and South boundary lines.

Surveyor's Notes:
- All distances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments noted: 2
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of the county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.

NELSON MOJARENA LICENSE LS5504 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
8/24/2023

LEGEND

Δ = Central Angle	℄ = Center Line	F.H. = Fire Hydrant	M = Measured	O/S = Offset	P.L. = Platted	R.L.S. = Registered Land Surveyor	T = Tangent
A = Arc	C.L.F. = Chain Link Fence	F.P. = Found 1/2" Iron Pipe	MAINT. = Maintenance	O.U.E. = Overhead Utility Lines	P.L.S. = Professional Land Surveyor	R/W = Railroad	Trans. = Transformer
A/C = Air Conditioner	C. = Clear	F.R. = Found 1/2" Iron Rebar	ME = Maintenance Easement	P. = Plat	P.O.B. = Point of Beginning	R/W = Right of Way	TWP. = Township
ASPH. = Asphalt	Conc. = Concrete	F.P.L. = Florida Power & Light	MH = Manhole	PB = Plat Book	P.O.C. = Point of Commencement	RGM = Registered Surveyor & Mapper	Typ. = Typical
C = Calculated	D = Deed	ID = Identification	N = Monument Line	PC = Point of Curvature	P.P. = Power Pole	S/W = Sidewalk	U.E. = Utility Easement
C.B. = Catch Basin	Ø = Diameter	I.P. = Iron Pipe	Mon. = Monument	PCP = Permanent Control Point	PRC. = Point of Reverse Curvature	Schm. = Schematic	U.P.L. = Utility
C.B.S. = Concrete Block Structure	D.H. = Drill Hole	L.B. = Licensed Business	N/A = Not Applicable	PG = Page	PRM = Point of Reference Monument	Sec. = Section	W.F. = Wood Fence
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SURVEYOR'S SEAL
This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISED:

BOUNDARY SURVEY
NELSON MOJARENA
Nelson Mojarena
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, Florida 33256-0126
Tel: (305) 279-2944

FLOOD ZONE: X		BASE: N/A	
DATE: 08-22-23	SCALE: 1" = 20'	DWN. BY N.M.	JOB NO. 23-0068

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING
(immediately following the Local Planning Agency Meeting)

NOTICE IS HEREBY GIVEN that the Village will hold a *hybrid* Zoning Hearing on **MONDAY, JUNE 15, 2026, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The following Ordinance(s) on *Second Reading* are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Fernando H. Chamula
Location: 17391 SW 92 Court
Folio No.: 33-5033-000-0740
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM "AGRICULTURAL" (AG) TO "ESTATE MODIFIED SINGLE FAMILY DISTRICT" (EM) FOR THE PROPERTY LOCATED AT 17391 SW 92 COURT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE.

The following Ordinance(s) on *First Reading* are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Village of Palmetto Bay
Location: Village-wide
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING SECTION 30-30.2 OF THE VILLAGE LAND DEVELOPMENT CODE ENTITLED "GENERAL APPLICATION REQUIREMENTS," SUBSECTION (D)(4), TO UPDATE SURVEY STANDARDS FOR MINOR RESIDENTIAL BUILDING PERMITS; PROVIDING FOR AN ADMINISTRATIVE EXCEPTION TO THE SURVEY AGE LIMIT FOR MINOR WORK SUBJECT TO A NOTARIZED AFFIDAVIT OF NO CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the meeting physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at on www.palmettobay-fl.gov.

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: **Form Center • Public Comments Form**

Form submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the **e-comment feature** under the agenda tab of the Village website. The e-comment feature may be used from any device. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desktop, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a telephone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to participate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/rt/4560239998893543334

After registering, you will receive a confirmation email containing information about joining the online seminar.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov

Public Hearing Certified Mailing Requirements and Information

Application No.: **RZ-25-001**

Date of Hearing: **Monday, May 18th, 2026**

Official Request Details:

REQUEST: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM "AGRICULTURAL" (AG) TO "ESTATE MODIFIED RESIDENTIAL" (EM) FOR THE PROPERTY LOCATED AT 17391 SW 92 COURT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE.

Required Verbiage:

- **Application No.:** RZ-25-001
- **Applicant:** Fernando H Chamula
- **Date of Hearing:** May 18th, 2026
- **Folio:** 33-5033-000-0740
- **Location of Subject Property**: 17391 SW 92 Ct, Palmetto Bay FL 33157
- The Zoning Hearing on May 18th, 2026, will be held at the Village Hall Municipal Center at 7:00 p.m. The public may attend the hearing in person or view the meeting live on the Village's official Facebook page and web stream on www.palmettobay-fl.gov.

Required Notice Radius:

- ☐ 500 ft radius ☐1,500 ft radius ☑ **2,500 ft radius**

Village of Palmetto Bay | Planning and Zoning Department
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Affidavit Attesting to Public Hearing Mailed Notification

Property Owner or Authorized Representative: Fernando H Chamula

Property Address and Folio Number(s):

17391 SW 92 court, Palmetto Bay, Fl 33157

Folio: 33-5033-000-0740

In compliance with Village of Palmetto Bay Code of Ordinances Section 30-30.11, I, as property owner or Authorized Representative of the above described property attest that on (date)April 17th, 2026, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I hereby certify that all information attached to this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

Affiant's Printed Name: FERNANDO CHAMULA

Affiant's Signature.:

Date:

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 17 day of APRIL, 20 26, personally appeared Fernando Chamula; being personally known to me ( ) or having produced as identification FLDL, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary:

Print Name: Eric Di Santo

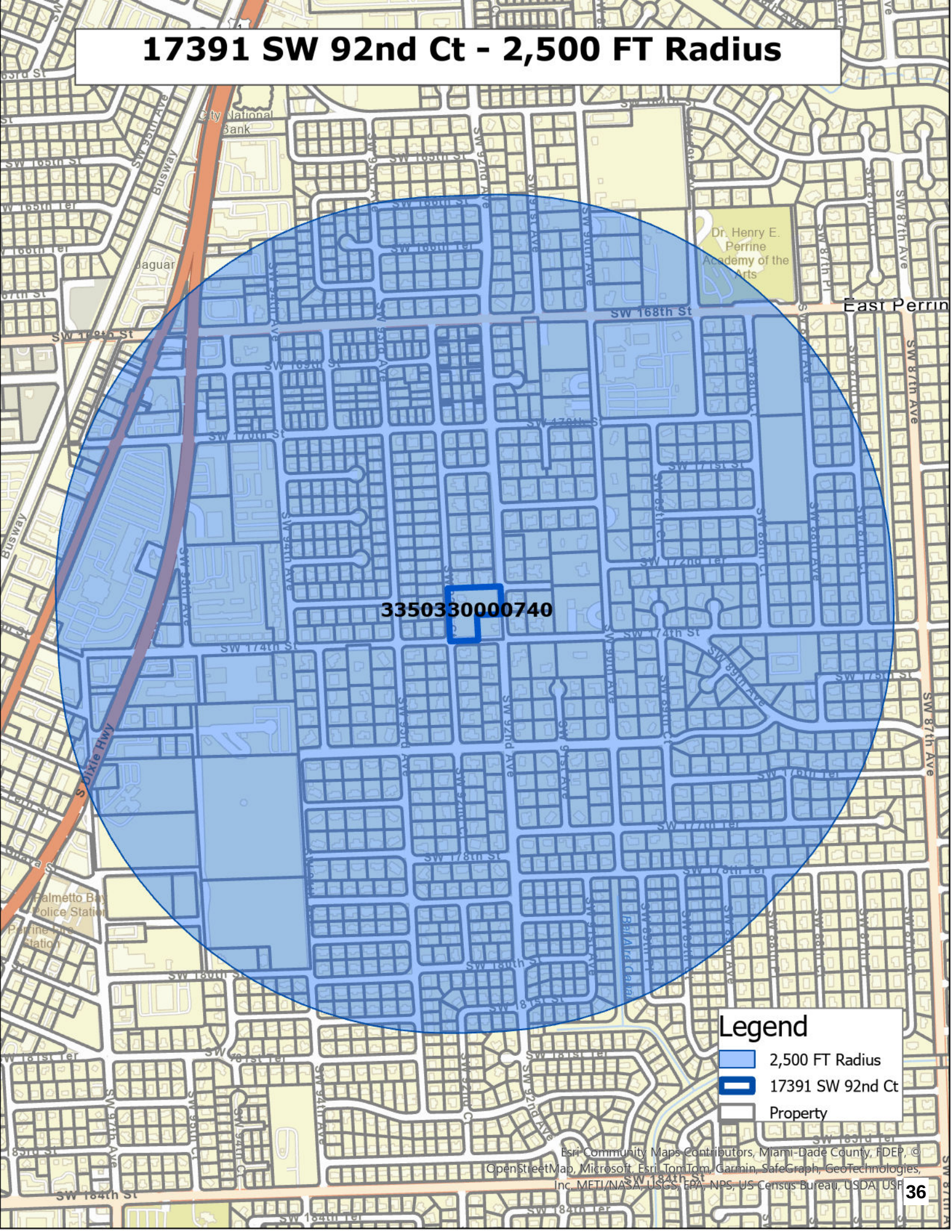
Notary Public Stamp:

NOTARY PUBLIC STATE OF FLORIDA

ERIC DI SANTO
Commission # HH 640648
Expires March 1, 2029

My Commission Expires: 03/01/29

17391 SW 92nd Ct - 2,500 FT Radius



Fernando Chamula
17391 SW 92 court
Palmetto Bay, Fl
33157

9589 0710 5270 3692 1017 17

MAPLE SWEETGUM OAK

9705 East Hibiscus street
Palmetto Bay. Fl 33157

Retail

33157

U.S. POSTAGE PAID
FCM LETTER
MIAMI, FL 33116
APR 17, 2026

$0.00

S2324H500960-20

RDC 99

MAPLE OAK

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3050320001520			Unincorporated County	33157-0000
3050320042430	17220 S DIXIE HWY		Unincorporated County	33157-0000
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3350330570150	17360 SW 94 AVE	17360	Palmetto Bay	33157-0000
3350330570160	17362 SW 94 AVE	17362	Palmetto Bay	33157-0000

MAILING ADDRESS	MAILING CITY	MAILING STATE	MAILING ZIP CODE
1442 ALTON RD	MIAMI BCH	FL	33139-3828
701 NW 1 CT STE 1700	MIAMI	FL	33136-3902
16501 SOUTH DIXIE HWY	MIAMI	FL	33157
29330 SOUTH DIXIE HWY	HOMESTEAD	FL	33033
5322 NORTH SPRINGS WAY	CORAL SPRING	FL	33157
5322 N SPRINGSWAY	CORAL SPRINGS	FL	33076
864 DESERT MOUNTAIN CT	REUNION	FL	34747
2300 NE 151 ST	N MIAMI	FL	33181
14111 SW 146 TER	MIAMI	FL	33186
17600 COLLINS AVE	SUNNY ISLES BEACH	FL	33160
16896 S DIXIE HWY	PALMETTO BAY	FL	33157
16890 S DIXIE HWY	MIAMI	FL	33157
2300 NE 151 ST	NORTH MIAMI	FL	33181
17110 S DIXIE HWY	MIAMI	FL	33157
1450 NE 2 AVE	MIAMI	FL	33132-1308
2150 NW 21 ST	MIAMI	FL	33142
8900 SW 168 ST	PALMETTO BAY	FL	33157
16555 SW 91 AVE	PALMETTO BAY	FL	33157
8900 SW 168 ST	PALMETTO BAY	FL	33157
8900 SW 168 ST	PALMETTO BAY	FL	33157
8900 SW 168 ST	PALMETTO BAY	FL	33157
8900 SW 168 ST	PALMETTO BAY	FL	33157
8900 SW 168 ST	PALMETTO BAY	FL	33157
2700 SW 8 STREET	MIAMI	FL	33135
6255 SW 126 ST	PINECREST	FL	33156
8030 SW 122 ST	MIAMI	FL	33156
16637 S DIXIE HWY	PALMETTO BAY	FL	33157
1010 PINE ST, #9E-L-01	ST. LOUIS	MO	63101
1751 GARRAUX RD NW	ATLANTA	GA	33027
15912 SW 92 AVE	PALMETTO BAY	FL	33157-1842
12311 SW 94 LN	MIAMI	FL	33186
12311 SW 94 LN	MIAMI	FL	33176
8030 SW 122 ST	MIAMI	FL	33156
8030 SW 122 ST	MIAMI	FL	33156
9200 SW 166 ST	MIAMI	FL	33157-3447
2942 BOWER ROAD	WINTER PARK	FL	32792
8430 SW 148 DR	MIAMI	FL	33158-1940
16600 SW 91 AVE	PALMETTO BAY	FL	33157
16620 SW 91 AVE	MIAMI	FL	33157
16640 SW 91 AVE	MIAMI	FL	33157-3519
16700 SW 91 AVE	PALMETTO BAY	FL	33157-3578
16720 SW 91 AVE	MIAMI	FL	33157-3578
16740 SW 91 AVE	MIAMI	FL	33157-3578

16761 SW 92 AVE	MIAMI	FL	33157
16741 SW 92 AVE	MIAMI	FL	33157-3410
16721 SW 92 AVE	MIAMI	FL	33157-3410
16701 SW 92 AVE	PALMETTO BAY	FL	33157
16641 SW 92 AVE	PALMETTO BAY	FL	33157
16621 SW 92 AVE	PALMETTO BAY	FL	33157
16601 SW 92 AVE	PALMETTO BAY	FL	33157
9201 SW 166 ST	PALMETTO BAY	FL	33157
9221 SW 166 ST	PALMETTO BAY	FL	33157
9241 SW 166 ST	PALMETTO BAY	FL	33157
9261 SW 166 ST	PALMETTO BAY	FL	33157
9281 SW 166 ST	MIAMI	FL	33157
9299 SW 166 ST	PALMETTO BAY	FL	33157
9298 SW 166 ST	MIAMI	FL	33157-3447
9280 SW 166 ST	PALMETTO BAY	FL	33157
9260 SW 166 ST	MIAMI	FL	33157
9240 SW 166 ST	PALMETTO BAY	FL	33157
9220 SW 166 ST	PALMETTO BAY	FL	33157
9200 SW 166 ST	PALMETTO BAY	FL	33157
9201 SW 166 TERR	MIAMI	FL	33157-3425
9221 SW 166 TER	PALMETTO BAY	FL	33157
9241 SW 166 TER	PALMETTO BAY	FL	33157
9261 SW 166 TERR	MIAMI	FL	33157-3425
9281 SW 166 TER	PALMETTO BAY	FL	33157
9299 SW 166 TER	PALMETTO BAY	FL	33157
9298 SW 166 TERR	MIAMI	FL	33157-3426
9280 SW 166 TER	PALMETTO BAY	FL	33157
9260 SW 166 TER	PALMETTO BAY	FL	33157
9240 SW 166 TER	PALMETTO BAY	FL	33157
9220 SW 166 TER	PALMETTO BAY	FL	33157
9200 SW 166 TER	PALMETTO BAY	FL	33157
9201 SW 167 TER	PALMETTO BAY	FL	33157
9221 SW 167 TER	PALMETTO BAY	FL	33157
9241 SW 167 TERR	MIAMI	FL	33157-3433
9261 SW 167 TER	MIAMI	FL	33156
9281 SW 167 TER	PALMETTO BAY	FL	33157
9299 SW 167 TERR	PALMETTO BAY	FL	33157
7640 SW 170 ST	PALMETTO BAY	FL	33157
9280 SW 167 TER	MIAMI	FL	33157
9260 SW 167 TERR	MIAMI	FL	33157-3434
9240 SW 167 TERR	MIAMI	FL	33157-3434
9220 SW 167 TER	PALMETTO BAY	FL	33157
9200 SW 167 TER	PALMETTO BAY	FL	33157
16625 SW 91 AVE	PALMETTO BAY	FL	33157

16645 SW 91 AVE	PALMETTO BAY	FL	33157
16665 SW 91 AVE	MIAMI	FL	33157-3518
16705 SW 91 AVE	VILLAGE OF PALMETTO BAY	FL	33157-3577
16725 SW 91 AVE	PALMETTO BAY	FL	33157-3577
16750 SW 90 AVE	MIAMI	FL	33157-3532
16700 SW 90 AVE	MIAMI	FL	33157-3532
16670 SW 90 AVE	PALMETTO BAY	FL	33157
16624 SW 93 CT	PALMETTO BAY	FL	33157
16634 SW 93 CT	MIAMI	FL	33157
16644 SW 93 CT	PALMETTO BAY	FL	33157
16654 SW 93 CT	MIAMI	FL	33157
16664 SW 93 CT	PALMETTO BAY	FL	33157
16674 SW 93 CT	PALMETTO BAY	FL	33157
9340 SW 167 ST	MIAMI	FL	33157-3431
9330 SW 167 ST	PALMETTO BAY	FL	33157
7231 SW 6 ST	MIAMI	FL	33144
9310 SW 167 ST	PALMETTO BAY	FL	33157
9300 SW 167 ST	PALMETTO BAY	FL	33157
8850 SW 112 ST	MIAMI	FL	33176-3751
6255 SW 126 ST	MIAMI	FL	33156-5564
1301 BRISTOL AVE	DAVIE	FL	33325
13111 SW 108TH ST	MIAMI	FL	33186-3465
8925 SW 162 TER	PALMETTO BAY	FL	33157
PO BOX 970781	MIAMI	FL	33197
16615 SW 93 CT	PALMETTO BAY	FL	33157
16625 SW 93 CT	PALMETTO BAY	FL	33157
16635 SW 93 CT	PALMETTO BAY	FL	33157
16645 SW 93 CT	PALMETTO BAY	FL	33157
16655 SW 93 CT	PALMETTO BAY	FL	33157
343 HARVEY AVE	NORTH PLAINFIELD	NJ	7063
9321 SW 167 ST	MIAMI	FL	33157-3430
9502 SW 218 LN	MIAMI	FL	33190
9325 SW 166 TERR	PALMETTO BAY	FL	33157-3427
9320 SW 166 ST	MIAMI	FL	33157-3445
PO BOX 4900	SCOTTSDALE	AZ	85261
9315 SW 166 TERR	MIAMI	FL	33157-3427
9314 SW 166 TER	PALMETTO BAY	FL	33157
9311 SW 167 ST	PALMETTO BAY	FL	33157
9301 SW 167 ST	PALMETTO BAY	FL	33157
9304 SW 166 TER	MIAMI	FL	33157
9305 SW 166TH TER	PALMETTO BAY	FL	33157
PO BOX 4900	SCOTTSDALE	AZ	85261
9300 SW 166 ST	PALMETTO BAY	FL	33157
7200 BLANDING BLVD	JACKSONVILLE	FL	32244

17305 S DIXIE HWY	PALMETTO BAY	FL	33157
1550 BISCAYNE BLVD STE 300	MIAMI	FL	33132-1464
990 PERRINE AVE	MIAMI	FL	33157-5433
990 PERRINE AVE	MIAMI	FL	33157-5433
111 NW 1 ST STE 24TH FL	MIAMI	FL	33128-1924
1701 ROBIE AVE	MT ROBIE	FL	32757
17510 SOUTH DIXIE HIGHWAY	MIAMI	FL	33157
850 NW 42 AVE STE 310	MIAMI	FL	33126
8505 NW 12 ST	DORAL	FL	33126
17195 S DIXIE HWY	CUTLER BAY	FL	33157
12620 SW 90 AVE	MIAMI	FL	33176
111 NW 1 ST STE 2460	MIAMI	FL	33128-1929
111 NW 1 ST STE 2460	MIAMI	FL	33128-1929
8900 SW 168 ST	MIAMI	FL	33157-4569
12620 SW 90 AVE	MIAMI	FL	33176
16950 SW 90 AVE	PALMETTO BAY	FL	33157
16900 SW 90TH AVENUE	PALMETTO BAY	FL	33157
17300 SW 90 AVE	MIAMI	FL	33157-4511
17230 SW 90 AVE	MIAMI	FL	33157-4509
17200 SW 90 AVE	MIAMI	FL	33157-4509
9175 SW 173 ST	MIAMI	FL	33157-4526
9125 SW 173 ST	PALMETTO BAY	FL	33157
17201 SW 92 AVE	MIAMI	FL	33157-4512
9723 64 AVE E	BRADENTON	FL	34202
8990 SW 174 ST	PALMETTO BAY	FL	33157-5836
17541 SW 93 PL	PALMETTO BAY	FL	33157
9100 SW 174 ST	PALMETTO BAY	FL	33157
PO BOX 570670	MIAMI	FL	33257
9231 SW 170 LN	PALMETTO BAY	FL	33157
9201 SW 170 LN	MIAMI	FL	33157
9221 SW 170 LN	PALMETTO BAY	FL	33157
PO BOX 2609	CARLSBAD	CA	92018
7267 NW 36 ST	MIAMI	FL	33166
7845 NW 66 ST	MIAMI	FL	33166
7800 SW 117 AVE	MIAMI	FL	33183-3825
9356 SW 112 ST	MIAMI	FL	33176
9555 SW 175 TER	PALMETTO BAY	FL	33157
9005 SW 68 AVE	PINECREST	FL	33156
3100 SW 62 AVE	MIAMI	FL	33155-3009
3100 SW 62 AVE	MIAMI	FL	33155-3009
7408 SW 168 TER	PALMETTO BAY	FL	33157
9705 E HIBISCUS ST	PALMETTO BAY	FL	33157-5606
9400 SW 174 STREET	PALMETTO BAY	FL	33157
4810 NW 104 AVE	MIAMI	FL	33178

9241 SW 174 ST	MIAMI	FL	33157-5714
9340 SW 174 ST	PALMETTO BAY	FL	33157
3100 SW 62 AVE	MIAMI	FL	33155-3009
3100 SW 62 AVE	MIAMI	FL	33155-3009
9705 E HIBISCUS ST	PALMETTO BAY	FL	33157-5606
3100 SW 62 AVE	MIAMI	FL	33155-3009
9705 E HIBISCUS ST	PALMETTO BAY	FL	33157-5606
9705 HIBISCUS ST	PALMETTO BAY	FL	33157
9705 E HIBISCUS ST	VILLAGE OF PALMETTO BAY	FL	33157-5606
17140 SW 92 AVE	PALMETTO BAY	FL	33157
9225 SW 158 LN UNIT C	PALMETTO BAY	FL	33157
17345 SOUTH DIXIE HWY	MIAMI	FL	33157
8745 SW 182 TER	PALMETTO BAY	FL	33157
9330 SW 168 ST	PALMETTO BAY	FL	33157
11231 SW 69 CT	MIAMI	FL	33156
2350 26 ST N	SAINT PETERSBURG	FL	33713
6255 SW 126 ST	MIAMI	FL	33156-5564
6255 SW 126 ST	MIAMI	FL	33156-5564
11231 SW 69 CT	MIAMI	FL	33156
20031 SW 204 ST	MIAMI	FL	33187
4949 N HWY A1A UNIT 74	HUTCHINSON ISLAND	FL	34949
8925 SW 162 TER	PALMETTO BAY	FL	33157
9330 SW 168 ST	PALMETTO BAY	FL	33157
9362 SW 168 ST	MIAMI	FL	33157
8962 SW 127 TERR	MIAMI	FL	33176-5156
7860 SW 182 TERR	MIAMI	FL	33157-6239
22658 SW 94 PATH	CUTLER BAY	FL	33190
2000 S BAYSHORE DR APT 34	MIAMI	FL	33133-3251
320 ATLANTIC AVE	SUNNY ISLES BEACH	FL	33160
16900 SW 92 CT	PALMETTO BAY	FL	33157
16902 SW 92 CT	MIAMI	FL	33157-4517
9262 SW 169 ST	MIAMI	FL	33157
16935 SW 93 AVE	PALMETTO BAY	FL	33157
16945 SW 93 AVE	MIAMI	FL	33157-4412
8925 SW 162 TER	PALMETTO BAY	FL	33157
8925 SW 162 TER	PALMETTO BAY	FL	33157
9215 SW 170 ST	MIAMI	FL	33157-4567
11328 SW 167 ST	MIAMI	FL	33157-2716
6255 SW 126 ST	MIAMI	FL	33156-5564
20031 SW 204 ST	MIAMI	FL	33187
16910 SW 92 CT	MIAMI	FL	33157
6255 SW 126 ST	MIAMI	FL	33156-5564
2000 S BAYSHORE DR APT 34	MIAMI	FL	33133-3251
8925 SW 162 TER	PALMETTO BAY	FL	33157

8925 SW 162 TER	MIAMI	FL	33157
1172 S DIXIE HWY 569	CORAL GABLES	FL	33146
16937 SW 93 CT	PALMETTO BAY	FL	33157
15041 SW 166 ST	MIAMI	FL	33187
9329 SW 170 ST	MIAMI	FL	33157-4439
9319 SW 170 ST	PALMETTO BAY	FL	33157
40 NW 108 CT	MIAMI	FL	33172
1430 S DIXIE HWY #309	CORAL GABLES	FL	33146
16920 SW 93 AVE	PALMETTO BAY	FL	33157
2000 S BAYSHORE DR APT 34	MIAMI	FL	33133-3251
9309 SW 170 ST	PALMETTO BAY	FL	33157
8870 SW 170 ST	PALMETTO BAY	FL	33157
2000 S BAYSHORE DR APT 34	MIAMI	FL	33133-3251
33 BUTTONWOOD DR	KEY LARGO	FL	33027
33 BUTTONWOOD DR	KEY LARGO	FL	33037
9382 SW 169 ST	MIAMI	FL	33157
1760 SW 23 TERRACE	MIAMI	FL	33145
918 S PALMWAY	LAKE WORTH	FL	33460-5106
16925 SW 94 AVE	PALMETTO BAY	FL	33157
9395 SW 170 ST	MIAMI	FL	33157
9385 SW 170 ST	MIAMI	FL	33157
9500 S DADELAND BLVD #702	MIAMI	FL	33156
6255 SW 126 ST	MIAMI	FL	33156-5564
6255 SW 126 ST	MIAMI	FL	33156-5564
6255 MOSS RANCH RD	MIAMI	FL	33156
8430 SW 148 DR	MIAMI	FL	33158-1940
8430 SW 148 DR	MIAMI	FL	33158-1940
7895 SW 57 TER	MIAMI	FL	33143
9719 SO DIXIE HWY	MIAMI	FL	33156-2834
1001 BRICKELL BAY DR STE 2650	MIAMI	FL	33131
4420 SW 154 CT	MIAMI	FL	33185
10131 DOMINICAN DR	CUTLER BAY	FL	33189
4420 SW 154 CT	MIAMI	FL	33185
9041 SW 57 TER	MIAMI	FL	33173
7895 SW 57 TER	MIAMI	FL	33143
16815 S DIXIE HWY	PERRINE	FL	33157-4360
18010 S DIXIE HWY	MIAMI	FL	33157-4361
18010 S DIXIE HWY	MIAMI	FL	33157-4361
18010 S DIXIE HWY	MIAMI	FL	33157-1840
1001 BRICKELL BAY DR STE 2650	MIAMI	FL	33131
10321 SW 140 ST	MIAMI	FL	33176
16301 NW 2 AVE STE 2	MIAMI	FL	33169
1001 BRICKELL BAY DR STE 2650	MIAMI	FL	33131
16301 NW 2 AVE STE 2	MIAMI	FL	33169

8106 93 AVE	VERO BEACH	FL	32967
8106 93 AVE	VERO BEACH	FL	32967
8106 93 AVE	VERO BEACH	FL	32967
16930 SW 94 AVE	PALMETTO BAY	FL	33157
16969 SW 94 CT	PALMETTO BAY	FL	33157
16979 SW 94 CT	MIAMI	FL	33157
16989 SW 94 CT	PALMETTO BAY	FL	33157
9471 SW 170 ST	MIAMI	FL	33157-4402
6255 SW 126 ST	MIAMI	FL	33156-5564
445 NE 76 ST	MIAMI	FL	33138
9200 SW 174 ST	PALMETTO BAY	FL	33157
7591 SW 150 ST	PALMETTO BAY	FL	33157
17430 SW 92 AVE	PALMETTO BAY	FL	33157-5709
17500 SW 92 AVE	PALMETTO BAY	FL	33157
9205 SW 176 ST	PALMETTO BAY	FL	33157
9225 SW 176 ST	PALMETTO BAY	FL	33157
17525 SW 92 CT	PALMETTO BAY	FL	33157
7366 SW 169 TER	MIAMI	FL	33157-5710
17431 SW 92 CT	MIAMI	FL	33157
PO BOX 4900	SCOTTSDALE	AZ	85261
9220 SW 174 ST	PALMETTO BAY	FL	33157
17400 SW 92 CT	PALMETTO BAY	FL	33157
17420 SW 92 CT	MIAMI	FL	33157
17430 SW 92 CT	PALMETTO BAY	FL	33157
17500 SW 92 CT	MIAMI	FL	33157-5776
17520 SW 92 CT	MIAMI	FL	33156-3952
9235 SW 176 ST	VILLAGE OF PALMETTO BAY	FL	33157-5704
9825 PALMETTO CLUB DR	MIAMI	FL	33157
17501 SW 93 AVE	MIAMI	FL	33157-5777
17431 SW 93 AVE	MIAMI	FL	33157-5712
17421 SW 93 AVE	PALMETTO BAY	FL	33157
9290 SW 174 ST	MIAMI	FL	33157-5707
9200 SW 176 ST	PALMETTO BAY	FL	33157
17620 SW 92 AVE	PALMETTO BAY	FL	33157
17700 SW 92 AVE	PALMETTO BAY	FL	33157
3850 SW 136 AVE	MIRAMAR	FL	33027
17730 SW 92 AVE	PALMETTO BAY	FL	33157
17731 SW 92 CT	PALMETTO BAY	FL	33157
17721 SW 92 CT	PALMETTO BAY	FL	33157
17711 SW 92 CT	MIAMI	FL	33157
17701 SW 92 CT	PALMETTO BAY	FL	33157
17625 SW 92 CT	MIAMI	FL	33157-5729
9220 SW 176 ST	MIAMI	FL	33157-5719
9230 SW 176 ST	PALMETTO BAY	FL	33157

17700 SW 92 CT	PALMETTO BAY	FL	33157
17710 SW 92 CT	MIAMI	FL	33157
17720 SW 92 CT	PALMETTO BAY	FL	33157
9255 SW 178 ST	MIAMI	FL	33157-5744
9261 SW 178 ST	MIAMI	FL	33157-5744
17721 SW 93 AVE	MIAMI	FL	33157-5737
17711 SW 93 AVE	PALMETTO BAY	FL	33157-5737
17701 SW 93 AVE	PALMETTO BAY	FL	33157
17621 SW 93 AVE	PALMETTO BAY	FL	33157
9260 SW 176 ST	PALMETTO BAY	FL	33157-5705
14205 SW 68 AVE	MIAMI	FL	33158
8870 SW 170 ST	PALMETTO BAY	FL	33157
8860 SW 170 ST	MIAMI	FL	33157-4552
8850 SW 170 ST	MIAMI	FL	33157-4552
8865 SW 171 ST	PALMETTO BAY	FL	33157
8875 SW 171 ST	MIAMI	FL	33157-4554
8901 SW 171 ST	MIAMI	FL	33157-4554
8925 SW 171 ST	MIAMI	FL	33157-4554
8920 SW 171 ST	PALMETTO BAY	FL	33157
8870 SW 171 ST	PALMETTO BAY	FL	33157
8860 SW 171 ST	MIAMI	FL	33157
8850 SW 171 ST	PALMETTO BAY	FL	33157
8855 SW 172 ST	PALMETTO BAY	FL	33157
8865 SW 172 ST	PALMETTO BAY	FL	33157
8875 SW 172 ST	PALMETTO BAY	FL	33157
8901 SW 172 ST	PALMETTO BAY	FL	33157
8925 SW 172 ST	MIAMI	FL	33157
8920 SW 172 ST	PALMETTO BAY	FL	33157
8900 SW 172 ST	MIAMI	FL	33157-4557
8870 SW 172 ST	PALMETTO BAY	FL	33157
8860 SW 172 ST	PALMETTO BAY	FL	33157
8850 SW 172 ST	PALMETTO BAY	FL	33157
8855 SW 172 TERR	MIAMI	FL	33157-4559
8865 SW 172 TERR	MIAMI	FL	33157-4559
22061 SW 92ND PL	CUTLER BAY	FL	33190-1214
8901 SW 172 TERR	MIAMI	FL	33157-4559
8925 SW 172 TERR	MIAMI	FL	33157-4559
17020 SW 89 CT	CUTLER BAY	FL	33157
17100 SW 89 CT	PALMETTO BAY	FL	33157
17120 SW 89 CT	PALMETTO BAY	FL	33157
17130 SW 89 CT	MIAMI	FL	33157
17200 SW 89 CT	MIAMI	FL	33157
7591 SW 150 ST	PALMETTO BAY	FL	33158
17240 SW 89 CT	PALMETTO BAY	FL	33157

17201 SW 90 AVE	MIAMI	FL	33157
17145 SW 90 AVE	PALMETTO BAY	FL	33157
17101 SW 90 AVE	MIAMI	FL	33157
17001 SW 90 AVE	MIAMI	FL	33157-4504
911 PLOVER AVE	MIAMI SPRINGS	FL	33166
9420 SW 180 ST	MIAMI	FL	33157-5622
8340 SW 166 ST	PALMETTO BAY	FL	33157
9440 SW 180 ST	PALMETTO BAY	FL	33157
9425 SW 181 ST	MIAMI	FL	33157-5624
911 PLOVER AVE	MIAMI SPRINGS	FL	33166
16881 SW 89 AVE	PALMETTO BAY	FL	33157
16880 SW 88 CT	MIAMI	FL	33157-4537
16901 SW 89 AVE	PALMETTO BAY	FL	33157
16881 SW 89 AVE	PALMETTO BAY	FL	33157-4566
16921 SW 89 AVE	MIAMI	FL	33157-4542
16920 SW 88 CT	PALMETTO BAY	FL	33157
9380 SW 176 ST	MIAMI	FL	33151
9360 SW 176 ST	PALMETTO BAY	FL	33157
9340 SW 176 ST	MIAMI	FL	33157-5721
9320 SW 176 ST	MIAMI	FL	33157
9300 SW 176 ST	MIAMI	FL	33157-5721
6609 MAYNADA ST	CORAL GABLES	FL	33146
25621 PURPLE SAGE LN	SAN JUAN CAPISTRANO	CA	92675-4322
9341 SW 177 ST	PALMETTO BAY	FL	33157
9361 SW 177 ST	MIAMI	FL	33157-5742
9381 SW 177 ST	PALMETTO BAY	FL	33157
9380 SW 177 ST	MIAMI	FL	33157
9360 SW 177 ST	MIAMI	FL	33157-5743
1500 OCEAN DR APT 801	MIAMI BEACH	FL	33139
9320 SW 177 ST	PALMETTO BAY	FL	33157
9300 SW 177 ST	PALMETTO BAY	FL	33157
9301 SW 178 ST	MIAMI	FL	33157
9321 SW 178 ST	MIAMI	FL	33157-5746
9341 SW 178 ST	MIAMI	FL	33157-5746
9361 SW 178 ST	PALMETTO BAY	FL	33157
9381 SW 178 ST	MIAMI	FL	33157
9388 SW 178 ST	PALMETTO BAY	FL	33157
9340 SW 178 ST	MIAMI	FL	33157-5747
7602 SW 187 ST	MIAMI	FL	33157
9300 SW 178 ST	MIAMI	FL	33157
9305 SW 178 TER	MIAMI	FL	33157
9315 SW 178 TER	PALMETTO BAY	FL	33157
9325 SW 178 TER	PALMETTO BAY	FL	33157
9335 SW 178 TERR	MIAMI	FL	33157-5750

9345 SW 178 TERR	MIAMI	FL	33157-5750
9375 SW 178 TER	PALMETTO BAY	FL	33157
9390 SW 178 TERR	MIAMI	FL	33157-5751
9380 SW 178 TERR	MIAMI	FL	33157-5751
9370 SW 178 TER	PALMETTO BAY	FL	33157
9340 SW 178 TER	PALMETTO BAY	FL	33157
9320 SW 178 TER	CUTLER BAY	FL	33157
9300 SW 178 TER	PALMETTO BAY	FL	33157
9305 SW 179 TER	MIAMI	FL	33157
9325 SW 179 TER	PALMETTO BAY	FL	33157
9345 SW 179 TERR	MIAMI	FL	33157-5752
9355 SW 179 TER	MIAMI	FL	33157
9365 SW 179 TER	PALMETTO BAY	FL	33157
9395 SW 179 TER	PALMETTO BAY	FL	33157
9390 SW 179 TERR	MIAMI	FL	33157-5753
9380 SW 179 TER	PALMETTO BAY	FL	33157
9360 SW 179 TER	PALMETTO BAY	FL	33157-5753
9340 SW 179 TER	CUTLER BAY	FL	33157
9320 SW 179 TERR	MIAMI	FL	33157-5753
17920 SW 93 AVE	MIAMI	FL	33157-5739
9305 SW 180 ST	MIAMI	FL	33157-5755
13621 DEERING BAY DR APT 1004	CORAL GABLES	FL	33158
9345 SW 180 ST	MIAMI	FL	33157-5755
9355 SW 180 ST	PALMETTO BAY	FL	33157
9365 SW 180 ST	PALMETTO BAY	FL	33157
9395 SW 180 ST	PALMETTO BAY	FL	33157
9390 SW 180 ST	MIAMI	FL	33157-5756
9370 SW 180 ST	PALMETTO BAY	FL	33157
9350 SW 180 ST	MIAMI	FL	33157-5756
9340 SW 180 ST	PALMETTO BAY	FL	33157
9320 SW 180 ST	PALMETTO BAY	FL	33157
9300 SW 180 ST	MIAMI	FL	33157-5756
9305 SW 181 ST	MIAMI	FL	33157-5759
9325 SW 181 ST	PALMETTO BAY	FL	33157
9355 SW 181 ST	PALMETTO BAY	FL	33157
9365 SW 181 ST	MIAMI	FL	33157-5759
7820 SW 181 TER	PALMETTO BAY	FL	33157
9395 SW 181 ST	MIAMI	FL	33157-5759
PO BOX 4900	SCOTTSDALE	AZ	85261
9320 SW 181 ST	PALMETTO BAY	FL	33157
9300 SW 181 ST	PALMETTO BAY	FL	33157
9250 SW 178 ST	PALMETTO BAY	FL	33157
9240 SW 178 ST	PALMETTO BAY	FL	33157
9230 SW 178 ST	MIAMI	FL	33157

9220 SW 178 ST	PALMETTO BAY	FL	33157
7602 SW 187 ST	CUTLER BAY	FL	33157
9201 SW 178 TER	PALMETTO BAY	FL	33157
13805 SW 82 CT	PALMETTO BAY	FL	33158
9225 SW 178 TER	MIAMI	FL	33157
9235 SW 178 TERR	MIAMI	FL	33157-5748
9245 SW 178 TERR	MIAMI	FL	33157-5748
9255 SW 178 TER	MIAMI	FL	33157
9270 SW 178 TER	PALMETTO BAY	FL	33157
9250 SW 178 TER	PALMETTO BAY	FL	33157
9240 SW 178 TER	PALMETTO BAY	FL	33157
17900 SW 92 CT	MIAMI	FL	33157
17901 SW 93 AVE	PALMETTO BAY	FL	33157
17911 SW 93 AVE	MIAMI	FL	33157
17910 SW 92 CT	PALMETTO BAY	FL	33157
17920 SW 92 CT	MIAMI	FL	33157
9261 SW 180 ST	MIAMI	FL	33157-5769
9271 SW 180 ST	MIAMI	FL	33157-5769
17851 SW 92 CT	MIAMI	FL	33157-5731
9220 SW 178 TER	PALMETTO BAY	FL	33157
9200 SW 178 TERR	MIAMI	FL	33157-5749
17900 SW 92 AVE	PALMETTO BAY	FL	33157
17901 SW 92 CT	PALMETTO BAY	FL	33157
17911 SW 92ND CT	MIAMI	FL	33157
18045 SW 77 AVE	MIAMI	FL	33157
9201 SW 180 ST	PALMETTO BAY	FL	33157
9221 SW 180 ST	MIAMI	FL	33157
17921 SW 92 CT	PALMETTO BAY	FL	33157
17400 SW 93 AVE	PALMETTO BAY	FL	33157
17450 SW 93 AVE	MIAMI	FL	33157-5713
17500 SW 93 AVE	MIAMI	FL	33157-5778
17550 SW 93 AVE	PALMETTO BAY	FL	33157
17590 SW 93 AVE	PALMETTO BAY	FL	33157-5778
17435 SW 91 AVE	MIAMI	FL	33157
850 NW 42 AVE 203	MIAMI	FL	33126
17535 SW 91 AVE	MIAMI	FL	33157
17530 SW 90 AVE	PALMETTO BAY	FL	33157
7591 SW 150 ST	PALMETTO BAY	FL	33158
7495 SW 114 ST	PINECREST	FL	33156
17435 SW 92 AVE	PALMETTO BAY	FL	33157
17501 SW 92 AVE	MIAMI	FL	33157-5708
17531 SW 92 AVE	MIAMI	FL	33157
17530 SW 91 AVE	PALMETTO BAY	FL	33157
17500 SW 91 AVE	MIAMI	FL	33157-5855

17430 SW 91 AVE	PALMETTO BAY	FL	33157
17601 SW 92 AVE	MIAMI	FL	33157-5779
17625 SW 92 AVE	PALMETTO BAY	FL	33157
17701 SW 92 AVE	MIAMI	FL	33157-5722
17721 SW 92 AVE	PALMETTO BAY	FL	33157-5722
17720 SW 91 AVE	MIAMI	FL	33157-5856
17700 SW 91 AVE	PALMETTO BAY	FL	33157
17620 SW 91 AVE	MIAMI	FL	33157-5818
9320 SW 125 TER	MIAMI	FL	33176
17625 SW 91 AVE	PALMETTO BAY	FL	33157
17721 SW 91 AVE	MIAMI	FL	33157-5817
17720 SW 90 AVE	PALMETTO BAY	FL	33157
17700 SW 90 AVE	PALMETTO BAY	FL	33157
17620 SW 90 AVE	PALMETTO BAY	FL	33157
9000 SW 176 ST	MIAMI	FL	33157-5810
9130 SW 177 TER	PALMETTO BAY	FL	33157
9120 SW 177 TER	PALMETTO BAY	FL	33157
9100 SW 177 TER	PALMETTO BAY	FL	33157
9020 SW 177 TERR	MIAMI	FL	33157-5825
9000 SW 177 TER	PALMETTO BAY	FL	33157
17350 SW 87 CT	PALMETTO BAY	FL	33157
17320 SW 87 CT	MIAMI	FL	33157-4643
17300 SW 87 CT	PALMETTO BAY	FL	33157
17240 SW 87 CT	PALMETTO BAY	FL	33157
17220 SW 87 CT	PALMETTO BAY	FL	33157
17200 SW 87 CT	PALMETTO BAY	FL	33157
17120 SW 87 CT	PALMETTO BAY	FL	33157
16001 SW 77 CT	MIAMI	FL	33157-3775
17101 SW 88 AVE	MIAMI	FL	33157-4532
13818 SW 152 ST 257	MIAMI	FL	33177
17205 SW 88 AVE	PALMETTO BAY	FL	33157
17245 SW 88 AVE	PALMETTO BAY	FL	33157
17305 SW 88 AVE	PALMETTO BAY	FL	33157
17325 SW 88 AVE	PALMETTO BAY	FL	33157
17345 SW 88 AVE	MIAMI	FL	33157-4565
17435 SW 90 AVE	MIAMI	FL	33157
17505 SW 90 AVE	PALMETTO BAY	FL	33157
17531 SW 90 AVE	MIAMI	FL	33157-5803
17530 SW 89 CT	PALMETTO BAY	FL	33157
2200 BISCAYNE BLVD	MIAMI	FL	33137
17430 SW 89 CT	PALMETTO BAY	FL	33157
17420 SW 89 CT	MIAMI	FL	33157
8205 SW 184 LN	CUTLER BAY	FL	33157
17605 SW 90 AVE	MIAMI	FL	33157

17625 SW 90 AVE	MIAMI	FL	33157-5813
17701 SW 90 AVE	PALMETTO BAY	FL	33157
17725 SW 90 AVE	MIAMI	FL	33157-5815
17720 SW 89 CT	MIAMI	FL	33157-5812
17700 SW 89 CT	PALMETTO BAY	FL	33157
17620 SW 89 CT	MIAMI	FL	33157-5811
17600 SW 89 CT	PALMETTO BAY	FL	33157
8990 SW 177 TER	PALMETTO BAY	FL	33157
8980 SW 177 TER	PALMETTO BAY	FL	33157
16905 SW 93 AVE	PALMETTO BAY	FL	33157
16915 SW 93 AVE	PALMETTO BAY	FL	33157
16925 SW 93 AVE	MIAMI	FL	33157-4412
17040 SW 87 CT	PALMETTO BAY	FL	33157
7840 SW 117 ST	MIAMI	FL	33156
17000 SW 87 CT	MIAMI	FL	33157-4639
16940 SW 87 CT	MIAMI	FL	33157
16900 SW 87 CT	PALMETTO BAY	FL	33157
16840 SW 87 COURT	PALMETTO BAY	FL	33157
16821 SW 88 AVE	MIAMI	FL	33157-4528
16841 SW 88 AVE	PALMETTO BAY	FL	33157
16901 SW 88 AVE	MIAMI	FL	33157-4564
16921 SW 88 AVE	PALMETTO BAY	FL	33157
16941 SW 88 AVE	PALMETTO BAY	FL	33157
17001 SW 88 AVE	PALMETTO BAY	FL	33157
17021 SW 88 AVE	MIAMI	FL	33157-4530
17351 SW 87 CT	MIAMI	FL	33157
17321 SW 87 CT	PALMETTO BAY	FL	33157
17301 SW 87 CT	MIAMI	FL	33157-4642
17241 SW 87 CT	PALMETTO BAY	FL	33157
17221 SW 87 CT	MIAMI	FL	33157-4680
17201 SW 87 CT	PALMETTO BAY	FL	33157
17171 SW 87 CT	PALMETTO BAY	FL	33157
17151 SW 87 COURT	PALMETTO BAY	FL	33157
17101 SW 87 CT	PALMETTO BAY	FL	33157
17021 SW 87 CT	PALMETTO BAY	FL	33157
17001 SW 87 CT	PALMETTO BAY	FL	33157
17221 SW 88 CT	PALMETTO BAY	FL	33157
17241 SW 88 CT	PALMETTO BAY	FL	33157-4539
17301 SW 88 CT	PALMETTO BAY	FL	33157
17325 SW 88 CT	MIAMI	FL	33157-4540
17345 SW 88 CT	MIAMI	FL	33157-4540
17344 SW 88 AVE	PALMETTO BAY	FL	33157
17324 SW 88 AVE	PALMETTO BAY	FL	33157
17304 SW 88 AVE	MIAMI	FL	33157-4535

17242 SW 88 AVE	MIAMI	FL	33157-4535
17222 SW 88 AVE	PALMETTO BAY	FL	33157
8980 SW 172 TER	MIAMI	FL	33157
8960 SW 172 TER	PALMETTO BAY	FL	33157
8940 SW 172 TER	PALMETTO BAY	FL	33157
8920 SW 172 TER	PALMETTO BAY	FL	33157
8900 SW 172 TERR	MIAMI	FL	33157-4558
8870 SW 172 TER	PALMETTO BAY	FL	33157
8850 SW 172 TERR	MIAMI	FL	33157-4560
17300 SW 88 CT	PALMETTO BAY	FL	33157
17320 SW 88 CT	PALMETTO BAY	FL	33157
17325 SW 89 AVE	PALMETTO BAY	FL	33157
17305 SW 89 AVE	PALMETTO BAY	FL	33157
17300 SW 89 AVE	MIAMI	FL	33157
2200 BISCAYNE BLVD	MIAMI	FL	33137
17325 SW 89 CT	MIAMI	FL	33157-4548
17305 SW 89 CT	MIAMI	FL	33157-4548
17300 SW 89 CT	PALMETTO BAY	FL	33157
17320 SW 89 CT	PALMETTO BAY	FL	33157
286 BUENA VISTA DRIVE	NOVATO	CA	94949
17255 SW 90 AVE	MIAMI	FL	33157-4501
9264 SW 180 ST	MIAMI	FL	33157-5754
9254 SW 180 ST	MIAMI	FL	33157-5754
9244 SW 180 ST	PALMETTO BAY	FL	33157
9234 SW 180 ST	MIAMI	FL	33157-5754
9224 SW 180 ST	PALMETTO BAY	FL	33157
9204 SW 180 ST	MIAMI	FL	33157
9205 SW 181 ST	PALMETTO BAY	FL	33157
9225 SW 181 ST	PALMETTO BAY	FL	33157
9235 SW 181 ST	MIAMI	FL	33157-5757
9245 SW 181 ST	PALMETTO BAY	FL	33157
9265 SW 181 ST	PALMETTO BAY	FL	33157
18054 SW 92 CT	MIAMI	FL	33157
2223 NORTH STEWART ST	KISSIMMEE	FL	34746
2525 FRYE RD STE 300	CHANDLER	AZ	85224
18113 SW 93 AVE	MIAMI	FL	33157-5741
18103 SW 93 AVE	MIAMI	FL	33157
18033 SW 93 AVE	MIAMI	FL	33157-5740
18023 SW 93 AVE	PALMETTO BAY	FL	33157
18003 SW 93 AVE	PALMETTO BAY	FL	33157
9240 SW 181 ST	MIAMI	FL	33157
9230 SW 181 ST	PALMETTO BAY	FL	33157
9220 SW 181 ST	MIAMI	FL	33157
9200 SW 181 ST	PALMETTO BAY	FL	33157

9205 SW 181 TERR	MIAMI	FL	33157-5761
9225 SW 181 TERR	MIAMI	FL	33157-5761
18105 SW 92 CT	MIAMI	FL	33157-5734
9036 SW 112 PL	MIAMI	FL	33176-1162
9036 SW 112 PL	MIAMI	FL	33176-1162
9036 SW 112 PL	MIAMI	FL	33176-1162
9036 SW 112 PL	MIAMI	FL	33176
1430 S DIXIE HWY #309	CORAL GABLES	FL	33146
9036 SW 112 PL	MIAMI	FL	33176-1162
PO BOX 571214	MIAMI	FL	33257
8973 SW 178 TER	PALMETTO BAY	FL	33157
8963 SW 178 TER	PALMETTO BAY	FL	33157
8953 SW 178 TER	MIAMI	FL	33157
8943 SW 178TH TER	PALMETTO BAY	FL	33157-5924
8933 SW 178 TER	PALMETTO BAY	FL	33157
8923 SW 178 TER	PALMETTO BAY	FL	33157
8903 SW 178 TERR	MIAMI	FL	33157-5924
17854 SW 89 PL	PALMETTO BAY	FL	33157
17864 SW 89 PL	PALMETTO BAY	FL	33157
17904 SW 89 PL	MIAMI	FL	33157
17914 SW 89 PL	PALMETTO BAY	FL	33157
17924 SW 89 PL	MIAMI	FL	33157
142 BROADTREE CIR	GREENVILLE	SC	29605
18014 SW 89 PL	PALMETTO BAY	FL	33157
18024 SW 89 PL	MIAMI	FL	33157-5972
18034 SW 89 PL	PALMETTO BAY	FL	33157
18044 SW 89 PLACE	PALMETTO BAY	FL	33157
145 MORNINGSIDE AVE	UNION BEACH	NJ	7735
17852 SW 89 CT	MIAMI	FL	33157-5914
17862 SW 89 CT	MIAMI	FL	33157-5914
17902 SW 89 CT	PALMETTO BAY	FL	33157
17912 SW 89 CT	PALMETTO BAY	FL	33157
17922 SW 89 CT	PALMETTO BAY	FL	33157
18002 SW 89 CT	PALMETTO BAY	FL	33157
18012 SW 89 CT	PALMETTO BAY	FL	33157
18022 SW 89 CT	PALMETTO BAY	FL	33157
18032 SW 89 CT	MIAMI	FL	33157-5916
16020 SW 77 CT	PALMETTO BAY	FL	33157
18023 SW 89 PL	PALMETTO BAY	FL	33157
18013 SW 89 PL	PALMETTO BAY	FL	33157
18003 SW 89 PL	PALMETTO BAY	FL	33157
17923 SW 89 PL	MIAMI	FL	33157-5973
17913 SW 89 PL	PALMETTO BAY	FL	33157
17903 SW 89 PL	MIAMI	FL	33157

17863 SW 89 PL	PALMETTO BAY	FL	33157
17853 SW 89 PL	MIAMI	FL	33157-5973
13820 SW 92 AVE	MIAMI	FL	33176-7114
17860 SW 89 AVE	MIAMI	FL	33157
17900 SW 89 AVE	MIAMI	FL	33157-5910
17910 SW 89 AVE	MIAMI	FL	33157
17920 SW 89 AVE	MIAMI	FL	33157
18000 SW 89 AVE	PALMETTO BAY	FL	33157
18010 SW 89 AVE	MIAMI	FL	33157-5912
18020 SW 89 AVE	PALMETTO BAY	FL	33157
18021 SW 89 CT	PALMETTO BAY	FL	33157
18011 SW 89 CT	MIAMI	FL	33157-5915
18001 SW 89 CT	MIAMI	FL	33157-5915
16200 SW 88 AVENUE RD	PALMETTO BAY	FL	33157
17911 SW 89 CT	PALMETTO BAY	FL	33157
17901 SW 89 CT	PALMETTO BAY	FL	33157
17861 SW 89 CT	MIAMI	FL	33157
17851 SW 89 CT	MIAMI	FL	33157-5913
17851 SW 91 AVE	MIAMI	FL	33157
17871 SW 91 AVE	MIAMI	FL	33157-5919
17881 SW 91 AVE	PALMETTO BAY	FL	33157
17901 SW 91 AVE	PALMETTO BAY	FL	33157
17921 SW 91 AVE	PALMETTO BAY	FL	33157
17931 SW 91 AVE	PALMETTO BAY	FL	33157
2935 SEMINOLE ST	MIAMI	FL	33133
18021 SW 91ST AVE	PALMETTO BAY	FL	33157-5921
18031 SW 91 AVE	MIAMI	FL	33157-5921
18051 SW 91 AVE	MIAMI	FL	33157-5921
9102 SW 181 ST	PALMETTO BAY	FL	33157
9122 SW 181 ST	PALMETTO BAY	FL	33157
9132 SW 181 ST	PALMETTO BAY	FL	33157
9142 SW 181 ST	PALMETTO BAY	FL	33157
18101 SW 92 AVE	PALMETTO BAY	FL	33157
18111 SW 92 AVE	MIAMI	FL	33157-5726
9154 SW 180 ST	PALMETTO BAY	FL	33157
9144 SW 180 ST	PALMETTO BAY	FL	33157
9134 SW 180 ST	PALMETTO BAY	FL	33157
18610 BELVIEW DR	MIAMI	FL	33157-6920
9104 SW 180 ST	PALMETTO BAY	FL	33157
9103 SW 181 ST	PALMETTO BAY	FL	33157
9123 SW 181 ST	PALMETTO BAY	FL	33157
9133 SW 181 ST	MIAMI	FL	33157-5933
9143 SW 181 ST	PALMETTO BAY	FL	33157
9153 SW 181 ST	PALMETTO BAY	FL	33157

9152 SW 179 ST	MIAMI	FL	33157-5929
9142 SW 179 ST	MIAMI	FL	33157-5929
8860 SW 170 ST	MIAMI	FL	33157-4552
9122 SW 179 ST	MIAMI	FL	33157-5929
9102 SW 179 ST	MIAMI	FL	33157-5929
17140 SW 92 AVE	MIAMI	FL	33157
9245 SW 181 TER	MIAMI	FL	33157
9131 SW 180TH STREET	MIAMI	FL	33157
9141 SW 180 ST	PALMETTO BAY	FL	33157
9151 SW 180 ST	MIAMI	FL	33157
2525 FRYE RD STE 300	CHANDLER	AZ	85224
9140 SW 178 TERR	MIAMI	FL	33157-5927
9130 SW 178 TER	PALMETTO BAY	FL	33157
9120 SW 178 TERR	MIAMI	FL	33157-5927
9100 SW 178TH TER	PALMETTO BAY	FL	33157-5927
9105 SW 179 ST	PALMETTO BAY	FL	33157
9125 SW 179 ST	MIAMI	FL	33157-5928
9135 SW 179 ST	PALMETTO BAY	FL	33157-5928
9145 SW 179 ST	MIAMI	FL	33157-5928
9155 SW 179 ST	MIAMI	FL	33157-5928
7525 SW 163 ST	MIAMI	FL	33157
9141 SW 178 TER	PALMETTO BAY	FL	33157
9131 SW 178 TER	PALMETTO BAY	FL	33157
9101 SW 178 TER	MIAMI	FL	33157
9021 SW 178 TER	PALMETTO BAY	FL	33157
9001 SW 178 TER	PALMETTO BAY	FL	33157
8780 SW 174 ST	MIAMI	FL	33157-5835
8760 SW 174 ST	MIAMI	FL	33157-5835
8740 SW 174 ST	PALMETTO BAY	FL	33157
8720 SW 174 ST	MIAMI	FL	33157-5835
8725 SW 175 ST	MIAMI	FL	33157
8745 SW 175 ST	PALMETTO BAY	FL	33157
8420 SW 148 DR	PALMETTO BAY	FL	33158
8785 SW 175 ST	MIAMI	FL	33157-5838
8780 SW 175 ST	PALMETTO BAY	FL	33157
8760 SW 175 ST	PALMETTO BAY	FL	33157
8740 SW 175 ST	MIAMI	FL	33157-5839
8720 SW 175 ST	MIAMI	FL	33157-5839
8725 SW 176 ST	PALMETTO BAY	FL	33157
8745 SW 176 ST	MIAMI	FL	33157-5841
8320 SW 105 ST	MIAMI	FL	33156
8785 SW 176 ST	PALMETTO BAY	FL	33157
17401 SW 89 AVE	PALMETTO BAY	FL	33157
8860 SW 174 ST	PALMETTO BAY	FL	33157

17421 SW 89 AVE	MIAMI	FL	33157
17501 SW 89 AVE	MIAMI	FL	33157
17521 SW 89 AVE	MIAMI	FL	33157
8821 SW 176 ST	MIAMI	FL	33176
17560 SW 88 AVE	PALMETTO BAY	FL	33157
8801 SW 176 ST	MIAMI	FL	33157-5847
17401 SW 89 CT	PALMETTO BAY	FL	33157
17421 SW 89 CT	PALMETTO BAY	FL	33157
17501 SW 89 CT	PALMETTO BAY	FL	33157
8961 SW 176 ST	MIAMI	FL	33157-5844
8941 SW 176 ST	PALMETTO BAY	FL	33157
8921 SW 176 ST	MIAMI	FL	33157-5844
8901 SW 176 ST	PALMETTO BAY	FL	33157
8841 SW 176 ST	PALMETTO BAY	FL	33157
17520 SW 89 AVE	PALMETTO BAY	FL	33157
8900 SW 175 TERR	MIAMI	FL	33157
8920 SW 175 TER	PALMETTO BAY	FL	33157
17440 SW 89 AVE	PALMETTO BAY	FL	33157
17420 SW 89 AVE	PALMETTO BAY	FL	33157
8940 SW 176 ST	MIAMI	FL	33157
8920 SW 176 ST	PALMETTO BAY	FL	33157
8900 SW 176 ST	MIAMI	FL	33157-5845
8860 SW 176 ST	MIAMI	FL	33157-5843
8840 SW 176 ST	MIAMI	FL	33157-5843
8820 SW 176 ST	MIAMI	FL	33157-5843
8800 SW 176 ST	MIAMI	FL	33157
8780 SW 176 ST	MIAMI	FL	33157-5842
8760 SW 176 ST	PALMETTO BAY	FL	33157
8740 SW 176 ST	PALMETTO BAY	FL	33157
8720 SW 176 ST	MIAMI	FL	33157-5842
8745 SW 176 TER	PALMETTO BAY	FL	33157
8765 SW 176 TER	MIAMI	FL	33157
8785 SW 176 TERR	MIAMI	FL	33157
8805 SW 176 TER	PALMETTO BAY	FL	33157
14501 SW 81 AVE	MIAMI	FL	33158
8430 NW 33 TER	DORAL	FL	33122
8905 SW 176 TER	PALMETTO BAY	FL	33157
8925 SW 176 TER	PALMETTO BAY	FL	33157
8945 SW 176 TER	MIAMI	FL	33157
8965 SW 176 TER	PALMETTO BAY	FL	33157
8964 SW 176TH TER	MIAMI	FL	33157
8944 SW 176 TERR	MIAMI	FL	33157
8924 SW 176 TERR	MIAMI	FL	33157-5849
8904 SW 176 TERR	MIAMI	FL	33157-5849

8864 SW 176 TERR	MIAMI	FL	33157-5801
8844 SW 176 TERR	MIAMI	FL	33157-5801
8845 SW 177 TERR	MIAMI	FL	33157-5854
8865 SW 177 TER	MIAMI	FL	33157
8905 SW 177 TERR	MIAMI	FL	33157-5823
8925 SW 177 TER	PALMETTO BAY	FL	33157
8945 SW 177 TERR	MIAMI	FL	33157-5823
8965 SW 177 TER	PALMETTO BAY	FL	33157
8964 SW 177 TER	PALMETTO BAY	FL	33157
8944 SW 177 TER	PALMETTO BAY	FL	33157
8924 SW 177 TER	MIAMI	FL	33157
8904 SW 177 TER	PALMETTO BAY	FL	33157
8864 SW 177 TER	PALMETTO BAY	FL	33157
8844 SW 177 TER	PALMETTO BAY	FL	33157
8777 COLLINS AVE #612	MIAMI	FL	33154
8800 SW 177 TERR	MIAMI	FL	33157-5822
8784 SW 177 TER	MIAMI	FL	33157
8785 SW 177 TER	PALMETTO BAY	FL	33157
8805 SW 177 TER	PALMETTO BAY	FL	33157
8825 SW 177 TERR	MIAMI	FL	33157-5821
8824 SW 176 TERR	MIAMI	FL	33157-5851
8804 SW 176TH TER	PALMETTO BAY	FL	33157-5851
8784 SW 176 TER	PALMETTO BAY	FL	33157
8764 SW 176 TERR	MIAMI	FL	33157-5853
8895 SW 178 TER	Miami	FL	33177
8885 SW 178 TERR	MIAMI	FL	33157-5923
8865 SW 178 TERR	MIAMI	FL	33157-5923
8845 SW 178 TER	MIAMI	FL	33157
8825 SW 178 TERR	MIAMI	FL	33157-5923
18001 SW 89 AVE	PALMETTO BAY	FL	33157
17921 SW 89 AVE	PALMETTO BAY	FL	33157
17901 SW 89 AVE	MIAMI	FL	33157-5909
17841 SW 89 AVE	PALMETTO BAY	FL	33157
17842 SW 88 PL	MIAMI	FL	33157
17902 SW 88 PL	PALMETTO BAY	FL	33157
17922 SW 88 PL	MIAMI	FL	33157-5970
17840 SW 88 CT	PALMETTO BAY	FL	33157
15888 SW 95 AVE 109	MIAMI	FL	33157
17843 SW 88 PL	MIAMI	FL	33157-5969
9380 SW 174 ST	PALMETTO BAY	FL	33157
17441 SW 93 PL	PALMETTO BAY	FL	33157
17501 SW 93 PL	PALMETTO BAY	FL	33157
17521 SW 93 PL	PALMETTO BAY	FL	33157
17541 SW 93 PL	PALMETTO BAY	FL	33157

17420 SW 93 PL	PALMETTO BAY	FL	33157-5775
17440 SW 93 PL	MIAMI	FL	33157-5775
17500 SW 93 PL	PALMETTO BAY	FL	33157
17520 SW 93 PL	PALMETTO BAY	FL	33157
17540 SW 93 PL	PALMETTO BAY	FL	33157
305 NW 57 AVE STE 110	MIAMI	FL	33126
3348 PEACHTREE RD NE STE 940	ATLANTA	GA	30326
11540 SW 185 TER	MIAMI	FL	33157
8700 SW 146 ST	MIAMI	FL	33176
17210 SW 93 AVE	MIAMI	FL	33157-4490
17200 SW 93 AVE	PALMETTO BAY	FL	33157
17130 SW 93 AVE	PALMETTO BAY	FL	33157
17120 SW 93 AVE	MIAMI	FL	33157-4488
17110 SW 93 AVE	PALMETTO BAY	FL	33157
9104 SW 159 TER UNIT C	PALMETTO BAY	FL	33157
2525 FRYE RD STE 300	CHANDLER	AZ	85224
17020 SW 93 AVE	MIAMI	FL	33157-4486
17020 SW 93 AVE	MIAMI	FL	33157-4486
17000 SW 93 AVE	MIAMI	FL	33157-4486
9310 SW 170 ST	MIAMI	FL	33157
9320 SW 170 ST	PALMETTO BAY	FL	33157
9330 SW 170 ST	MIAMI	FL	33157-4440
9340 SW 170 ST	MIAMI	FL	33157
9350 SW 170 ST	MIAMI	FL	33157-4440
9360 SW 170 ST	PALMETTO BAY	FL	33157
9370 SW 170 ST	PALMETTO BAY	FL	33157
9375 SW 170TH LN	MIAMI	FL	33157
9365 SW 170 LN	PALMETTO BAY	FL	33157
PO BOX 4900	SCOTTSDALE	AZ	85261
9345 SW 170 LN	PALMETTO BAY	FL	33157
17021 SW 87 CT	PALMETTO BAY	FL	33157
9325 SW 170 LN	MIAMI	FL	33157
9104 SW 159 TER UNIT C	PALMETTO BAY	FL	33157
9314 SW 170 LN	MIAMI	FL	33157-4448
4011 SW 129 AVE	MIAMI	FL	33175
9334 SW 170 LN	PALMETTO BAY	FL	33157
9344 SW 170 LN	PALMETTO BAY	FL	33157
9354 SW 170 LN	PALMETTO BAY	FL	33157-4448
9364 SW 170 LN	PALMETTO BAY	FL	33157-4448
9374 SW 170 LN	MIAMI	FL	33157-4448
9375 SW 171 TER	PALMETTO BAY	FL	33157
9365 SW 171 TER	MIAMI	FL	33135
9355 SW 171 TER	PALMETTO BAY	FL	33157
9345 SW 171 TER	PALMETTO BAY	FL	33157

9335 SW 171 TER	PALMETTO BAY	FL	33157
7425 SW 109 TERR	MIAMI	FL	33156-3867
9315 SW 171 TERR	MIAMI	FL	33157-4444
6560 SW 13 ST	PLANTATION	FL	33317
9324 SW 171 TER	PALMETTO BAY	FL	33157
9334 SW 171 TER	PALMETTO BAY	FL	33157
9344 SW 171 TERR	MIAMI	FL	33157-4447
9354 SW 171 TERR	PALMETTO BAY	FL	33157-4447
2525 FRYE RD STE 300	CHANDLER	AZ	85224
9374 SW 171 TER	PALMETTO BAY	FL	33157
9375 SW 172 TER	MIAMI	FL	33157
9365 SW 172 TERR	MIAMI	FL	33157-4443
9355 SW 172 TER	PALMETTO BAY	FL	33157
9345 SW 172 TER	PALMETTO BAY	FL	33157
9335 SW 172 TER	PALMETTO BAY	FL	33157
9325 SW 172 TER	PALMETTO BAY	FL	33157
9315 SW 172 TER	CUTLER BAY	FL	33157
9314 SW 172 TER	PALMETTO BAY	FL	33157
260 SW 25 RD	MIAMI	FL	33129
9334 SW 172 TER	PALMETTO BAY	FL	33157
9344 SW 172 TER	PALMETTO BAY	FL	33157
9354 SW 172 TER	PALMETTO BAY	FL	33157
9364 SW 172 TER	PALMETTO BAY	FL	33157
9374 SW 172 TERR	MIAMI	FL	33157-4446
9120 SW 173 ST	PALMETTO BAY	FL	33157
253 NE 2 ST	MIAMI	FL	33132
9101 SW 174 ST	PALMETTO BAY	FL	33157
9121 SW 174 ST	PALMETTO BAY	FL	33157
16803 SW 89 AVE	PALMETTO BAY	FL	33157
16800 SW 88 CT	PALMETTO BAY	FL	33137
16809 SW 89 AVE	PALMETTO BAY	FL	33157
16810 SW 88 CT	PALMETTO BAY	FL	33157
16915 SW 92ND AVE	MIAMI	FL	33157
16821 SW 92 AVE	MIAMI	FL	33157-4500
16833 SW 92 AVE	MIAMI	FL	33157
16803 SW 92 AVE	MIAMI	FL	33157-4500
9160 SW 168 ST	MIAMI	FL	33157-4563
9167 SW 169 TERR	MIAMI	FL	33157-4502
13841 HEANEY AVE	ORLANDO	FL	32827
9121 SW 170 ST	PALMETTO BAY	FL	33157
18495 SW DIXIE HWY BOX 332	CUTLER BAY	FL	33157
16971 SW 92 AVE	MIAMI	FL	33157
16951 SW 92 AVE	PALMETTO BAY	FL	33157
16931 SW 92 AVE	PALMETTO BAY	FL	33157

16961 SW 92 CT	PALMETTO BAY	FL	33157
16901 SW 92 CT	MIAMI	FL	33157-4516
7719 SW 188 ST	PALMETTO BAY	FL	33157-4514
9240 SW 168 ST	MIAMI	FL	33157
16941 SW 92 CT	MIAMI	FL	33152
16921 SW 92 CT	PALMETTO BAY	FL	33157
3343 SACRAMENTO WAY	NAPLES	FL	34105-2815
10955 SW 42 TER	MIAMI	FL	33165
9345 SW 176 ST	PALMETTO BAY	FL	33157
9339 SW 176 ST	PALMETTO BAY	FL	33157
9335 SW 176 ST	PALMETTO BAY	FL	33157
12765 SW 225 ST	MIAMI	FL	33170
22PLEASANT RIDGE RD	SPRING VALLEY	NY	10977
9145 SW 171 TERR	MIAMI	FL	33157-4571
3020 SW 25 ST	MIAMI	FL	33133
9045 SW 171 TERR	MIAMI	FL	33157-4577
9025 SW 171 TER	PALMETTO BAY	FL	33157
9005 SW 171 TER	MIAMI	FL	33157
9140 SW 171 TER	PALMETTO BAY	FL	33157
9120 SW 171 TER	PALMETTO BAY	FL	33157
9040 SW 171 TER	MIAMI	FL	33157
9020 SW 171 TER	MIAMI	FL	33157
9000 SW 171 TERR	PALMETTO BAY	FL	33157-4576
16800 SW 92 AVE	MIAMI	FL	33157-4562
16810 SW 92 AVE	MIAMI	FL	33157
16820 SW 92 AVE	PALMETTO BAY	FL	33157
16830 SW 92 AVE	MIAMI	FL	33157-4562
16840 SW 92 AVE	MIAMI	FL	33157-4562
591 W PUTNAM AVE	GREENWICH	CT	6830
16900 SW 92 AVE	PALMETTO BAY	FL	33157
16910 SW 92 AVE	MIAMI	FL	33157-4568
16920 SW 92 AVE	PALMETTO BAY	FL	33157-4568
9724 SW 114 CT	MIAMI	FL	33176
16971 SW 92 CT	MIAMI	FL	33157-4516
16965 SW 92 CT	PALMETTO BAY	FL	33157
1000 BISCAYNE BLVD UNIT 1602	MIAMI	FL	33132
16981 SW 92 CT	PALMETTO BAY	FL	33157
16940 SW 92 AVE	PALMETTO BAY	FL	33157
16950 SW 92 AVE	VILLAGE OF PALMETTO BAY	FL	33157
17080 SW 90 AVE	PALMETTO BAY	FL	33157
17050 SW 90 AVE	PALMETTO BAY	FL	33157
17000 SW 90 AVE	PALMETTO BAY	FL	33157
17001 SW 91 AVE	PALMETTO BAY	FL	33157
17051 SW 91 AVE	PALMETTO BAY	FL	33157

17081 SW 91 AVE	PALMETTO BAY	FL	33157
17082 SW 91 AVE	PALMETTO BAY	FL	33157
400 STRAWBERRY RIDGE LN	IRMO	SC	29063-9077
17002 SW 91 AVE	PALMETTO BAY	FL	33157
17003 SW 92 AVE	MIAMI	FL	33157-4507
17053 SW 92 AVE	PALMETTO BAY	FL	33157
17083 SW 92 AVE	PALMETTO BAY	FL	33157
17080 SW 92 AVE	PALMETTO BAY	FL	33157
17140 SW 92 AVE	PALMETTO BAY	FL	33157
17141 SW 92 CT	PALMETTO BAY	FL	33157
17121 SW 92 CT	PALMETTO BAY	FL	33157
17091 SW 92 CT	MIAMI	FL	33157
17214 SW 92 AVE	PALMETTO BAY	FL	33157
17234 SW 92 AVE	PALMETTO BAY	FL	33157
17254 SW 92 AVE	PALMETTO BAY	FL	33157
17265 SW 92 CT	PALMETTO BAY	FL	33157
17261 SW 92 CT	PALMETTO BAY	FL	33157
9220 SW 69 AVE	PINECREST	FL	33156
9271 SW 174 ST	PALMETTO BAY	FL	33157
9271 SW 174 ST	PALMETTO BAY	FL	33157
PO BOX 4090	SCOTTSDALE	AZ	85261
17301 SW 93 AVE	MIAMI	FL	33157
17261 SW 93 AVE	MIAMI	FL	33157
17241 SW 93 AVE	PALMETTO BAY	FL	33157-4407
17221 SW 93 AVE	PALMETTO BAY	FL	33157
17201 SW 93 AVE	MIAMI	FL	33157-4407
17200 SW 92 CT	PALMETTO BAY	FL	33157
17220 SW 92 CT	PALMETTO BAY	FL	33157
17240 SW 92 CT	PALMETTO BAY	FL	33157
17260 SW 92 CT	PALMETTO BAY	FL	33157
17300 SW 92 CT	PALMETTO BAY	FL	33157
8475 NW 100 ST	DORAL	FL	33178
17340 SW 92 CT	PALMETTO BAY	FL	33157
9255 SW 174 ST	PALMETTO BAY	FL	33157-5714
2200 BISCAYNE BLVD	MIAMI	FL	33137
9270 SW 170 ST	PALMETTO BAY	FL	33157
9250 SW 170 ST	PALMETTO BAY	FL	33157
9230 SW 170 ST	PALMETTO BAY	FL	33157
17010 SW 92 CT	PALMETTO BAY	FL	33157
17020 SW 92 CT	PALMETTO BAY	FL	33157
PO BOX 565483	MIAMI	FL	33256
PO BOX 565483	MIAMI	FL	33256
17080 SW 92 CT	PALMETTO BAY	FL	33157
17100 SW 92 CT	PALMETTO BAY	FL	33157

17120 SW 92 CT	PALMETTO BAY	FL	33157	
17111 SW 93 AVE	PALMETTO BAY	FL	33157	
17101 SW 93 AVE	PALMETTO BAY	FL	33157-4408	
17085 SW 93 AVE	PALMETTO BAY	FL	33157	
17065 SW 93 AVE	MIAMI	FL	33157	
17045 SW 93 AVE	PALMETTO BAY	FL	33157	
17015 SW 93 AVE	PALMETTO BAY	FL	33157	
17001 SW 93 AVE	MIAMI	FL	33157	
9375 SW 173 TER	PALMETTO BAY	FL	33157	
9365 SW 173 TER	MIAMI	FL	33157	
9355 SW 173 TER	PALMETTO BAY	FL	33157	
9345 SW 173 TER	PALMETTO BAY	FL	33157	
9335 SW 173 TER	PALMETTO BAY	FL	33157	
9325 SW 173 TER	PALMETTO BAY	FL	33157	
9315 SW 173 TER	PALMETTO BAY	FL	33157	
9374 SW 173 TER	PALMETTO BAY	FL	33157	
9364 SW 173 TER	PALMETTO BAY	FL	33157	
9354 SW 173 TER	PALMETTO BAY	FL	33157	
9344 SW 173 TER	PALMETTO BAY	FL	33157	
17361 SW 290 ST	HOMESTEAD	FL	33030	
9324 SW 173 TER	PALMETTO BAY	FL	33157	
9314 SW 173 TER	PALMETTO BAY	FL	33157	
9301 SW 174 ST	PALMETTO BAY	FL	33157	
9321 SW 174 ST	PALMETTO BAY	FL	33157	
3390 OAK AVE	MIAMI	FL	33133-5021	
9361 SW 174 ST	PALMETTO BAY	FL	33157	
9381 SW 174 ST	PALMETTO BAY	FL	33157	
9220 SW 170 ST	MIAMI	FL	33157	
9210 SW 170 ST	PALMETTO BAY	FL	33157	
9200 SW 170 ST	PALMETTO BAY	FL	33157	
2199 PONCE DE LEON BLVD STE 401	CORAL GABLES	FL	33134-5234	
2601 DELMAR PLACE	FORT LAUDERDALE	FL	33301	
3500 LENOX RD STE 1250	ATLANTA	FL	30326	
1741 AMIDEI PATH	THE VILLAGES	FL	34762-6793	
9320 SW 170 ST	PALMETTO BAY	FL		33157
9400 SW 170 ST 103	PALMETTO BAY	FL		33157
16153 SW 73 PL	PALMETTO BAY	FL		33157
18590 SW 97TH PL	CUTLER BAY	FL	33157-6908	
14290 SW 37 ST	MIAMI	FL		33175
9400 SW 170 ST #107	PALMETTO BAY	FL		33157
9420 SW 170 ST #201	PALMETTO BAY	FL		33157
9420 SW 170 ST 202	MIAMI	FL		33157
9420 SW 170 ST UNIT #203	PALMETTO BAY	FL		33157
9400 SW 170 ST 204	PALMETTO BAY	FL		33157

9420 SW 170 ST #205	MIAMI	FL	33157-4457	
7371 NW169 ST	HIALEAH	FL		33157
9420 SW 170 ST #207	MIAMI	FL	33157-4464	
9430 SW 170 ST 301	PALMETTO BAY	FL		33157
9430 SW 170 ST UNIT U302	MIAMI	FL	33157-4476	
9430 SW 170 ST #303	MIAMI	FL	33157-4460	
16153 SW 73 PL	PALMETTO BAY	FL		33157
PO BOX 522431	MIAMI	FL		33152
9430 SW 170 ST UNIT 306	MIAMI	FL		33157
9430 SW 170 ST #307	PALMETTO BAY	FL		33157
17120 SW 94 AVE 401	PALMETTO BAY	FL		33157
17120 SW 94 AVE #402	MIAMI	FL	33157-4472	
6335 SW 93 PL	MIAMI	FL		33173
4424 FOX RIDE DR	WESTON	FL		33331
17120 SW 94 AVE 405	PALMETTO BAY	FL		33157
16153 SW 73 PL	PALMETTO BAY	FL		33157
17100 SW 94 AVE #502	MIAMI	FL	33157-4465	
17100 SW 94 AVE 503	PALMETTO BAY	FL		33157
17100 SW 94 AVE #504	MIAMI	FL		33157
17520 SW 89 AVE	PALMETTO BAY	FL		33157
17100 SW 94 AVE #506	MIAMI	FL	33157-4466	
17160 SW 94 AVE #601	MIAMI	FL		33157
17160 SW 94 AVE #602	MIAMI	FL	33157-4474	
16153 SW 73 PL	PALMETTO BAY	FL		33157
17160 SW 94 AVE #604	MIAMI	FL	33157-4474	
17160 SW 94 AVE 605	MIAMI	FL		33157
17160 SW 94 AVE UNIT 606	MIAMI	FL		33157
17160 SW 94 AVE UNIT 607	MIAMI	FL	33157-4473	
17180 SW 94 AVE 701	PALMETTO BAY	FL		33157
9760 SW 99 ST	MIAMI	FL	33176-2824	
9760 SW 99 TERR	MIAMI	FL	33176-2858	
17170 SW 94 AVE 801	PALMETTO BAY	FL	33157-4445	
17170 SW 94 AVE 802	PALMETTO BAY	FL		33157
17170 SW 94 AVE #803	PALMETTO BAY	FL		33157
17170 SW 94 AVE #804	MIAMI	FL	33157-4485	
17170 SW 94 AVE #805	MIAMI	FL	33157-4485	
17170 SW 94 AVE # 806	PALMETTO BAY	FL		33157
7951 RIVIERA BLVD 210	MIRAMAR	FL		33023
17190 SW 94 AVE 901	PALMETTO BAY	FL		33157
1646 W 2 ST	BROOKLYN	NY		11223
8045 SW 133 ST	MIAMI	FL		33156
17190 SW 94 AVE 904	PALMETTO BAY	FL		33157
6770 SW 106 PLACE	MIAMI	FL		33173
8340 SW 166 ST	PALMETTO BAY	FL		33157

17190 SW 94 AVE 907	PALMETTO BAY	FL		33157
14283 SW 159 PL	MIAMI	FL		33196
10361 SW 145 ST	MIAMI	FL		33176
17190 SW 94 AVE # 910	PALMETTO BAY	FL		33157
17190 SW 94 AVE #911	PALMETTO BAY	FL		33157
8230 SW 144 ST	PALMETTO BAY	FL		33158
9300 S DADELAND BLVD #600	MIAMI	FL		33156
PO BOX 561716	MIAMI	FL		33256
9630 SW 146 ST	MIAMI	FL		33176
1435 SW 13 ST	MIAMI	FL		33145
PO BOX 561716	MIAMI	FL		33256
11920 SW 131 AVE	MIAMI	FL		33186
14750 SW 132ND CT	MIAMI	FL	33186-7636	
PO BOX 560337	MIAMI	FL		33176
1435 SW 13 ST	MIAMI	FL		33145
16401 SW 80 AVE	PALMETTO BAY	FL		33157
17255 SW 95 AVE UNIT F-206	VILLAGE OF PALMETTO BAY	FL		33157
PO BOX 565871	MIAMI	FL		33256
14750 SW 132ND CT	MIAMI	FL	33186-7636	
7625 SW 108 TER	PINECREST	FL		33156
514 HAWTHORNE LN	WINDSOR	CT		6095
17255 SW 95 AVE 109	MIAMI	FL		33157
1435 SW 13 ST	MIAMI	FL		33145
PO BOX 565871	MIAMI	FL		33256
10763 NW 83 ST	DORAL	FL		33178
14750 SW 132 CT	MIAMI	FL		33186
17255 SW 95 AVE H211	MIAMI	FL		33157
14750 SW 123 CT	MIAMI	FL		33186
16401 SW 81 AVE	PALMETTO BAY	FL		33157
11250 SW 156 PLACE	MIAMI	FL		33196
PO BOX 720605	MIAMI	FL		33172
15820 SW 106 TER	MIAMI	FL		33196
14435 SW 95 AVE	MIAMI	FL		33176
17255 SW 95 AVE 115	PALMETTO BAY	FL		33157
17255 SW 95 AVE STE 215-H	MIAMI	FL		33157
16965 SW 113 CT 31441 E	MIAMI	FL		33157
12951 SW 79 ST	MIAMI	FL	33183-4207	
12369 NW 13 CT	PEMBROKE PINES	FL		33026
12951 SW 79 ST	MIAMI	FL	33183-4207	
8220 SW 164 ST	MIAMI	FL		33157
PO BOX 560337	MIAMI	FL		33176
PO BOX 56571	MIAMI	FL		33256
10403 SW 120 ST	MIAMI	FL		33176
7026 SW 154 CT	MIAMI	FL		33193

13020 SW 30 CT	DAVIE	FL		33330
16800 SW 92 AVE	MIAMI	FL		33157
6113 SW 127 PL	MIAMI	FL		33183
17255 SW 95 AVE I-222	MIAMI	FL		33157
17255 SW 95 AVE 122	CUTLER BAY	FL		33157
17255 SW 95 AVE J-222	PALMETTO BAY	FL		33157
PO BOX 561716	MIAMI	FL		33256
12951 SW 79 ST	MIAMI	FL	33183-4207	
11015 SW 77 COURT CIR	MIAMI	FL		33156
16401 SW 81 AVE	PALMETTO BAY	FL		33157
17234 SW 92 AVE	PALMETTO BAY	FL		33157
254 212 PL NE	SAMMAMISH	WA		98074
5890 SW 60TH ST	MIAMI	FL	33143-2330	
1138 RIDGEMONT DR	MILPITAS	CA	95035-7825	
PO BOX 561716	MIAMI	FL		33256
1138 RIDGEMONT DR	MILPITAS	CA	95035-7825	
21031 SW 125 AVENUE RD	MIAMI	FL		33177
PO BOX 451908	MIAMI	FL		33245
16401 SW 81 AVE	PALMETTO BAY	FL		33157
17234 SW 92 AVE	PALMETTO BAY	FL		33157
17255 SW 95 AVE 230	PALMETTO BAY	FL		33157
17255 SW 95 AVE 131	PALMETTO BAY	FL		33157
16401 SW 81 AVE	PALMETTO BAY	FL		33157
14280 SW 142 ST #202	MIAMI	FL		33186
PO BOX 561716	MIAMI	FL		33256
14359 MIRAMAR PARKWAY 188	MIRAMAR	FL		33027
14750 SW 132ND CT	MIAMI	FL	33186-7636	
19723 BRICKEL POINT DR	BOCA RATON	FL	33498-4503	
7311 SW 146 TERR	MIAMI	FL		33158
17234 SW 92 AVE	PALMETTO BAY	FL		33157
13722 SW 83 AVE	PALMETTO BAY	FL		33158
18001 OLD CUTLER RD 554	PALMETTO BAY	FL		33157
14872 SW 96TH TER	MIAMI	FL	33196-1679	
9300 S DADELAND BLVD 600	MIAMI	FL		33156
16401 SW 80 AVE	PALMETTO BAY	FL		33157
5555 COLLINS AVE 15K	MIAMI BEACH	FL		33140
18001 OLD CULTER RD 554	PALMETTO BAY	FL		33157
17234 SW 92 AVE	PALMETTO BAY	FL		33157
17234 SW 92 AVE	MIAMI	FL		33157
12930 SW 186 TER	MIAMI	FL		33177
13820 SW 82 CT	PALMETTO BAY	FL		33158
17255 SW 95 AVE #141	PALMETTO BAY	FL		33157
1501 VENERA AVE STE 325	MIAMI	FL		33146
17255 SW 95 AVE 142	PALMETTO BAY	FL		33157

9300 S DADELAND BLVD 600	MIAMI	FL		33156
2668 NW 97TH AVE	DORAL	FL		33172
16401 SW 81 AVE	CUTLER BAY	FL		33157
254 212 PL NE	SAMMAMISH	WA		98074
7625 SW 108 TER	PINECREST	FL		33156
7026 SW 154 CT	MIAMI	FL		33193
9536 SW 166 TERR	MIAMI	FL	33157-3429	
254 212 PL NE	SAMMAMISH	WA		98074
17255 SW 95 AVE E245	PALMETTO BAY	FL		33157
16401 SW 80 AVE	PALMETTO BAY	FL		33157
3401 BIMINI LN E2	COCONUT CREEK	FL		33066
14650 SW 236TH ST	HOMESTEAD	FL	33032-2101	
3463 NORTHFIELD WAY NW	KENNESAW	GA		30144
23550 SW 107 CT	HOMESTEAD	FL		33032
PO BOX 970704	MIAMI	FL		33197
14750 SW 132ND CT	MIAMI	FL	33186-7636	
17255 SW 95 AVE 247	PALMETTO BAY	FL		33157
388 FAYETTE ST	PERTH AMBOY	NJ	08861-3930	
15430 SW 176TH LN	MIAMI	FL	33187-1622	
848 BRICKELL AVE STE 1220	MIAMI	FL		33131
17255 SW 95 AVE #248	MIAMI	FL		33157
19339 SW 80 CT	MIAMI	FL		33157
16820 W 92 AVE	PALMETTO BAY	FL		33157
PO BOX 565871	MIAMI	FL		33256
219 TOWNES DR	NASHVILLE	TN		37211
17255 SW 95 AVE 349	PALMETTO BAY	FL		33157
6415 SW 107 AVE	MIAMI	FL		33173
54 SOMERVALE GREEN SW	CALGARY T2Y3K1			
14750 SW 132ND CT	MIAMI	FL	33186-7636	
14280 SW 142 ST 202	MIAMI	FL		33186
2001 BISCAYNE BLVD APT 3407	MIAMI	FL	33137-5028	
15466 SW 36 TER	MIAMI	FL		33185
14750 SW 132ND CT	MIAMI	FL	33186-7636	
14750 SW 132ND CT	MIAMI	FL	33186-7636	
17434 SW 138 CT	MIAMI	FL		33177
17255 SW 95 AVE #D-152	MIAMI	FL	33157-4453	
16800 SW 92 AVE	PALMETTO BAY	FL		33157
9 BUCK RDG	SKILLMAN	NJ	08558-2235	
17255 SW 95 AVE #452	PALMETTO BAY	FL		33157
17255 SW 95 AVE D153	MIAMI	FL		33157
1741 AMIDEI PATH	THE VILLAGES	FL		34762
254 212 PL NE	SAMMAMISH	WA		98074
7625 SW 108 TER	MIAMI	FL		33156
16401 SW 80 AVE	PALMETTO BAY	FL		33157

9844 SW 156 CT	MIAMI	FL		33196
14750 SW 132ND CT	MIAMI	FL	33186-7636	
17255 SW 95 AVE 454	PALMETTO BAY	FL		33157
12381 SW 240TH ST	HOMESTEAD	FL	33032-4244	
848 BRICKELL AVE 1210	MIAMI	FL		33131
5820 SW 108 PL	MIAMI	FL		33156
1400 S OCEAN DR APT 806	HOLLYWOOD	FL	33019-2307	
10301 SW 89 AVE	MIAMI	FL		33176
17255 SW 95 AVE UNIT C256	MIAMI	FL		33157
19339 SW 80 CT	PALMETTO BAY	FL		33157
12971 SW 286 WAY	HOMESTEAD	FL		33033
17255 SW 95 AVE C157	MIAMI	FL		33157
14750 SW 132ND CT	MIAMI	FL	33186-7636	
5322 NORTH SPRING WAY	CORAL SPRINGS	FL		33076
13401 SW 184 TER	MIAMI	FL		33177
8340 SW 166 ST	PALMETTO BAY	FL		33157
8340 SW 166 ST	PALMETTO BAY	FL		33157
1741 AMIDEI PATH	THE VILLAGES	FL		34762
10083 SW 223 ST	CUTLER BAY	FL		33190
848 BRICKELL AVE 1210	MIAMI	FL		33131
19339 SW 80 CT	PALMETTO BAY	FL		33157
19339 SW 80 CT	PALMETTO BAY	FL		33157
35 E AVENUE	VALLEY STREAM	NY		11580
14750 SW 132ND CT	MIAMI	FL	33186-7636	
9311 STERLING DR	PALMETTO BAY	FL		33157
9751 SW 157 TER	MIAMI	FL		33157
PO BOX 440584	MIAMI	FL		33144
17255 SW 95 STREET UNIT C 155	PALMETTO BAY	FL		33157
17255 SW 95 AVE 261	PALMETTO BAY	FL		33157
17255 SW 95 AVE #A 361	PALMETTO BAY	FL	33157-4453	
2730 COCONUT AVE	MIAMI	FL		33133
254 212 PL NE	SAMMAMISH	WA		98074
1860 CORAL GATE DR	MIAMI	FL		33145
15373 SW 139 CT	MIAMI	FL		33177
17842 SW 88 PL	PALMETTO BAY	FL		33157
19339 SW 80 CT	PALMETTO BAY	FL		33157
4944 BALLANTRAE BLVD	LAND O LAKES	FL		34638
17255 SW 95 AVE #363	PALMETTO BAY	FL	33157-4450	
12032 SW 208 TERR	MIAMI	FL	33177-5324	
9411 SW 174 ST 9411	PALMETTO BAY	FL		33157
14352 SW 142 AVE	MIAMI	FL		33186
9421 SW 174 ST #9421	PALMETTO BAY	FL		33157
9423 SW 174 ST 9423	PALMETTO BAY	FL		33157
17255 SW 95 AVE # 9431	MIAMI	FL	33157-4453	

10765 SW 133 TER	MIAMI	FL	33176
9441 SW 174 ST 9441	PALMETTO BAY	FL	33157
10999 SW 61 CT	MIAMI	FL	33156
9451 SW 174 ST #9451	PALMETTO BAY	FL	33157
9453 SW 174 ST 9453	PALMETTO BAY	FL	33157
13052 ZAMBRANA ST	CORAL GABLES	FL	33156
8300 SW 152 ST	PALMETTO BAY	FL	33157
17365 SW 95 AVE 17365	PALMETTO BAY	FL	33157
8460 SW 157 CT	PALMETTO BAY	FL	33193
7861 SW 180 TER	PALMETTO BAY	FL	33157
4526 SW 146 CT	MIAMI	FL	33175
17220 SW 94 AVE #17220	PALMETTO BAY	FL	33157
7928 E DR # 117	NORTH BAY VILLAGE	FL	33141
17240 SW 94TH AVE	PALMETTO BAY	FL	33157
10280 SW 142 STREET	MIAMI	FL	33176
17260 SW 94 AVE 17260	PALMETTO BAY	FL	33157
PO BOX 570978	MIAMI	FL	33257
125 NW 73 TER	PLANTATION	FL	33317
17302 SW 94 AVE 17302	MIAMI	FL	33157
1741 AMIDEI PATH	THE VILLAGES	FL	34762
19621 NW 88 AVE	MIAMI	FL	33018
17340 SW 94 AVE #17340	PALMETTO BAY	FL	33157
8300 SW 152 ST	PALMETTO BAY	FL	33157
7625 SW 108 TER	PINECREST	FL	33156
19339 SW 80 CT	MIAMI	FL	33157

MAILING COUNTRY	OWNER LINE 1	OWNER LINE 2
	JONG SUH LLC	
	MIAMI-DADE COUNTY	MIAMI-DADE TRANSIT
USA	SOUTH MIAMI AUTOMOTIVE GROUP LLC	
USA	SOUTH DADE DEALERSHIP II LLC	
USA	RJ'S INTERNATIONAL TRADING LLC	
USA	RJS INTERNATIONAL TRADING LLC	
	HIDDEN VALLEY CORP	
USA	WARREN HENRY REAL ESTATE LLC	
USA	VIJAY P RAMPERSAD TRS	THE RAMPERSAD FAMILY TRUST
USA	JM MOTORSPORTS LLC	
USA	MMIA 16896 LLC	
USA	PB AND E ENTERPRISES LLC	
USA	LAND ROVER SOUTH DADE LLC	
USA	SILVERSTEIN INVEST HOLDINGS LLC	
	SCHOOL BOARD OF MIAMI-DADE COUNTY	
USA	MST CORPORATION TRS	16725 LAND TRUST
USA	CHRIST FELLOWSHIP RES PROP LLC	C/O CHRIST FELLOWSHIP PROP MINIS
USA	HARVE A MOGUL	
USA	CHRIST FELLOWSHIP RES PROP LLC	C/O CHRIST FELLOWSHIP PROP MINIS
USA	CHRIST FELLOWSHIP RES PROP LLC	C/O CHRIST FELLOWSHIP PROP MINIS
USA	CHRIST FELLOWSHIP RES PROP LLC	C/O CHRIST FELLOWSHIP PROP MIN
USA	CHRIST FELLOWSHIP RESID PROP LLC	C/O CHRIST FELLOWSHIP PROP MIN
USA	CHRIST FELLOWSHIP RESIDENTIAL	C/O CHRIST FELLOWSHIP PROPERTY MI
	D P REAL ESTATE HOLDINGS LLC	
USA	JONATHON N BROOKS	CHRISTINE C BROOKS
USA	JUAN V MENDEZ TRS	JUAN V AND ISABEL MENDEZ REVOC
USA	IGLASS PROPERTIES LLC	
	SO BELL TEL & TEL CO	TAX ADM OFFICE
USA	16795 S DIXIE HWY LLC	
	MS THREE LLC	
USA	ROBERT H BATES LE	REM LISSETTE BATES
USA	ROBERT H BATES LE	REM LISSETTE BATES
USA	JUAN MENDEZ	
USA	JUAN V MENDEZ TR &W	ISABEL MENDEZTR
	JAMES P BODINE &W LAURIE	
USA	ROBERT MORROW MITCHELL III TRS	ROBERT AND ANNA MARIE
	SCOTT MCKINLEY &W LESLIE M	
USA	LEANDRO GUZMAN	TAMMY NUNEZ
USA	CARL CHRISTIAN HOECHNER	
	JAMES F GRAY &W MARIA C	
	ATIYA KUHA	
	STEVEN SCHWARTZMAN &W	SUSAN SCHWARTZMAN
	FERDINAND ROBLES &W LINDA &	DEREK N ROBLES JTRS

USA	MADELEINE HERNANDEZ	
	LANCELOT CHUNG	
	OLGA HALL	
USA	ROBERT JOSEPH WILE	STEPHANIE MARIE DEPAULA
USA	ERIK ANDREW EMANUELSON TRS	EMANUELSON WALSH FAMILY TRUST
USA	IAN LLANES	GRETTER LLANES
USA	LODOISKA GARCIA	JUAN MANUEL BLANCO
USA	JOHN RESTUCCIA	MARIA RESTUCCIA
USA	BRANDON JON MARTINEZ	CRISTINA M MARTINEZ
	NAOMI STEPHEN	
USA	THOMAS PRESTON CARSEY	VIRGINIA MAIR
USA	MAHELIS ALEJANDRA LOYO	ALEJANDRO JOSE LOYO
USA	ANABEL ARGUEZ TRS	THE ANABEL ARGUEZ LIVING TRUST
	FRANCISCO FULLANA LE	MARIA ILEANA FILLANA LE
USA	ANA MARIA SACA CAREAGA	BRANDON CAREAGA
USA	OISIS CARIDAD SIERRA CRUZ	
USA	ASHLEY MOUSSA	TAREK HANNA
USA	MICHAEL HYATT JTRS	EVA SALTER JTRS
USA	EDUARDO CAMPS ROMERO	
	FRANCISCO SANCHEZ &W XIOMARA	
USA	CHRISTINE IBARRA	
USA	PEDRO A SEVILLA FEIJOO LE	MIRIAM E SAEZ BENITO LE
	CAROL A STAZILIS	
USA	DAVID SPINDEL TRS	DAVID SPINDEL AND MARIA LOURDES
USA	EDITH JANE VEGA LE	REM MICHAEL DURKIN VEGA
	LISA J GOODKIND	
USA	LUIS FERNANDO CARMONA	CINDY LINNETH SABILLON CARMONA
USA	JANICE LEON	
USA	CHRISTOPHER JAVIER MENDIZABAL	CARLY ZIEGLER
USA	RUBEN SALAVERT	JAMIE ELISA TAO
USA	JAMES A MARTELL LE	SUSAN M MARTELL LE
USA	ALEXIS ISRAEL MENA	IDALMYS MENA
USA	SANDRA GUZMAN	CHRISTOPHER PEREZ
	JOHN M HOUGHTON JR & J M HOUGHTON	
USA	SUPORN HNUKAEO	AMNUT HNUKAEO
USA	ROBERT BUITRAGO	
	QI MA	
USA	ELIZABETH SHAW	ANGEL ALONSO
USA	DUANE S CARBO	
	JAVIER ORREGO &W CLARA	
	KEVIN KAUFMAN	
USA	RYAN COLON	YAHAIRA COLON
USA	BEATRIZ SOPHIA GUTIERREZ	
USA	JOHN W MOORE TRS	JOHN W AND KELLY L MOORE REVOC TR

USA	JONATHAN ALAN SIMMONS	KINSEY MICHELE SIMMONS
	DEREK N ROBLES	HEIDI A ROBLES
	PHILLIP DAVIS	CHRISTIE DAVIS
USA	JUAN G MORAN	LAURA ROBERTS
	BILLY J WOOD	MARIA E WOOD
	MARK GLIDDEN	
USA	BRYAN THOMPSON	GERALDINE MORALES
USA	SHIRLEY C PIERRE	GREGORY DUNCAN
USA	MARION CORDERY ROBINSON LE	REM JESSICA L VACHIRATEVANURAK
USA	JANICE ALFRED FOUNTAIN TRS	THE JANICE ALFRED FOUNTAIN REV TR
USA	PAVEL LOPEZ NUNEZ	YAMISLAIDE CAMPOS CASTANEDA
USA	MIGUEL ANGEL CAMARGO	
USA	CYNTHIA ABAD MANCHENO	
	ZUNILDA MACHADO	
USA	NAGEDA MOORE	ROSETTE MOORE
USA	J2C REAL ESTATE GROUP LLC	
USA	ANA MARIA DELEON	GUSTAVO ANTONIO GONZALEZ
USA	DANIEL ARMANDO RODRIGUEZ	ISAURA RODRIGUEZ
	CHARLES M CONKLING &W ELIZABETH C	TRUST
	JONATHAN BROOKS &W CHRISTINE	
USA	RAUL HERNANDEZ TRS	RAUL HERNANDEZ REV LIV TR
	JASON W WILLIAMS	
USA	JOSE FRANCO	ALINA RODRIGUEZ
USA	SYNTHIES FERGUSON TRS	PRINCE FERGUSON AND
USA	FERNANDO JAVIER MACLEN	MERARI LEISA BIANCUCCI
USA	MARBELLA CHAVARRIA	
USA	JULIO LUIS ENRIQUEZ GONZALEZ LE	REM JULIO ENRIQUEZ VALLADARES
USA	KARINA P ZAYAS	SILVIA ZAYAS
USA	CHRISTINE M ALFRED LE	RANDOLPH B ALFRED LE
USA	ALEXANDRA G REYES	
	DANIEL GOMEZ	
USA	GLORIA MENENDEZ JTRS	GLORIA ORTIZ JTRS
	ROBERT CHRISTIAN	KIMBERLY A CHRISTIAN
	RONALD A ROSENBERG	
USA	SWH 2017 1 BORROWER LP	
	GENEVA BAZILE	
USA	JULIO ANTONIO FERNANDEZ	
USA	BRANDON PENN FOSTER	JOVANKA FOSTER
	MANUEL ROMAN	JEANNETTE J ROMAN
USA	YORDANIS RUIZ GALLEGO	
USA	BRIAN D PUKALL &W	ALESSANDRA PUKALL
USA	THR FLORIDA LP	
USA	PATRICIA MARIA SABATES TRS	ANGELA M SABATES CABEZA REVOC TR
USA	HANANIA INVESTMENTS 4 LLC	

USA	H GREG NISSAN KENDALL LLC	
	SOUTH DADE IMPORTS LLC	
	PERRINE CUTLER PRESS INC	
	PERRINE CUTLER PRESS INC	
	MIAMI-DADE COUNTY	ISD REAL ESTATE ASSET MGMT
	SOUTHERN CONFERENCE ASSOC	SEVENTH DAY ADVENTISTS INC
USA	GRACE PENTECOSTAL CHURCH	OF MIAMI INC
USA	IASA LLC	
USA	H GREG NISSAN KENDALL LLC	C/O KRIKOR HAIRABEDIAN
USA	H GREG NISSAN KENDALL LLC	
USA	AJ AND DJ INVESTMENTS LLC	
	MIAMI-DADE COUNTY	GSA R/E MGMT
	MIAMI-DADE COUNTY	GSA R/E MGMT
	CHRIST FELLOWSHIP PALMETTO	BAY CAMPUS LLC
USA	AJ AND DJ INVESTMENTS LLC	
USA	DAVID WESLEY HAMEL TRS	THE HAMEL FAMILY LIVING TRUST
USA	ROBERT RIVERA	
	C L HINSON	
	JESUS COURET &W IDELENA	
	CIRA M CUETO	
	JOSE M HERNANDEZ	LAURA C HERNANDEZ
USA	ALFONSO J FRANCOS	
	ANDREW PARCHMENT &W GAIL	JUDITH PARCHMENT
USA	PAUL D GORMAN	
	JAINARINE APARBAL	
USA	MARCOS R BECARI LE	ANN E BECARI LE
USA	HERNAN DARIO ORTEGA LE	REM CAMILA ORTEGA ROMAN
USA	PALMETTO BAY PARK CONGREGATION	OF JEHOVAHS WITNESSES PALMETTO
USA	MARIA TERESA GASPARD	
USA	RICDAMIS GARCIA	SAJAY DALIA GARCIA
USA	ANDRE GOMES DE ABREU	PAULA C DA SILVA ALVES
	CORAL GABLES FED SAVING & LOAN	% FIRST UNION NTL BANK
USA	NEW HOPE DEVELOPMENT GROUP LLC	
	ISAACS DIXIE HOLDINGS LLC	
	SOUTH FLA EDUCATIONAL	FEDERAL CREDIT UNION
USA	AJ 305 LLC	
USA	SMK III ENTERPRISES LLC	
USA	WIZARD PROPERTIES QOZB LLC	
	VARIETY CHILDRENS HOSPITAL	
	VARIETY CHILDRENS HOSPITAL	
USA	ASN AND N INVESTMENT GROUP LLC	
	VILLAGE OF PALMETTO BAY	
USA	GENTLE DOVE REALTY INC	
USA	FERNANDO HORACIO CHAMULA	

	JOHN P WELLONS	
USA	YORDANKA MEZAWI	
	VARIETY CHILDRENS HOSPITAL	
	VARIETY CHILDRENS HOSPITAL	
	VILLAGE OF PALMETTO BAY	
	VARIETY CHILDERENS HOSPITAL	
	VILLAGE OF PALMETTO BAY	
USA	VILLAGE OF PALMETTO BAY	
	VILLAGE OF PALMETTO BAY	
USA	9485 ROMERO LLC	
USA	SHAG DIXIE LLC	C/O GALLAHER VALUATION
	PALMETTO BAY LAW CENTER LLC	
USA	JESUS S CASANOVA TRS	JESUS S CASANOVA TRUST
USA	RICARDO ELIAS IMUL	JUANA ELDA LOPEZ
USA	E & L 168 STREET CO LLC	
USA	5153 DUPLEX LLC	
	JONATHAN N BROOKS &W CHRISTINE C	
	JONATHON N BROOKS &W CHRISTINE C	
USA	LAWRENCE J ROBBINS TRS	
USA	ALEX SARDINAS TRS	ALEX SARDINAS REV TR
USA	LAZARO LUIS GARCIA TRS	GARCIA FAMILY REV LIV TR
USA	JOSE FRANCO	ALINA RODRIGUEZ
USA	RICARDO ELIAS IMUL	JUANA ELDA LOPEZ
USA	AGLIKA K ARROYO	ISRAEL ANTONIO ARROYO
	HAWANDA P GILBERT	
	MICHAEL LUCAS	
USA	CARLOS E HERES	JAIME JOSEPH MITRANI
	16910 20 LLC	
	HECTOR ORTIZ &W	ANA ORTIZ
USA	ANYEL MIRANDA CABALLERO	JESUS CORREA
	THERESA R JONES	
USA	ISABEL C ASCENCIO	MARIA BELTRAN ASCENCIO
USA	NELSON NIETO	
	JOSE F ZARATE	
USA	JOSE A FRANCO	ALINA M FRANCO
USA	JOSE FRANCO	ALINA FRANCO
	FERNANDO PEREIRA	CELESTE PEREIRA
	11328 INC	
	JONATHON N BROOKS &W	CHRISTINE C BROOKS
USA	ALEX SARDINAS TRS	ALEX SARDINAS REV TR
USA	DOMINICK ILARRAZA	GONZALO CORDOBA
	JONATHON N BROOKS &W	CHRISTINE C BROOKS
	16910 20 LLC	
USA	JOSE FRANCO	ALINA FRANCO

USA	JOSE A FRANCO	ALINA RODRIGUEZ
USA	GILMOR MANAGEMENT LLC	
USA	16935 37 PALMETTO BAY INC	
USA	MEBAC II LLC	
	ROBERT DESVALLONS	SANDRA DESVALLONS
USA	CARLOS E HERES	CASANDRA JUNE FITZGERALD
USA	MIGUEL L CUBA TELLEZ	HORTENSIA M VERA MOSQUEDA
USA	GP PROPERTY RENTALS LLC	
USA	FELIX SANCHEZ PAGAN	
	16910 20 LLC	
USA	ALINA ALEA GARCIA	MANUEL ENRIQUE AZCUY CABRERA
USA	ANTOANETA IORDANOVA ANGELOVA LE	REM ANTOANETA I ANGELOVA TRS
	16910 - 20 LLC	
USA	EVEREST BAPTISTE RODRIGUEZ TRS	THE EVEREST BAPTISTE RODRIGUEZ
USA	EVEREST BAPTISTE RODRIGUEZ TRS	THE EVEREST BAPTISTE RODRIGUEZ
USA	NIVIA M CARRERA	
USA	NILS MANZIERI	
	ROBERT MORRISON	
USA	JOSEPH WALTER SPIEGEL	
USA	MARIA LOUISA ROQUE	
USA	MARIA B COLOMAR	
USA	9375 MIAMI INVESTMENT LLC	
	JONATHON BROOKS &W CHRISTINE	
	MICHAEL G KELLEY &W	JENNIFER A BROOKS
USA	JONATHON N BROOKS	CHRISTINE C BROOKS
	SCOTT A MCKINLEY &W LESLIE	
	SCOTT A MCKINLEY &W LESLIE M	
USA	PARTY CAKE PROPERTIES II LLC	
	JOHN A RUSS	PATRICIA G RUSS
USA	FORTUNA C LLC	
USA	MERVAROS HOLDINGS LLC	
USA	RITA SCOTT JOHNSON LE	REM ARLENE RITA VOLONY
USA	MERVAROS HOLDINGS LLC	
USA	PALMETTO BAY DEVELOPMENT LLC	
USA	PARTY CAKE	PROPERTIES II LLC
	ALIE REAL EST HOLDING LLC	
	LCA ACQUISITION CORP	
	LCA ACQUISITION CORP	
	LCA ACQUISITION CORP	
USA	FORTUNA C LLC	
USA	ELITEDENT HOLDINGS LLC	
USA	DREAM STARTS INVESTMENT V LLC	
USA	FORTUNA C LLC	
USA	DREAM STARTS INVESTMENT V LLC	

USA	RETIREMENT ENTERPRISES LLC	
USA	FAMILY RETIREMENT FUND LLC	
USA	SAVINGS FOR RETIREMENT LLC	
USA	JOSE DIAZ	LILIAN PASCUAL GONZALEZ
USA	ADIEL POMBO RODRIGUEZ	DUNAY PEREZ ROSALES
USA	GLADYS M ROJAS	
USA	ERIC PHILIAS	
	STELLA JORDAN	
	JONATHAN N BROOKS &W	CHRISTINE C BROOKS
USA	FAUSTO ROSALES	
USA	IVETT AGUIAR	VIVIAN MERCEDES MORALES
USA	LEONOR NUNEZ	GUILLERMO NUNEZ
	KAREN KROPP	
USA	VIJI UDAYAKUMAR	
USA	SAUL PARDO	ELIZABETH IZQUIERDO
USA	BARBARA ARTHUR BARTELT TRS	BARBARA ARTHUR BARTELT REV LIV TR
USA	SVETLANA SMIRNOVA	DAVID MIRANDA
	KAWANLJIT S BAINS &W AMARJIT K	
USA	DANIEL A CROTEAU	GLORIA K CROTEAU
USA	THR FLORIDA LP	
USA	XINIA M VALDES	ROSELANI MARIA VALDES
USA	MIGUEL ERNESTO BARCELO MOLINA	LUCY MARIMON ALONSO
USA	DEENA RICHARDSON	
USA	LUIS MIGUEL MARTINEZ	AYLIN VALDES GONZALEZ
	JASON IBARRA &	YVETTE RODRIGUEZ
	DAVID HEARN	DEBORAH HEARN
	LARS SWEDMAN &W	SALOME SWEDMAN
USA	VALENTINO INVESTORS LLC	
	G SCOTT PRINZ & REBECCA H PRINZ	
	WAYMON W ABERCROMBIE	KAREN A ABERCROMBIE
USA	OMAR J INGUANZO	MARIA I VAILLANT
	ADELA DE LA TORRE BARRIOS	JORGE F BARRIOS
USA	JADER DTRINIDAD	SAMINA C DTRINIDAD
USA	RANDY ZEBOLD	SAVANNAH ZEBOLD
USA	EMERSON CARMONA	MYRNA CARMONA
USA	EDUARDO MALDONADO &W MARYVETTE	
USA	JAMES GLADIEUX LE	REM CAMILLE ROSE GLADIEUX
USA	PATRICIA TATE	
USA	LUIS M AIRADO	LISETTE NEVAREZ AIRADO
USA	DAPHNEE EMILIE ALABRE LE	REM JESSIE ALABRE
USA	CHAD RICHARD HOFFMANN	
	SALOME ORELLANA	
	RICHARD J SUNDRY	JANICE A SUNDRY
USA	FRANCISCO A REYES RETANA	VALENTINA LOPEZ

USA	FREDERICK J CHINNI TRS	KATRINA D CHINNI TRS
	MARYBEL EXPOSITO	
USA	JULIA TERESA MARINA	EDUARDO JAVIER HERRERA
	ERICK A DAES	MARY J DAES
	PATRICK ALLEN CUGNO	CAROLYN D CUGNO
	GEORGE SALONY	
	SANTIAGO OLAGUIBEL	MARYANN OLAGUIBEL
USA	MAUREEN MASCARO TRS	MAUREEN MASCARO REV LIVING TR
USA	MERCEDES BELLO	
	PETER MARTINEZ	MARTHA CLAUSS
	ALMUKHTAR DEVELOPERS INC	
USA	ANTOANETA IORDANOVA ANGELOVA LE	REM ANTOANETA I ANGELOVA TRS
	JAVAD S AMIRI &W ANA R	
	CLAUDIO PEREZ	ONEIDA PEREZ
USA	MICHAEL A MATTIS	SHADI MATTIS
	HENRY T CLIFFORD	SUE L CLIFFORD
	DULCE GIERSON	
	RONALD KUESTER	BARBARA KUESTER
USA	COSME SALAS	YVETTE M SALAS
USA	MONICA M LAZO	RAUL LAZO
	MARCOS SALAZAR	MAGGIE SALAZAR
	CHRISTINA MONTEANU	
USA	JORGE ALBERTO ASTORGA	SANDRA DE LOS ANGELES ASTORGA
USA	SAM HOULT	DENISA RAQUEL HOULT
USA	DIANA CANALES	
USA	GAIL M BUCHANAN LE	REM SEAN MCNEIL
USA	LEO SCHEER	YVETTE SCHEER
USA	JONATHAN FERNANDEZ	FABIOLA FERNANDEZ
	PHILLIP D SWEET	VICKIE L SWEET
USA	MOISES FERRO	TINA HWANG
USA	BRETT ANDREW HORNE	MICHELLE IRENE HORNE
USA	JOSE FERNANDO TOVAR	ALEJANDRA TOVAR
	CARMEN CAICEDO	
	PHILIP L BENNETT &W INGE N	
	CHARLES MICHAEL SANDERS	
	DONALD J KOCOUREK	
	H RAY LINTNER	MAUREEN P LINTNER
USA	RYNE PHILLIPS	SARAH PHILLIPS
USA	GARRETT CLIFFORD	LAUREN WALLER
USA	GABRIEL GONZALEZ	JUDY FERNANDEZ
USA	ANTONIO CARRERA JR JTRS	KRISTIN NICOLE QUINTAS JTRS
USA	SCOT CROSS	DEANNE CROSS
USA	GUILLERMO NUNEZ	LEONOR A NUNEZ
USA	CHRISTIAN RATO	OLIVIA ERRASTI RATO

USA	RAQUEL M MENDIETA	
USA	BRIAN BISHOP	MARY JO BEHRMAN
USA	PETER DAVIN ZCHESAN	
	JAMES H WOODARD	NICOLE COFFEY WOODARD
USA	THE KASKIAN GROUP LLC	
	RANDALL C NELSON &W AMY J	
USA	ASPEN PEAK LLC	
USA	SIMON T SANDERS	KRISTIN BRITT SANDERS
	TONY GALARDI	
USA	KASKIAN GROUP LLC	
USA	JOHN THOMAS WATERS	CHRISTINE WATERS
	MAUREEN BEATY	
USA	JESSICA ORTIZ	
	JOHN WATERS	CHRISTINE WATERS
	PATRICK ANDERSON	APRIL M ANDERSON
USA	ILEANA MARCOS	DAVID A LIST
USA	ARLENE GONZALEZ	
USA	RAUL DOMINGO CARTA SANTOS	
	PABLO D CORDOBA	KARA J CORDOBA
USA	DOUGLAS W REESE LE	REM KRISTY N REESE
	TODD ELLENBERG	CHRISTINE ELLENBERG
USA	VIRGINIA M DELANY	
USA	KIARASH SOROUSHIANI	
	BLAIR G DONALDSON	
	MARIA AGUERO	
USA	ELAINE EDWARDS	RADAMES ABREU
USA	MARCELO LEON	KAREN GONZALEZ
	GRAYLAN D FRANKLIN	
USA	DURRELL LAMONT PARRISH	
USA	CHARLES LITTLE IV	AMANDA YOUSUF LITTLE
USA	BRENDA LYNN GONZALEZ	MIGUEL ANGEL GONZALEZ
USA	HUMBERTO NICHOLAS RODRIGUEZ JR	
	GILBERT PASCUAL	
	JASON PRUSSING	JACQUELYN PRUSSING
USA	RYAN C CARTER	NICOLE ISABELLA LEVEL
USA	MIRELLA B LOPEZ	DIEGO VILLEGAS
USA	LARISSA MESSIAS ROMERO	
	ANA M HAYES	DONALD BROWN
USA	CHIARA SOLLOA TRS	GCST REVOCABLE TRUST
USA	MARC LEVY	JANET LEVY
USA	ADRIANA LORENZO GARCIA	ROBERT GARCIA
USA	DANIEL GUTIERREZ	PRISCILLA CABRERA GUTIERREZ
USA	CANDICE MOHAMED LE	JAMES WATERS MOORE
	KEITH C OLIVER SR	SHIRLEY ANNE OLIVER

	HECTOR R PAGAN	
USA	JOSHUA D VOURAKIS	ADRIANA G VOURAKIS
	DARLING DESTIN	
	ANTONIO D REINOSO JTRS	
USA	LUIS CRUZ LE	LYNN L CRUZ LE
USA	KUNAL TANEJA	PEEHOO DEWAN
USA	WOODWARD BAILEY	
USA	VALERIE ANNE LEYVA TRS	VALERIE ANNE LEYVA REV TR
USA	JORGE HERNANDEZ LE	VICTORIA CALVO LE
USA	NOEL GARCIA LE	REM KRIZIA JACLYN CORTINA
	ALLEN D SMITH JR	MONICA S SMITH
USA	DENNIS MONTERO	NATALIA TARAZONA
USA	ESTHER VICTORIA SANDS MARTINEZ	ANGEL L MARTINEZ
USA	DOUGLAS ANDREW LEHMANN	STEPHANY CAROLINA LEHMANN
	CHRIS M & L LEE MERINKERS TRS	
USA	JAMES GALL JR	
USA	JENNYFER PUENTES	ORLANDO RODRIGUEZ
USA	ROBERT T TREADWELL	BORIANA M TREADWELL
	RACHEL KAISER	
	CASE K OKUBO	DOROTHY OKUBO
	TIMOTHY B GROLEAU &W	JENNIFER BURKE
USA	THOMAS C WYSS TRS	
	GEORGE G WILLIAMS JR	
	ALEXANDER GONZALEZ LIMA	DELIA LIMA BLANCO
USA	WILLIAM A GWYNN TRS	GWYNN FAMILY REVOCABLE LIVING TR
USA	ANA M LEAL	LEANDRO G FERNANDEZ
	LAVERNE LEE MERINKERS &	KRISTI MARINA MERINKERS JTRS
USA	AMNERIS GODOY LE	REM JULIA BALOGH
	HANSRAJ RAMKISHUN	RAMWATTIE RAMKISHUN
USA	MARCELLO L SANTIANO	NATALIE G SANTIANO
USA	CLAUDIA MIRCI	CLAUDIO DI VITTORIO
	MARSHA A MATSON TRUSTEE	
	SHEILA S FRAZIER	
USA	STEVEN WONG	ISABEL WONG
USA	DAVID GRUEBER	JESSICA OLMEDILLO
	WILFRED CRUZ	GLADYS M CRUZ
USA	NORMA LETICIA VEGA	ELIAS MEJIA
	JUDITH GOERG	
USA	THR FLORIDA LP	
USA	ADANOIS GONZALEZ	
USA	HA THI NGUYEN	
USA	MICHAEL A FARRES	DAYAMI FARRES
USA	ANTHONY OMS ANGULO	CARLA JULIET ANGULO
USA	MARIA ROSA TALESE	CHRISTIAN A GONZALEZ

USA	ALBERT ALEXANDER DIAZ	PAOLA DIAZ MUNOZ
USA	GIANNI B PEROCARPI	
USA	HECTOR REGALADO	MARICEL BANT
USA	CRAFTERS REALTY VENTURES LLC	
USA	MATTHEW D ARMSTRONG	
	MARTIN C OLSON	CLARA M OLSON
USA	CHERYLE L BROOK	ROBERT B MERONI
USA	MARIA S HERON	
USA	BARBARA C MIRANDA	RAYNIER MIRANDA
USA	CALEF MARTINEZ	
USA	MELISSA CONCEPCION	
USA	ELIDER E FERMAN	MARIA P FERMAN
USA	JONATHAN A MEJIA	VANESSA MEJIA
USA	CARLOS DE LA ROCHA	ALINA HERRAN
USA	LIZABETH ANN VARELA	YOIRIS MORA
USA	ELADIA CHAVEZ LE	REM MADISON GRACE YURUBI
	ROGER SHAPIRO	CYNTHIA M YESBECK
	RICHARD B BUCHANAN	PAMELA S A BUCHANAN
	GERARD C MORALE	THERESA MORALE
USA	MARION KAY ALLEN	
	MARIO C NIEVA &W SONITA	
USA	DAVID F FERNANDEZ JR	MADELINE M FERNANDEZ
USA	PEDRO LOPEZ	
USA	DANIEL J GREEN	
USA	MARGARET LAVERNE MULLINS LE	REM BENN JEFFREY GORDON MULLINS
USA	COLLEEN M FARRELLY	
USA	MARIO GONZALEZ	BREANNA DUNLAP
	MARSHALL FARMER	KATRINA FARMER
USA	ROMAN I DIGILIO	BRITTANY J WOLARY
	JOSE M MORALES	
	NED C SCHEER	JUDITH SCHEER
USA	PATRICK KNOBLAUCH	ASHLEY KNOBLAUCH
USA	WILLIAM B SUTTON TRS	DEBRAD LIVING TRUST
USA	ALVARO TANAKA	LESLY TANAKA
USA	LEBANA PROPERTIES LLC	
USA	JOHN F FERNBACKER TRS	JOHN F FERNBACKER REV TR
USA	JUAN CARLOS GARCIA JR	JULIE ELIZABETH GARCIA
USA	GUILLERMO NUNEZ	LEONOR NUNEZ
USA	ANDREA A MCWHIRTER	
USA	FLAVIA LLIZO	ROLANDO LLIZO
	AIDA M CRUSAN	
USA	FREDERICK K DUBERRY JR (MINOR)	PARIS JAZMINE DUBERRY (MINOR)
USA	EDUARDO GARCIA	MARIBEL SANCHEZ
	FRANK SIGL	CONSTRANCE SIGL

USA	BINSEN GONZALEZ	CRISTIANA GONZALEZ
	ERICA E SOTO	JAMES SOTO
USA	ZANA M SCARLETT	
	JEREMY ROBERT SMITH	JOHN T VEBER EST OF
	JANET S REED	JAMES D. REED
	MERILE JACKSON	
USA	SUMMER SHOPAY	
	RAFAEL A SARDI	ERIKA R SARDI
USA	MARC OLIVER HEIM	MARIA VICTORIA BESADA CASTANEDA
USA	ROBERTO JAVIER HERNANDEZ	ALLISON GAIL SPICHER HERNANDEZ
	TIMOTHY JURKOVICH	ALEXA SPINOSO
USA	CARLOS JIMENEZ	GLORIA GALASSO JIMENEZ
USA	JEANINE F KOON LE	REM LINDA K CRUMBLISS
USA	MICHAEL PATRICK PARKER	VENESSA ANN PARKER
	ROBERT MUXO	MARIANELA MUXO
USA	MICHAEL W FEELEY	NATALIA ZURCHER
USA	CAROLINA DIAZ	SERGIO RAMIREZ
USA	ROBERT JOHN DEL TORO TRS	THE ROBERT AND RACHEL DEL TORO
	JOSE M GONZALEZ &W MARILYN	
USA	AMANDA N WELZ	
	JAYANTI DEV	
	JAMES D WEATHERSPOON JR	VALERIE WEATHERSPOON
USA	DAVID R DULZAIDES	NICOLE R DULZAIDES
USA	ELHAM SAFFARIZADEH	
USA	MARCO LEYTE VIDAL	VICTORIA LEYTE VIDAL
USA	MARIA ELENA DUQUE	MARIA DEL PILAR DUQUE
USA	MARITZA CRUZ	DAVE AYYAR
	GASTON E LEGORBURU JR	
	WILLIAM S SLOAN	IDA L SLOAN
USA	DF17195 LLC	
USA	PEDRO PENA	SAYURI K RIVERA ROCA
USA	PEYMAN TAGHIOFF	MYRNA VACA
USA	JEFFREY KALINOWSKI	KRISTIN KALINOWSKI
USA	JOHN E BLOSSER TRS	JOHN E BLOSSER REV TRUST
	MARLEGNE M YOUNG	
USA	ALEJANDRO DURAN	MABEL DURAN
USA	NICHOLAS KERESTEGIAN	MARIA DEL ROSARIO RAMIREZ
	JOSEPH W POLSTER	
USA	SEBASTIAN MORALES	JANELLA LEON
USA	SK FLORIDA HOMES LLC	
USA	GWEN ELAINE MYERS	
	ALEIN CADALSO	LILIANA CADALSO
USA	DICK CHEN	MICHELLE NGUYEN
USA	VALENTIN SANCHEZ	GRACE SANCHEZ

	JOHN W PENNEY & KATHRYN J KILTIE	
USA	DANIEL CRAIG GIVENS JR TRS	DANIEL AND BRANDI GIVENS
	TRACY L DREISCH	PAUL J DREISCH
	JEANNE URBAN EST OF	
USA	MARK STARINSKY	YESENIA STARINSKY
	THOMAS A ZELENAK II	MARIA E ZELENAK
USA	DANIEL PATRICK WALSH JR	EILEEN PEREZ CARRION
USA	ALICIA DELGADO	
USA	ABEL GUERRA	ROSMERY CRESPO MULGADO
USA	BETSY MADRUGA	
USA	VIDAL GARZON PORRAS	LIZBETH MENDOZA
	NELSON ORTEGA	
	TANIA MARRERO	
USA	ARMADA INK CORP	
	JOHN R ADAMS	
USA	JOHN WILLIAM CONOVER LE	ELIZABETH CONOVER LE
	RITA SHAW HESS LE	REM ROWLAND SHAW JR & ETALS JTRS
USA	HARRYDATH MOHABIR	SAKEETA MOHABIR
	MICHAEL J MACDONALD	LOURDES IZQUIERDO
USA	NICHOLAS ANTHONY	ALEXANDRIA ANTHONY
	JAY SESTOK	MARJORIE SESTOK
USA	PAOLA T BRAVO	
USA	CHRISTOPHER FRANCISCO PLANTADA	JANELLE M PLANTADA
USA	JOHN C GERMAN TRS	THE GERMAN FAMILY TRUST
	LOUIS ROBERT CLARK	
USA	YORKY CASTRO	ABEL CASTRO MATOS
USA	JOHN R DENIZ III	MARJORIE L DENIZ
	JANET MILLER	
USA	DANIEL A MERIDA	NICOLE L MERIDA
	JOSE J RIVERO &W EDILIA	
USA	JESSICA PELEGRIN	RICHARD DANIEL PELEGRIN
USA	JORGE SANZ	GRACE DI LELLA SANZ
USA	MARIANO JOSE RODINO	NORIS MIGUELINA RODINO
USA	ANTHONY ALONSO	JANET ROMERO
USA	FRANCISCO JOSE CONTRERAS	DELMA BETANCOURT
USA	DIANA LIMON	BLEDAR HAXHIU
USA	JENNIFER L DYLEWSKI	
	WOJCIECH CYMER &W RENATA	
USA	JULIO J GUTIERREZ	MELEIGNE OTERO
	STEPHEN J MYER	JEANNETTE MYER
	RAYMOND T KINKAID	KATHLEEN KINKAID
USA	MARIA E ZENOZ	
USA	WILSON ROSARIO	JENNY R ROSARIO
	ALAN G LATIMER	SANDRA LATIMER

	ERNESTO SANZ	JAQUELINE SELEME
USA	MARIA SPAIN	
USA	ANDRES APOLO	MARTHA CALDERON APOLO
USA	CRISTIANE C LOPEZ	KLEITOU PEREIRA DE OLIVEIRA
USA	ANTONIO HIDALGO	DINA B HIDALGO
USA	ANDREW RASKA	
	MARIA GUILLEN	
USA	JOSE RUBIO	ADELE Y RUBIO
	ANGELICA F BALDWIN	
USA	NEELAKANTHA HARRINGTON	ELIZABETH HARRINGTON
USA	LICET RUIZ TRS	LICET RUIZ TRUST
USA	BRUCE E OUSLEY LE	SHERRY L OUSLEY LE
USA	EDMUNDO MIRANDA	
USA	DENIS CHUNG	HELENA CHUNG
USA	SK FLORIDA HOMES LLC	
	CLAIRE WARREN	
	JASON BILLUPS	MYKEL MANGRUM
USA	FERNANDO AZCUE ENERIZ	ANAISI MARTINEZ
USA	DAVID MARTINEZ	
USA	CHRISTOPHER ROMERO	JESSICA GONZALEZ ROMERO
	SHARLA RABIN	LINDA RABIN
	DONALD W PYBAS	CAROLE PYBAS
	TOMAS J GONZALEZ	MILAGROS Y GONZALEZ
USA	HECTOR GOMEZ	ANA C MASSON
	RICHARD M SMIGLA	PATRICIA A SMIGLA
USA	ROBERT LUCAS	LAURA LUCAS
USA	HEATHER CENAC LE	REM CHARLIN DOLDRON
USA	ARELYS LILY LOPEZ	ANTHONY TRUJILLO
USA	STEPHEN P FLYNN JR	SHIVONNE FLYNN
USA	LARRY P WILSON	AMY M WILSON
USA	LISETTE FELICIA HOPWOOD	
USA	MATHEW E REYES	MAIA L REYES
USA	IRMINA RODRIGUEZ	
USA	EDWARD CARRASQUILLO	MERCEDES CARRASQUILLO
USA	SRP SUB LLC	
	JACK M HUGHES &W GWEN	
USA	HELEN VILLALOBOS EST OF	
	AARON JAMES MERIDETH	KRISTA FAYE KELLOGG
USA	THOMAS LEIFERT	
USA	ELIZABETH A COUTO LE	NORA C COUTO LE
USA	MORGAN L MONGELIA	RALPH J MONGELIA III
USA	CHRISTOPHER GALARRAGA	JAMIE ANDERSON
USA	NANCY TREADWELL TRS	ROBERT A YALLELUS TRUST
USA	RAMON TOLMOS TRS	RAMON TOLMOS REV TR

	JIMIE LIST &W JANIS	
	MICHAEL J MOORE	KELLY A MOORE
	DAVID P OLSEN	
	NOMAR INCOR	
	NOMAR INCOR	
	NOMAR INCOR	
USA	NOMAR INCOR	
USA	GP PROP RENTALS LLC	
	NOMAR INCORPATION	
USA	GILFORD D MAJOR &W JACQUELINE S	
USA	ELSA ROMERO	
USA	JESUS TRIANA JR	CRYSTAL HARTWELL TRIANA
USA	KATARINA LOPEZ	ANDREU FERRAGUT LLUCH
	TYLER DANIEL KALBAC	JENNIFER LYNN KALBAC
USA	FRANCISCO A PINO	JENNIFER M PINO
USA	NATHAN FRIEDENBERG	PATRICIA FRIEDENBERG
	RICHARD EARL SWOPE	TRACY SWOPE
USA	ARNOLDO FRANCISCO DIAZ	NIKOLA AMANDA PATTERSON MOLINA
USA	DONALD FRANCIS MARCH	MARY CATHERINE MARCH
USA	JAY SANCHEZ	
USA	WILLIAM CASTRO ALVES	MARIA CASTRO ALVES
	MIGUEL CHANG EST OF	
USA	HILARY K JEMESON	
USA	EDWARD GOODING II LE	LEOLA S GOODING LE
	MARIA T SOLONI	
USA	RANDEL DAVIS	
USA	DAVID J LUNDY	DENA WELCOM LUNDY
USA	MICHAEL JOHN WOODROW	
	RONALD D WINKLER	ELLEN M WINKLER
	ELSA V LUFFMAN	
USA	JOHN DUFFY	
USA	ROBERT L CHAPLIN III	MEAGHAN KRISTINA CHAPLIN
USA	ARLETTE I CITRARO SUAREZ LE	REM ARLETTE ISABEL CITRARO TRS
USA	GERTRUDIS RODRIGUEZ BAUZA	FRANK JOSE MONTIJO
USA	JUSTO J ROMERO	VIVIAN D ROMERO
USA	JOSE RIBAS	KATIANA HERNANDEZ
	VICTOR HUGH BIVER LE	MIRTHA C BIVER LE
USA	JAY H BASHEIN	JEANNE L BASHEIN
USA	JUAN HO	MARTA RAMOS HO
USA	MICHELLE MEJIA	BRIAN THOMAS WOLFF
USA	IAN BRESKE TRS	BRESKE FAMILY TRUST
	VIRGINIA ONORATI	
USA	DANIEL C STRANGE	ASHLEY LIBERTY
USA	RANDEL W DAVIS	NORMA J DAVIS

USA	EVAN GRIFFIN	
	RICARDO CIVIDANES	
USA	CHARLES P NESS	
USA	JEFFREY GALLOWAY	
	KAREN HOTALING	
USA	FELISA SEGARRA	LIZA DOSKOW
USA	DANIEL NOGUES	
USA	JEREMY R PALAVECINO	ALEXANDRA M SPECTOR
	ANTONIO V RIVA	ROBYN J ADELMAN RIVA
USA	MANUEL ANGEL GONZALEZ	KADIE MICHELLE PEARLSON GONZALEZ
USA	MELIZA PEREA	JOSE ANGEL PEREA IV
	ALFREDO HERNANDEZ	JANICE HERNANDEZ
	LEONILA BATERNA LIDDELL TRS	LEONILA LIDDELL REV TRUST
	DERRICK ROSS &W JENNIFER	
USA	JACOB SAULS	
USA	APRIL M LIBERTY	
USA	DANIELA DOEJO TRUJILLO	LEONARDO BERDIALES
	NELIDA G GONZALEZ	
USA	LUIS R MARTINEZ	MADELINE M SANCHEZ
	WILLIAM D LENGER	CAROLYN LENGER
USA	MARCO A LEYTE VIDAL	MARLENE LEYTE VIDAL
USA	STEPHEN WUTZ	MEGHAN GLUECK
USA	THAO N NGUYEN	QUI H NGUYEN
USA	KEVIN KACER	
USA	DALIANA MANTEGAZZA	LEE MARKS
	MARIA M VALDES PAGES	
	ESTATE OF EILEEN KEENE	SANDRIA HUNTER
	GILLIAN C SCOTT	RAYMOND WAYNE TILLER EST OF
USA	RONALD ZINNIMON COLEMAN JR LE	REM PATRICIA M COLEMAN
USA	ALBERT L NANIA LE	REM ADRIEL MOONSHDOW NANIA
USA	JANET Z COLEMAN LE	REM RONALD COLEMAN
USA	CORINNE MOREE	
USA	NATHAN ALBA GOMEZ	KIMBERLY GAMEZ
	CAROL A JONES	
USA	CHRISTIAN GONZALEZ	NATALIE VILLARREAL
USA	ABEL DESVERGUNAT	ILEANA D CASTILLO
USA	BETH D MURRAY	
	DANIEL GONZALEZ & JOSEFA GONZALEZ	& EUSEBIO GONZALEZ JR
USA	IRVING GONZALEZ	REBECCA M GONZALEZ
USA	ALEXANDRA MARIA DURR	DANIEL JOSE DOMINGUEZ
USA	ALFRED J AGON	MERCEDES CHALA AGON
	MARIA D FERNANDEZ	HENRY J. FERNANDEZ
USA	ANNETTE FIGUEREDO	
USA	MURIEL L SIMRIL	

	VINCENT ROBERT SANDER	
	CRAIG A CHAMBERLAIN	DEBORAH H CHAMBERLAIN
	JAVAD & ANA R AMIRI	
	SCARLET LAMBO	STEFANO ROBERT
	CARLOS RIVERA	REGINA RIVERA
USA	9101 ROMERO LLC	
USA	NORMA BURKE	
USA	ASTERIO MONTEAGUDO	BETHANY G MONTEAGUDO
USA	DI WANG	
	ERNEST E LEE	LINNETTE E LEE
USA	SRP SUB LLC	
	REINALDO GUTIERREZ	MARTA GUTIERREZ
USA	ELISABETH SIMPSON LE	REM TIMOTHY M SOMMERFIELD
	SUSAN I SNAVELY &	JUSTIN P CHOLLETT JTRS
	MARLENE COURET	
USA	MICHAEL ROBERT BEN TOV	DANIELLA MICHELLE DEWITT
	MARY FEANY & TOMAS MENDEZ	
	ELIZABETH POLO	
	FRANCISCO ARROYAVE	CLAUDIA ARROYAVE
	RANDALL L WEAVER	
USA	RICHARD J SMITH JR &W ALLISON B	
USA	COLIN RICHARD ROBERTS	
	XIAOYING TONG	
USA	XIKUI WEI	
USA	MASSON LIANG	JESSICA LIANG
USA	CARLOS F TOMALA VALAREZO	JESSICA P TOMALA
	URSULINA DULCE CHAVEZ	
	EDUARDO F PALACIOS	GRISEL PALACIOS
	ANTONIO DEBEN	SARAH I DEBEN
	MARCO A LOPEZ	MICHELLE M LINALE-LOPEZ
USA	DONNA MARIE MYRILL	
USA	MAYLIN CASTANEDA	
USA	LVR INVESTMENTS LLC	S M AND S R VENTURES CORP
	JUAN CARLOS PINEIRO	PAMELA LYNN SUGAR PINEIRO
USA	JORGE DIAZ	ANY DIAZ
USA	NAILAN RODRIGUEZ	MEAGAN DE LOS RIOS
	WILLIAM G O'BRIEN	ODETTE O'BRIEN
	VINICIO A MERIDA SR	PATRICIA A MERIDA
USA	ERIC SLAY	ETHEL SLAY
	LINDA B BURTON	
USA	JOHN T PRAHL TRS	JOHN T PRAHL AND HELEN M PRAHL
USA	MANUEL A ROMERO	KELLEY C ROMERO
USA	REBECCA SCHWARTZ TRS	REBECCA SCHWARTZ AND ROSS SEGLER
USA	ANDREW LAZARO VILLAR	

	GERALDINE F LAMOGLIA	
USA	GREGORY SHAYNE HOPKINS	MERCEDES HUAMAN CASTILLA
USA	DAWN MICHELLE THOMPSON	
USA	ALAIN PIERRE BIZET	LORENA BEATRIZ AVILA
USA	RYAN RODRIGUEZ TELLAHECHE	KARINA RODRIGUEZ TALLAHECHE
	ROBERT S MILLER	LINDA J MILLER
USA	CHAO WEI	ZHENGYING WANG
USA	ERNESTO BUDIER	GENOVEVA BUDIER
USA	EVA THOMPSON	
	JOSE F PICOS	ROSEMARY PICOS
USA	GABRIEL SEBASTIAN ORELLANA	LAUREN VICTORIA ORELLANA
	CARMELO SAAVEDRA	ETHEL SAAVEDRA
USA	JOSEE CHIN	
USA	KENNETH E SOLIS TRS	SOLIS REVOCABLE TRUST
USA	FREDDY NEYRA	ESMERLY SARAHY YANEZ ANGEL
	JORGE GONZALEZ	
USA	PETER CUCCHIARA	
USA	MIKEL JIMENEZ FERNANDEZ	RUTH VILAR DIAZ
USA	JORGE PAZOS	DAYAMI PAZOS
USA	ROY S TENN	CAROL J TENN
	STEVEN E LUMBERT &W	JANINE A LUMBERT
	HOWARD A HENRY	SOPHIA M HENRY
	JASON J CHASE	LINDA CHASE
	LINDSAY KUGLER	
	SIRJE COUPLAND	
USA	MICHAEL D WILEY	MARIA P WILEY
	DAVID W POULOS	VIVIAN C POULOS
USA	ILIANA RODRIGUEZ TRS	ILIANA RODRIGUEZ REV TRUST
USA	JASON E GOLDMAN	MARIETTA GOLDMAN
	CRISTINA GOMEZ	JULIO M MORALES
USA	CHELLAPPAH MAHESWARAN	ANA C MAHESWARAN
USA	TRACIE DACOSTA	
	SALVADOR ELMER LANDAVERDE FLORES	
USA	BIENVENIDO JOSE LA ROSA	MELISSA SHAY LA ROSA
USA	REST HOLDINGS LLC	
USA	PB 8865 LLC	
USA	THEODORE B VAUGHAN	NICOLETTE A VAUGHAN
USA	LYDIA FEBUS TRS	THE LYDIA FEBUS LIVING TRUST
USA	RICHARD PAUL DEREUTER	
USA	ALDO LASTRA JR TRS	LASTRA FAMILY REV LIV TR
USA	DANIEL J CERNOGORSKY	REBECCA CERNOGORSKY
USA	BONNIE F HANNEMANN LE	REM SCOTT C HANNEMANN
	EFRAIN TOSADO &W WALISCA	
	SCOTT ZUCKER	MARIANA M ZUCKER

	MICHAEL K BAGNELL	MAYULIS A BAGNELL
	JORGE RODRIGUEZ	
	DAVID A CINALLI	KIMBERLY A CINALLI
USA	GUILLERMO J CARTAYA	NILIA M CARTAYA
	ROBERT L JACKSON	PHYLLIS H V JACKSON
USA	FELIPE CAM	LINA ALEJANDRA HERRERA
	THOMAS F MCCORMICK	ANN BUCHER
USA	CHRISTINA JACOBSEN	
	OSCAR SOSA JR	JENNIFER SOSA
USA	ALEXANDER M MUINA	DAYMA D BLANCO
USA	LUIS E ALFARO VALLEJOS	KATALIN ALFARO
USA	GLENN FLORES	ALISA ARIEL FLORES
USA	CHARLES L MCNEILL	
USA	SAMANTHA L RODRIGUEZ	
USA	WESTON HOUSE LLC	
USA	JAMES I PIGGOT	MELISSA T SULLIVAN
USA	ENRIQUE CUERVO JTRS	DANIELLE WAHLER JTRS
USA	NICOLE DIONNE VANRANDALL	SHANNON VANRANDALL
USA	ANTONIO LLAMBES	MARIA LLAMBES
	JOHN E SIMMONS	RUTHIE SIMMONS
	JEFFREY A CODALLO	MYRNA M CODALLO
	RAFAEL N GOMEZ	OLGA GOMEZ
USA	JESSICA VILLEGAS	JOAN VILLEGAS
	LUIS R MONTESINOS &W MINETTE M	
USA	MONICA JOAN PONCE	JORGE EDUARDO PONCE
	DARRELL K EWING	PAMELA J EWING
	BERNARDO ALVARADO	LYLIA ALVARADO
USA	JUAN R VEGA LE	CAROL VEGA LE
	HAYDEE SANCHEZ	
USA	MICHAEL DANIEL FINK	JENNY R FINK
USA	GALEN VINCENT BRUSCIA	LINDA ANN BRUSCIA
	WILLIAM SULLIVAN	DEBRA SULLIVAN
USA	BARBARA LEE SMITH LE	REM TANGELA RICHTER
USA	LAURICE B MCKOY LE	REM DAYNIA MCKOY
USA	DANIEL K ROBERTS TRS	ROBERTS FAMILY TR
	LORI JEAN SELL	
USA	ROBERT D HOEL	ROSEMARY J SMITH HOEL
USA	GALEN G HOLDER	
	ALBERTO PADRON CID	MAYRA PADRON
USA	GUY R HAMILTON	ILIANA M HAMILTON
USA	JEFFREY HUMBERTO MEDINA	JENNICA MIRARCHI
USA	SERGIO ARTURO TORRES LE	PILAR ISABEL TORRES LE
USA	CARLOS GONZALEZ MASSUET	KARLA PEREZ
USA	MARCOS R BECARI LE	ANN E BECARI LE

	BYRON JOSEPH WILLIAMS	ALICIA WILLIAMS
	CHRISTOHER J GRIFFIN &W KAWANNAH	
USA	STEPHEN DE SISTO	CONSTANZA CRUZ MEDINA
USA	MELANY ARLENE ROSALES	KRISTINA ANDREU
USA	LISA FIRESTONE	
USA	CAMACA LLC	
	SAFEGUARD PROPERTIES LLC	
USA	JACQUELINE BAGLEY	
USA	7718 INVESTMENT LLC	
	VICENTE ORTEGA	
USA	LEORGE RODRIGUEZ OLIVERA	MAYLEN MARIA NAPOLES QUINTANA
USA	MANUEL RIOS	MARIA E MESA
	HYACINTH E-M DERBY	
USA	ROBERT P RAMIREZ LE	ILEANA RAMIREZ LE
USA	JINGYIN YUE	FAN LIU
USA	SRP SUB LLC	
	PATRICK TAYLOR	ROSE TAYLOR
	PATRICK I TAYLOR &W ROSE	
	MARK A BENJAMIN	
USA	DAVID JOSE MATOS	GINA ARLENE MATOS
	WEIHUA ZHANG	MEI HAN
	MARK A PARKER	
USA	ESTHER DE LA OSA LE	REM SONIA DE LA OSA
	VASSIE M KYSER	
USA	ALEJANDRO MARTINEZ	LIMBOU MARTINEZ CHAUBENIUK
USA	PREMNATH MAHARAJ LE	REM PRISCILLA GABRIELLE MAHARAJ
	JUAN P MEDINA	
	CHRISTOPHER C FOWLER	NANCY C HOFSTETTER FOWLER
USA	BEAULY LLC	
USA	PAIROT RATANAPAIBUL	SUPANIT RATANAPAIBUL
USA	MOHAMED S ALI	JENNIFER ALI
USA	LETICIA H WILLIAMS	
USA	JINGYIN YUE	FAN LIU
	HILMAR TORRICO	
USA	ISVI PROPERTIES 1 LLC	
USA	RAOUL A PARDO LE	MIRIAM R PARDO LE
USA	JORGE L CASALI	ROSA E CASALI
USA	KEITH RICHARDSON	
	TAO LIU	FEYING DING
	ISSAC COATS JR	BETTY R COATS
USA	MARVIN P ROSETE	
USA	THOMAS GEORGE MILLER	NORMA CELIA ABREU MILLER
USA	PATRICIA K PAGAN	
USA	MAYRA I OLIVA	

USA	REBECCA LEE SILVERA LE	REM DONALD ROSE SILVERA
	SUSAN BRUGGEMANN &H	SHIMON ELMALEH
	DEQIANG ZHOU	XIUXIAN GUAN
USA	BASHIRUNNISA FATIMA	ASMA TAJ
USA	EDNA BAILEY	JORJA BAILEY
USA	KAREN ACEVEDO	
	JOHNNY C OLIVER	
	BONIFACIO PANTOJA	
USA	2018 2 IH BORROWER L P	
USA	KRISTINA ALEXANDRA MARTINEZ	MILTON M MARTINEZ
USA	BORIS R RODRIGUEZ	LUCILA C GRANADOS
	DAPHANE A JOBSON	
USA	JOSE L ESTRADA JR	
USA	MARIO HUMBERTO PASTORA	
USA	JOSE EVANDRO SANTOS LIMA TUCKER	JOANNA MARIE TUCKER LIMA
USA	PATRICIA INEZ WILLIAMS TRS	PATRICIA INEZ WILLIAMS AND LONNIE
USA	EDGAR ROJO	MARTHA E ROJO
USA	SONJA ANITA JEAN	WOLF ANTOINE JEAN
USA	LAZARA A NOVAS	
USA	DILLON C BETHELL	
USA	GEMARY ERMUS	ROGER CHRISTOPHER DIAZ
USA	TIFFANY A SOPEZAK	JORGE MEDINA
USA	LENIN R MERCADO	
	TIMOTHY CAPPS	LORRIE CAPPS
USA	GALINA WOSHCZYN	LEONARD WOSHCZYN
USA	9100 PALMETTO BAY LLC	
USA	PEDRO A COLEY	NATALIE SAFAR
USA	JOSE BEATO	MARIA AMADA BEATO
USA	ROSENDO SORTO	
USA	LISSET GONZALEZ TRS	LISSET GONZALEZ REVOCABLE TR
USA	GUANGYAO CHEN	XIAOHUI WANG
USA	KENT SIRRIANNA	VIVIAN P SIRRIANNA
USA	CHRISTIAN ALFREDO CASTILLO	
	DAVID R MCPECK	CARMEN C MCPECK
USA	JUAN C P C MARTINEZ BUSTAMANTE	
	ORLANDO MARTINEZ &W CARIDAD	
	DELMY Y RUBIO	
	MARIO RAMIREZ	MIGDALIA RAMIREZ
USA	MIRYAN FERNANDEZ	
USA	ULVIA MARIA CASTILLO TRS	THE ULVIA MARIA CASTILLO LIV TR
USA	CHRISTOPHER GUTIERREZ	VANESSA D GUTIERREZ
USA	FRANCISCA PISFIL	
USA	ADRIAN VEITIA GALVEZ	
USA	LILA E MUNOZ	

USA	LOUIS A SENOFONTE	CELESTE C SENOFONTE BATRES
	GUSTAVO R BUENDIA VILA	
USA	JAMES WALDEN	ELIZA WALDEN
USA	FRANK ALONSO	
	VIVIEN CAMPBELL	
USA	LESLIE MENDOZA	JOHN MORRIS
	MACARIO HUAITALLA	MARITZA HUAITALLA
USA	HENRY BECERRA DIAZ	
USA	JAVIER SUAREZ ADAY	MELBA M SANCHEZ PONCE
USA	CHRISTIAN A LAUB	MARLA LAUB
USA	CYNTHIA MARIE STEEN LE	REM ROBERT PATRICK STEEN JR
USA	RAHMANIA 1 LLC	
USA	SOUTH DADE PROPCO LLC	SOUTH DADE PHILIPSON TIC
	ALEXANDER DE SANTIS	
USA	RTZ 188 LLC	
	JORGE MEDEROS	MARTHA MEDEROS
USA	AHMED RASHEED	HALIMA RASHEED
USA	GUILLERMO E JIMENEZ TRS	THE GUILLERMO E JIMENEZ AND MAIDA
USA	AMANDA DANIKA SAME	
USA	DANIEL EDUARDO SAME	BARBARA YAZMIN VEIGA GUERRERO
USA	DORYS MERY MARTINEZ	ROBERTO MARTINEZ
USA	DORIAN ANDERSON MEJIA	
	JORGE A FERNANDEZ	MARIA T FERNANDEZ
	SANTIAGO BUENO	
USA	DARIA BUENO LE	REM SANTIAGO BUENO
USA	MONICA BUENO JTRS	MARIA CHIRIBOGA JTRS
	DEBORAH V URRACA	
	WENCESLAO ALCALDE &W ALICIA	
USA	STAR BORROWER SFR5 LP	
USA	MARTA MARIA MARTINEZ	SALVADOR VILLEGAS
	XUDONG YANG	
	OBDUL LLOSA	MARINA LLOSA
USA	GOLSTROM VENTURES LLC	
	ISABEL A FLORES	
USA	ROLAND WOLFF	
USA	HERBERT O VILLAFUERTE PORTILLO	MARTA CARRANZA
USA	HERNAN V VALDEZ LE	REM GLORIA YAMILE VALDEZ
USA	RICARDO IBARRA JR	ANNESTEJA IBARRA
	MANUEL LA ROSA LE	REM EUSTAQUIA LA ROSA
USA	ANTONIO ECHEVARRIA RODRIGUEZ	
USA	YENSISLEY FUERTE PEREZ	RAMSES TOLEDO
USA	PHU HO	HAO THI LE
USA	ANDREW GEORGE MANOUILIDIS	SANDRA HUUS
USA	CRISTIAN G WOLNITZKY ALEGRIA	

USA	CAROL CHOMETA	PETER CHOMETA
USA	JOSEPH GOUSSE	SASHA GOUSSEE
	STEFAN K SCHWABE	MARIA E SCHWABE
	HUA LI	WEI ZHAO
	PEDRO O ARENCIBA	GRIZEL ARENCIBA
USA	JORGE I LLAPUR LE	IDELSA LLAPUR LE
USA	JAIRO MANUEL PICO	MARIA CAROLINA PICO
USA	EVGENIA KIM TRS	EVGENIA KIM LIVING TRUST
USA	CLARA R ROMERO TRS	CLARA R ROMERO TRUST
USA	DARIEN A MARTINEZ FUENTES	ANA ROSA MARTINEZ
USA	JAKE A FRALEY	ANGELICA MARIE FRALEY
USA	MARY ANN TICO CAYOBIT TRS	THE REVOCABLE LIVING TRUST OF
USA	ANDREW J JETTER SR TRS	THE ANDREW J JETTER SR TRUST
USA	NEIL M GONZALEZ JR	
USA	SEBASTIAN ALPHONSO PEREIRA	LYDICE JEANETTE KIM
USA	JONATHAN MARMOLEJOS	JULISA MARMOLEJOS
USA	OMAR J COSTA	
USA	17255 HOLDINGS LLC	
USA	MONIKA TAHOUN LE	REM NADIA SAMANTHA TAHOUN
USA	MONIKA TAHOUN LE	REM NADIA SAMANTHA TAHOUN
USA	TRUE NORTH PROPERTY OWNER B LLC	
USA	JOSEPH ROY	NATALIA DIAZ
USA	DEANNE S BAILY	
	MANUEL A MARQUES	ROSA MARQUES
USA	JOSE A ORTEGA	SCARLETT SEQUEIRA
	JED CAYOBIT &	MARY ESPINOSA &H ETAL JTRS
USA	MICHAEL DEREK RIVERA	
USA	ADDIEL JIMENEZ FERNANDEZ	
USA	EDILIO BRITO	JOANN BRITO
USA	KYMBERLY W MCNEILL	
USA	RICKESH SEEREERAM	MARLENE SEEREERAM
USA	11025 MEGAHOUSE LLC	
USA	LILIA COUTO	
	ALBERTO PERENZUELA &W KARLA	
USA	SK FLORIDA HOMES LLC	
USA	JEAN M BELOT	LOURDES C CUETO
USA	ALFREDO FRANCISCO CAMARA	MAYELIN VALDES
	SATESH BAHADURSINGH &W	HEERAWATIE I BAHADURSINGH
USA	FLAVIA ARARIPE	FLAVIO ARARIPE
USA	HECTOR I DE LOS RIOS DE LA TORRE	JENNIFER CARLO
USA	LYNWOOD LLC	
USA	LYNWOOD LLC	
USA	DAVID SALGADO BERMEJO	INMACULADA ARBOLEDA PEREZ
USA	WILLY A MAURER	CHERYL L MAURER

USA	FENGJUN YUAN	
USA	MARIJA RUIZ	
	REINALDO NAVARRO	
USA	BRIAN MARTIN CORDOVEZ	
	MANUEL D FERNANDES	MARIA F FERNANDES
USA	YE WIN NAING	HAN SU YIN
USA	JAMES J PARTRIDGE	JENNIFER K ROIZ PARTRIDGE
USA	MANUEL GARCIA	MARIAN LOPEZ GUERRA
USA	RAMON GERARDO VARELA MARTINEZ	DIANELYS ESPINO ALVAREZ
USA	ALBERTO J MARINO	IVETE C MARINO
USA	JUAN ERNESTO KESSRA	WILLIAM NEGRIN
USA	HALE MANYOU BARRETT TRS	HALE MANYOU BARRETT REV TRUST
USA	JESUS DAVID GARCIA GOMEZ	PALOMA ACACIO DIAZ
USA	HECTOR I DE LOS RIOS DE LA TORRE	JENNIFER CARLO
USA	EARL EUSTACE GABB LE	STACYANN NICOLE PLUMMER LE
USA	WILMER TIRADO	ANA MARICELA TIRADO
USA	DAVID M LEVINE	STEPHANIE L LEVINE
USA	JOSHUA E CLARIN	MEREDITH CLARIN
USA	DAVID A SHIFFMAN	MAURA A SHIFFMAN
USA	JOAQUIM F NUNES	MARIA NUNES
USA	JACK M NUNES	
USA	JUAN ALFREDO CURIEL TRS	THE CURIEL ORTA TRUST
USA	LISA J WELSH	JONATHAN APONTE
USA	ROSANA IGLESIAS	
	BIFEN XIONG	
USA	MARIA A ROJAS	YOHAMNI R MONTES DE OCA
USA	ANTHONY BOMBINO	MAYRA BOMBINO
USA	NANCI MEGHANN SILLS	
USA	TIA ANNE SANTORO	JOHN C SANTORO
USA	OMAR M ABUHANTASH	MORGAN N HOLCOMBE
	FCI PALMETTO BAY LLC	
USA	SHORES AT PALMETTO BAY LLC	
USA	PALMETTO VENTURE PARTNERS LLC	
	MEIFENG HU	BANGTIAN CHEN
USA	MEI HAN	
USA	GANG XIAO	RUI JUAN GUO
USA	DYNASTY PROPERTIES OF SOUTH	FLORIDA LLC
	EDUARD CARDENAS	MARIA CARDENAS
USA	JEKV INVESTMENTS 6 LLC	
USA	MATTHEW GENE MILLER	NICOLLETTE DIAZ
USA	DORILEE SANTA	
USA	GALO BUENO	
USA	MARIA VERONICA YEPEZ	
USA	LAURA BARTON	

	JAMES C SILL	
USA	JOSE E DA SILVA	ELVIRA SOLARES DA SILVA
	ROXANA MATOS	
USA	BERTHA M FREEMAN	KIMBRELL M FREEMAN
	PAUL A WINT	
	ETHEL MARIE DAVIS	
USA	DYNASTY PROPERTIES OF	SOUTH FLORIDA LLC
USA	ALCIF PROPERTIES LLC	
USA	JOSEPH EMILE JIMENEZ	CRYSTAL IRENE MORALES
USA	SIMONE CLARK	
USA	NADIA A RAMNANAN	DAMIEN LLOYD MELBOURNE
	SANDRA C MACIA	
USA	RONDA INVESTMENT LLC	
USA	MARMAR LLC	
USA	DESIREE MCELROY	
USA	DYNASTY PROP OF SOUTH FLORIDA LLC	
	MICHAEL OKEY EGBOSIUBA UKWENDU	
USA	HONGWEI SHAO	XIANGYU SHAO
	HIN KWONG CHEUNG	JIEHUA LI
USA	FREDDY NEYRA	ESMERLY S YANEZ
	MANUEL JR NEYRA	
	EDIL L MEZA	
	HEIDIMARIE VOIT	
USA	DYNASTY PROPERTIES	OF SOUTH FLORIDA LLC
	DEANNE Y WEST &W YVONNE	
USA	PHILLIPPA G HITCHINS	ALLISTER HITCHINS
USA	SHELBY SAPAH GULIAN	
	CATHERINE SOREL	
USA	MARTINEZ S GLOBAL LLC	
	BARNET L KAUFMAN &W ADRIANNE	
	BARNETT L KAUFMAN &W ADRIENNE	
USA	JOHN K SAKUMA	
USA	ODALIS ALVAREZ	
	RUN QUN KWOCK ZHENG	YEE KUN ZHENG
	THOMAS ROSS	BEVERLY ROSS
	TRACY ABBOTT	
USA	XUEJUN YU	FEI LIU
USA	IGLIPE CORP	
USA	WALTER ORTEGA LE	REM ALLISON P VELILLA
USA	YUNG CHOU LO TRS	DONG LO LIVING TRUST
USA	TROPICS PROPERTIES HOLDING LLC	
USA	EDITH RUIZ GARCIA	
USA	LI YAN WU	
USA	ASPEN PEAK LLC	

USA	ADELMA SANTOS SILVA	
USA	TOMAS L SANTANA	MERCEDES SANTANA
USA	DIANNA ANDERSON LE	REM BLAKE C ANDERSON
USA	SRINIDHI KADAMBI	
USA	MARWA MOUSSA	
USA	17255 CONDO 101 LLC	
USA	CAROLINA HOLDINGS LLC	
USA	CARIVYS LLC	
USA	SAFA ENTERPRISES LLC	
	MING LIANG	CYNTHIA OW
USA	LEVEZA LLC	
USA	MARIA E SALINAS	
	QUNHUI SUN	BAIRAO ZHOU
USA	TIBU ONE LLC	
	MING LIANG	CYNTHIA OW
USA	JIULIU LU	
	SANRAJ LLC	
USA	ALTA PINE LLC	
	QUNHUI SUN	BAIRAO ZHOU
USA	3PI LLC	
	ALEESHIA BAILEY	
USA	RUNXIA TIAN	
	MING LIANG	CYNTHIA OW
USA	ALTA PINE LLC	
USA	INVERSIONES SHANGINEL CORP	
USA	QUNHIN SUN	BAIROA ZHOU
USA	ROGELIO OBESO	FABIOLA DEL CARMEN ELIZONDO
USA	QUNHUI SUN	BAIRAO ZHOU
USA	HUGO LUIS FRAGA	
USA	CANDALE INVESTMENTS LLC	
USA	ZHIMIN YUAN	
USA	MARIA ELENA AVILA	
USA	YULONG YANG &W	LIHUA XUE
USA	SANTIAGO BUENO	
	NING ZHU	AIXIN YU
USA	NORIS LEDESMA TRS	LAVINIA VILLAFANE LIVING TRUST
	PHILIP SHENKMAN	
USA	RIGOBERTO J FERNANDEZ LE	REM MAURA M FERNANDEZ
	PHILIP SHENKMAN	
USA	JEFFREY DAVID VOGEL TRS	THE JEFFREY DAVID VOGEL AND
USA	PALMETTO BAY CONDO 218 LLC	
USA	ALTA PINE LLC	
	YULONG YANG &W	LIHUA XUE
USA	MARIA CECILIA VASQUEZ	

USA	JOHN P MASSERIA	MARITZA G MASSERIA
USA	SANTIAGO BUENO	GISELLE CRUZ
USA	WANMING ZENG	DORIS Z DENG
USA	SANTIAGO BUENO	GISELLE CRUZ
USA	JORGE VALLS	DANAISY RAMOS
USA	ANGELICA GARCIA MONTERO	FERNANDO MEDRANO
USA	CARIVYS LLC	
	PHILLIP SHENKMAN	
USA	NICOLESCOTT LLC	
USA	HUGO LUIS FRAGA	C/O D MACCHI
USA	NEIL GONZALEZ FAMILY LLP	
USA	GEHONG TAO	
	LICI CADAVID	GILLES ROMAIN
	HAO ZHU	XIAOLI LIANG
USA	KODOISH LLC	
	HAO ZHU	XIAOLI LIANG
USA	PALMED LLC	
USA	DOUBLE TT LLC	
USA	HUGO LUIS FRAGA	
USA	NEIL GONZALEZ FAMILY LLP	
USA	BRIAN RODRIGUEZ	
USA	MIGUEL ABDIER DIAZ	
USA	HUGO LUIS FRAGA	
USA	EZEQUIEL TORINO	
USA	SHEENA SA LLC	
USA	DM GENERAL INC	
	QUNHUI SUN	BAIRAO ZHOU
	JUN ZHENG	
	YONG CAI	
USA	NEIL GONZALEZ FAMILY LLP	
USA	JC & C FLORIDA PROPERTIES LLC	
USA	3PI LLC	
	FELIX ARRECIS	
USA	LS BAY HOLDINGS LLC	
USA	JIULIU LU	
USA	RICARDO KIRILAUCAS	ROSA KIRILAUCAS
USA	3PI LLC	
USA	NEIL GONZALEZ FAMILY	LIMITED LIABILITY PARTNERSHIP
USA	NEIL GONZALEZ FAMILY LLP	
USA	JULIO IGLESIAS	
USA	XIA JIN	DARREN P TENNYUK
USA	HUGO LUIS FRAGA	
USA	EL ZORZAL LLC	
USA	LUIS OSVALDO MONTANER CAMPOS	

USA	PALMETTO BAY 242 LLC	
USA	LA CIENEGA CA INC	
USA	HUGO LUIS FRAGA	
USA	GEHONG TAO	
USA	3PI LLC	
USA	MARIA CECILIA VASQUEZ BARBA	
	SERGEI OULIANOV	
USA	GEHONG TAO	
USA	LINDA DUNIC	
	JIULIU LU &W	YING SONG
USA	JUAN ALEJANDRO TRUJILLO GARCIA	
	GOULDIAN INVESTMENTS	
USA	HUARAO ZHOU	
USA	ACOBO & PARTNERS LLC	
	CECIL L BROWN	
	QUNHUI SUN	BAIRAO ZHOU
USA	ISAAC DEL CARMEN CORDERO	
	YINGJUN LU	
	JIPING WU	
USA	FLY 16 CAPITAL INVESTMENTS LLC	
USA	JULIO IGLESIAS	
USA	FOJHEZ LLC	
USA	ROBERT MATHERS	MONICA BUENO
USA	ALTA PINE LLC	
USA	ANDINA GRUPO LLC	
USA	ROBERTO ACEVEDO RESTREPO LE	REM MYRIAM PAOLA ACEVEDO REY
USA	JUJOE 449 LLC	
CANADA	SUNNY SIDE STATES CORP	
	QUNHUI SUN	BAIRAO ZHOU
USA	LIONEL MURATT	
	EMILIO IRIAS	
USA	EIE PROPERTIES LLC	
	QUNHUI SUN	BAIRAO ZHOU
	QUNHUI SUN	BAIRAO ZHOU
USA	JORGE VALLS	DANAISY RAMOS
	ALEJANDRO S PEREZ	
USA	SANTIAGO BUENO	GISELLE CRUZ
USA	ZHENGFAN DAI	
USA	GRABIELLE DOUYON LE	REM HAROLD DOUYON
USA	MC CHINCHA LLC	
USA	BANGTIAN CHEN	MEIFENG HU
USA	GEHONG TAO	
USA	3PI LLC	
	JIULIU LU	

USA	MAHER SHAQRA	
	QUNHUI SUN	BAIROA ZHOU
USA	JOSE RIVERO	
	HUA GUO	FANG GUO
USA	MONTSEGUR LLC	
USA	MAGNIFICENT TWO CORP	
	HUARAO ZHOU	
USA	17255 UNIT 156 LLC	
USA	QUNHUI SUN	
USA	3PI LLC	
USA	RANDAL LEE BARROW TRS	THE RANDALL LEE BARROW REV TR
USA	QUNHUI SUN	BAIRAO ZHOU
	QUNHUI SUN	BAIRAO ZHOU
USA	RAMRAJ SEWNARINE	KAMINI SEWNARINE
USA	MARIANELA DE PRADA TOLEDO	
USA	ALTA PINE LLC	
USA	ALTA PINE LLC	
USA	MEI FENG HU	BANGTIAN CHEN
USA	KUSHNER FAMILY LIMITED LIABILITY	LIMITED PARTNERSHIP
USA	MONTSEGUR LLC	
USA	3PI LLC	
USA	3PI LLC	
USA	CYNTHIA STANISLAUS	
	QUNHUI SUN	BAIRAO ZHOU
USA	PEDRO RIVERO	
USA	MARILYN CASTILLO	
	GOVERNMENT TRUST & HOLDING CORP	
USA	HUA GUO	FANG GUO
USA	STEPHANIE REGNIER	KARL ERICH EPSTEIN
	ZAIDA ARDERIUS	
USA	ALEXANDER PARVEZ	COLLETTE PARVEZ
USA	GEHONG TAO	
USA	17255 CONDO 262 L L C	
USA	HUILAN WANG	JIANRUI WEI
	GERSHOM MCKOY	
USA	3PI LLC	
USA	AMAURY A DA COSTA TRS	DACOSTA FAMILY REV TR
	RAMOND & NICOLE A VALERE JTRS	
	MAURA PANIAGUA &H	JOSE A ALONSO
USA	CRYSTAL A FORJAN	
USA	9413 SW 174 ST 9413 LLC	
	ADAM R GROCHOLSKI	
USA	JORGE ALONSO BENITEZ	
	DEVIKA DEONARAIN	

USA	MICHAEL ANTHONY LYNNE	MARILOLI DANIELLE LYNNE
USA	YANETT TRONCOSO	JOSE ANDRES CONTRERAS
USA	MGMJ LLC	
	MICHAEL MAGUIRE	
USA	LAURA PEREZ MOREJON	FERNANDO VALDES ECHEVARRIA
USA	GASTON LEGORBURU	MICHELLE BERMUDEZ
USA	PALMETTO GREEN PROPERTIES LLC	
USA	ANNIE POMPA MOREJON	
USA	G&D L L C	
USA	GILBERTO VELASCO TRS	GILVELA LIVING TRUST
USA	DANYS CABRERA	
	SOFIA A DASILVA	
USA	CLEMENTE F VERA	ENZA VERA
	CODY WALLACE &W	MARGARET WALLACE
USA	17242 SW 94TH LLC	
USA	ANTONIO PEREZ	YADIRA GALVEZ QUINTERO
USA	NORIS LEDESMA	
USA	YULAN LI LE	REM ROBERT CULP JR
USA	GILLES ROMAIN	LICI CADAVID
	BANGTIAN CHEN	MEIFENG HU
USA	LUIS GARCIA JR	
USA	SANTIAGO FORTEZA	
USA	PALMETTO GREEN PROPERTIES LLC	
USA	3 PI LLC	
USA	3PI LLC	

OWNER LINE 3	DOR DESCRIPTION
	PARKING LOT/MOBILE HOME PARK : PARKING LOT
	VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	VACANT LAND - COMMERCIAL : VACANT LAND
	UTILITY : UTILITY
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
INDRA RAMPERSAD TRS	STORE : RETAIL OUTLET
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
	OFFICE BUILDING - ONE STORY : OFFICE BUILDING
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	BOARD OF PUBLIC INSTRUCTION : BOARD OF PUBLIC INSTRUCTION
	SERVICE STATION : SERVICE STATION - AUTOMOTIVE
	IMPR AGRI - NOT HOMESITES : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
PROPERTIES LLC	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
LIVING TRUST	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
	UTILITY : UTILITY
	STORE : RETAIL OUTLET
	RESTAURANT OR CAFETERIA : RETAIL OUTLET
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
MITCHELL JOINT REV LIV TR	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
MICHAEL CHARLES WALSH TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM MARCOS F FULLANA DONES	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM SEVILLA FAMILY MGMT CO LLC	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
GRACE SPINDEL REVOCABLE TRUST	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM SARAH J VEGA	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM ZACHARY J MARTELL	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
KELLY L MOORE TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT

	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
KEVIN TROY RODRIGUEZ	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM MARC ALEJANDRO ROBINSON JR	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
CHERYL G GONZALEZ	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
SYNTHIEST FERGUSON REV LIV TR	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM ELIATNY ENRIQUEZ VALLADARES	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM NATHANIEL R E MILLER	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE

	RESTAURANT OR CAFETERIA : RETAIL OUTLET
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	VACANT LAND - COMMERCIAL : VACANT LAND
	STORE : RETAIL OUTLET
	COUNTY : DADE COUNTY
	STORE : RETAIL OUTLET
	RELIGIOUS - EXEMPT : RELIGIOUS
	STORE : RETAIL OUTLET
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	ACREAGE NOT CLASSIFIED AG : VACANT LAND
	VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
	VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
	RELIGIOUS - EXEMPT : RELIGIOUS
	ACREAGE NOT CLASSIFIED AG : VACANT LAND
MARY ELIZABETH HAMEL TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM RAPHAEL BECARI	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
BAY FLORIDA INC	RELIGIOUS - EXEMPT : RELIGIOUS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	FINANCIAL INSTITUTION : OFFICE BUILDING
	OFFICE BUILDING - ONE STORY : OFFICE BUILDING
	OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
	FINANCIAL INSTITUTION : OFFICE BUILDING
	STORE : RETAIL OUTLET
	OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
	VACANT LAND - COMMERCIAL : VACANT LAND
	VACANT LAND - COMMERCIAL : VACANT LAND
	VACANT LAND - COMMERCIAL : VACANT LAND
	STORE : RETAIL OUTLET
	MUNICIPAL : MUNICIPAL
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : ADDITIONAL LIVING QUARTERS

	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
	VACANT LAND - COMMERCIAL : VACANT LAND
	MUNICIPAL : MUNICIPAL
	VACANT LAND - COMMERCIAL : VACANT LAND
	VACANT GOVERNMENTAL : EXTRA FEA OTHER THAN PARKING
	VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
	MUNICIPAL : MUNICIPAL
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	STORE : RETAIL OUTLET
	OFFICE BUILDING - ONE STORY : OFFICE BUILDING
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : ADDITIONAL LIVING QUARTERS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
MERCEDES GARCIA TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	VACANT RESIDENTIAL : VACANT LAND
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
ANDRES FELIPE OCHOA	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
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	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS

	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
ANDRES FELIPE OCHOA	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM ANGELOVA FAMILY INTERVIOVS TR	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
LIVING TRUST	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
LIVING TRUST	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
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	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESTAURANT OR CAFETERIA : RETAIL OUTLET
IVAN J SAUL	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
	RESTAURANT OR CAFETERIA : RETAIL OUTLET
	SERVICE STATION : SERVICE STATION - AUTOMOTIVE
	VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
	VACANT LAND - COMMERCIAL : VACANT LAND
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
	OFFICE BUILDING - ONE STORY : OFFICE BUILDING
	VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
	VACANT LAND - COMMERCIAL : VACANT LAND
	VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING

	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	VACANT RESIDENTIAL : VACANT LAND
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
GUSTAVO MIRANDA	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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FANNY CARMONA	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM NICHOLAS PAUL GLADIEUX	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM MELISSA ALABRE	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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KATRINA D CHINNI	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM ANGELOVA FAMILY INTERVIOVS TR	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	VACANT RESIDENTIAL : VACANT LAND
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GRETTEL CASTILLO	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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DIEGO E VILLEGAS JR	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
GIANNI PEROCARPI TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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ARNOLDO LORENZO	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM CRISTINA L CRUZ	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM HERNANDEZ AND CALVO FAMILY	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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JESUS MOISES GONZALEZ GONZALEZ	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
DEBRA H GWYNN TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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NICHOLAS C GONZALEZ	RESIDENTIAL - SINGLE FAMILY : 1 UNIT

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REM NOAH BENJAMIN YURUBI	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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DEBORAH MOLCHANOFF SUTTON TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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JOANNE M SHOPAY	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM BRENDA K KOON	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REVOCABLE LIVING TRUST	RESIDENTIAL - SINGLE FAMILY : 1 UNIT

	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
JOINT REVOCABLE TRUST	RESIDENTIAL - SINGLE FAMILY : 1 UNIT

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REM OUSLEY FAMILY TRUST	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM PINNKY G GALLION	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
ORLANDO ROBERTO LOPEZ	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM ELIZABETH COUTO REV TR	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
EILEEN LAMPERT TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
HORTENSIA F TOLMOS TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT

	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
	MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
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REM EDWARD GOODING III	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM THE ARLETTE CITRARO LIV TR	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM JACQUELINE MARIE BIVER	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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KRISTEN BRESKE TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
BENJAMIN ROBERT DAVIS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT

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TONY NGUYEN	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM ALEAH MORNINGSTAR NANIA	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM JOHN COLEMAN	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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PETER H. HERNANDEZ	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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CAMILLE LEE	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM CATHERINE PIRES FERNANDES	RESIDENTIAL - SINGLE FAMILY : 1 UNIT

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MICHAEL GREGORY ROY TENN	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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TERESITA TIMIRAOS LASTRA TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM MELISSA VEGA	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM SHANEA BRADLEY	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
REM NAHSHON MCKOY	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
MARIA M ROBERTS TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM VICENTE MATIAS TORRES	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM RAPHAEL BECARI	RESIDENTIAL - SINGLE FAMILY : 1 UNIT

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MERCEDES ROMO	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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	STORE : RETAIL OUTLET
	WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
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REM ROBERT P RAMIREZ JR	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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SONIA DE LA OSA	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM MONICA PARDO	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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SAMIYA TAJULULLAH	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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MAXIMILIANO VALDES TORRES	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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JAMES WILLIAMS LIVING TRUST	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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JESSICA DIANE BRYANT	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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JENNA ALEXA BEATO	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM MONICA BUENO	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM GENESIS MARIE LLAPUR	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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MARY ANN TICO CAYOBIT	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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CRISTINA ARABATZIS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
CLAUDIA NEGRIN	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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REM EARL EUSTACE GABBTRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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ADIS ORTA TRS	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
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BERNARDO SOARES SILVA	RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
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NATASHA R FREEMAN	RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
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MEI FEN DONG TRS	RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
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REM BRANDON K ANDERSON	RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL

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ZAIRA VICIOSO TRS	RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
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ERIKA E DA COSTA TRS	RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
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ANGELA CADAVID	RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
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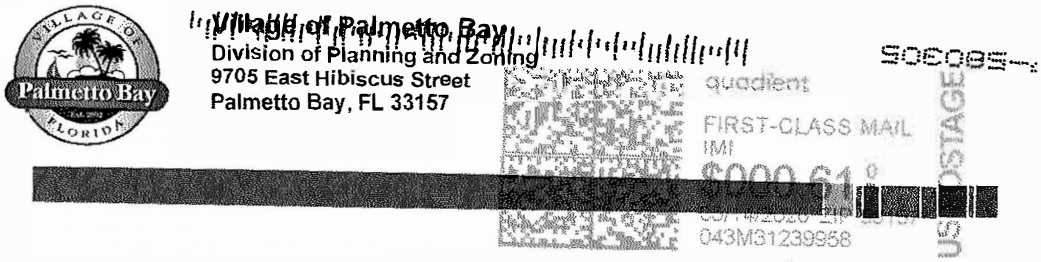
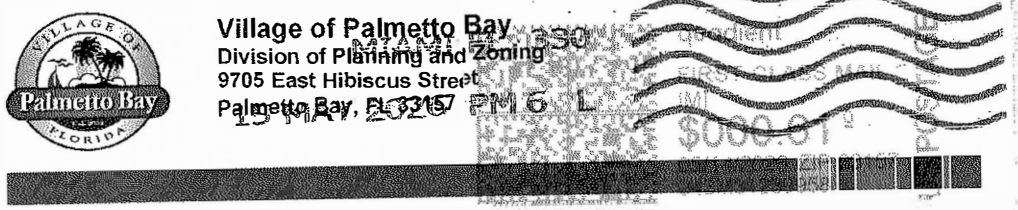


NICHOLAS KERESTEGIAN
17505 SW 90 AVE
PALMETTO BAY 33157

NIXIE 321 NFE 1 26I0005/17/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
INT BC: 33157560605 *0506-04120-15-42

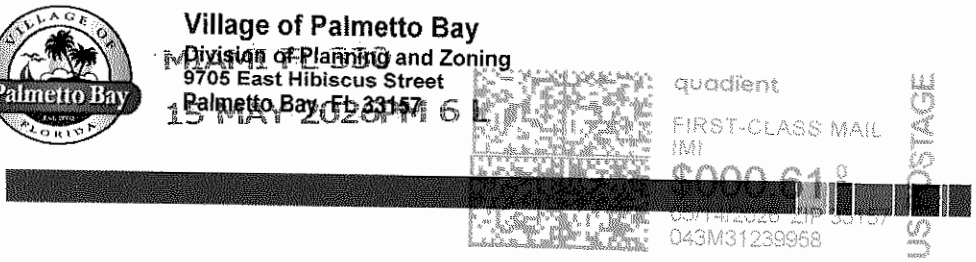


JINGYIN YUE
9104 SW 159 TER UNIT C
PALMETTO BAY 33157

NIXIE 321 NEE 1 26I0205/17/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
INT BC: 33157560605 *2606-01468-15-36
57-19490

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

MIAMI FL 330
15 MAY 2026PM 6 L



LAURA PEREZ MOREJON
9453 SW 174 ST 9453
PALMETTO BAY 33157

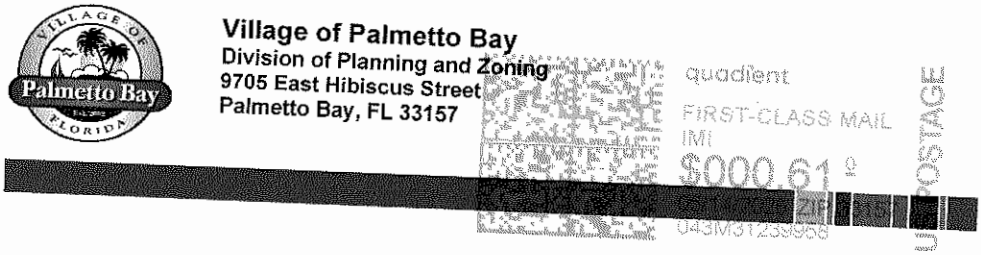
321 NEE 1 8241020505/17/26
FORWARD TIME EXP RTN TO SEND
PEREZ DMD LAURA
16468 SW 52ND AVE
MIAMI FL 33156-5626

INT

RETURN TO SENDER

57-56453

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157



VILLAGE OF PALMETTO BAY
9705 E HIBISCUS ST
PALMETTO BAY 33157-5606

MIAMI FL 330
15 MAY 2026PM 6L

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

15 MAY 2026PM 6 L

quadient
FIRST-CLASS MAIL
IMI
$000.61
043M31239958

VILLAGE OF PALMETTO BAY
9705 E HIBISCUS ST
VILLAGE OF PALMETTO BAY 33157-5606

57-560605

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

15 MAY 2026 PM 6 L

quadient
FIRST-CLASS MAIL
IMI
$000.61
043M31239958

VILLAGE OF PALMETTO BAY
9705 E HIBISCUS ST
PALMETTO BAY 33157-5606

57-560605

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

15 MAY 2026 PM 6 L

MIAMI FL 330

quadient

043M31239958

VILLAGE OF PALMETTO BAY
9705 E HIBISCUS ST
PALMETTO BAY 33157-5606

57-560605

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

quadient
FIRST-CLASS MAIL
IMI
05/14/2026 ZIP 33157
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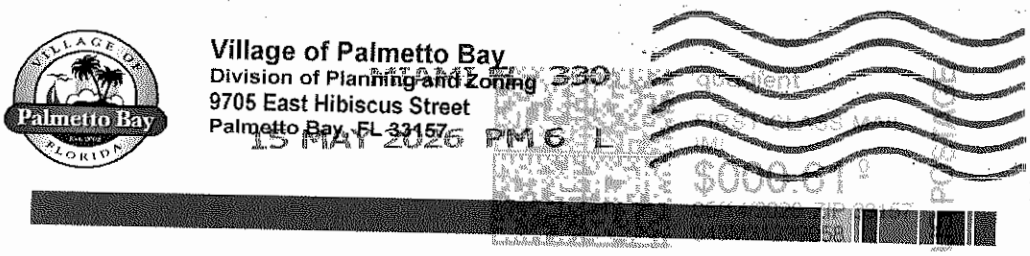
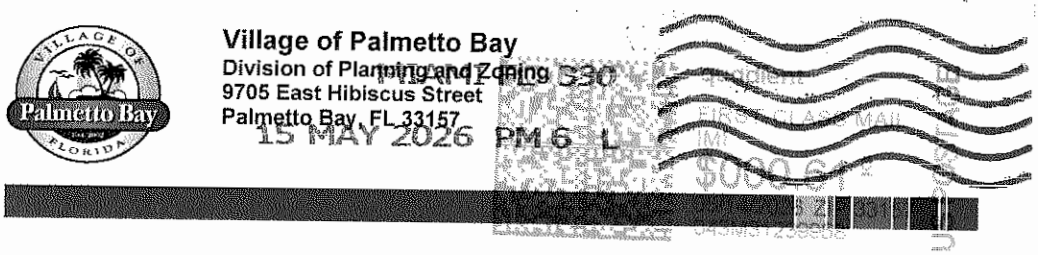
VILLAGE OF PALMETTO BAY
9705 HIBISCUS ST
PALMETTO BAY 33157

15 MAY 2026 PM 6 L
MIAMI FL 330



JINGYIN YUE
9104 SW 159 TER UNIT C
PALMETTO BAY 33157

NIXIE 321 NEE 1 26I0205/20/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
INT
BC: 33157560605 *2606-04664-15-37
57-19490



16795 S DIXIE HWY LLC
1751 GARRAUX RD NW
ATLANTA 33027

NIXIE 326 CE 1 7205/20/26
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33157560605 *2606-05452-15-37
IA

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

15 MAY 2026 PM 6 L

9100 PALMETTO BAY LLC
253 NE 2 ST
MIAMI 33132

NIXIE 326 FE 1 0005/22/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK BC: 33157560605 *2091-01297-22-43

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

15 MAY 2026 PM 6 L

WESTON HOUSE LLC
8777 COLLINS AVE #612
MIAMI 33154

NIXIE 326 FE 1 7205/21/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 33157560605 *2506-00778-15-38

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

MIAMI FL 330
15 MAY 2026 PM 1 5 L

quadient
FIRST-CLASS MAIL
IMI
$000.61°
043M31239968

US POSTAGE

HAWANDA P GILBERT
8962 SW 127 TERR
MIAMI 33176-5156

NIXIE 326 CE 1 7205/23/26
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
NSN
BC: 33157560605 *2506-09907-15-34

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

MIAMI FL 330
15 MAY 2026 PM 2 1 L

quadient
FIRST-CLASS MAIL
IMI
$000.61°
043M31239968

US POSTAGE

JOHN A RUSS
9719 SO DIXIE HWY
MIAMI 33156-2834

NIXIE 326 CE 1 7205/23/26
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
IA
BC: 33157560605 *2106-02931-15-39

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

quadient
FIRST-CLASS MAIL
IMI
$000.61
05/14/2026 ZIP 33157
043M31239568

MASSON LIANG
9021 SW 178 TER
PALMETTO BAY 33157

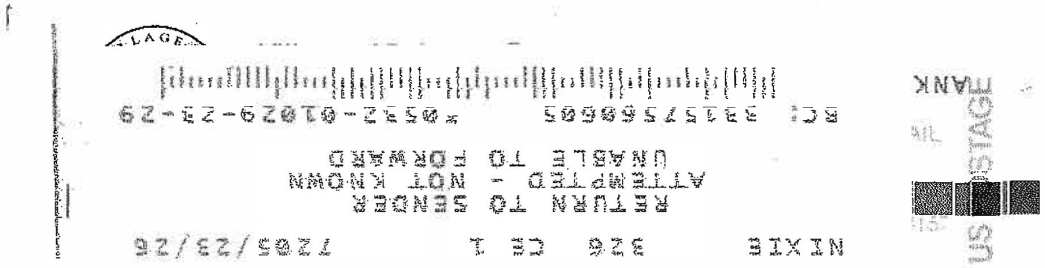
NIXIE 326 EE 1 7205/23/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
ANK
BC: 33157560605 *0506-05088-15-42

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

MIAMI FL 330
05/14/2026
PM 6 L
quadient
FIRST-CLASS MAIL
IMI
$000.61
05/14/2026 ZIP 33157
043M31239568

NAILAN RODRIGUEZ
8760 SW 175 ST
PALMETTO BAY 33157

NIXIE 326 EE 1 7205/23/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
ANK
BC: 33157560605 *2606-03672-15-37



ALAIN PIERRE BIZET
8821 SW 176 ST
MIAMI 33176

321 NSE 1 9251P005/17/26
NOTIFY SENDER OF NEW ADDRESS
BIZET ALAIN P
18812 SW 83RD AVE
PALMETTO BAY FL 33157-5866

INT BC: 33157368621 *2606-02463-25-37

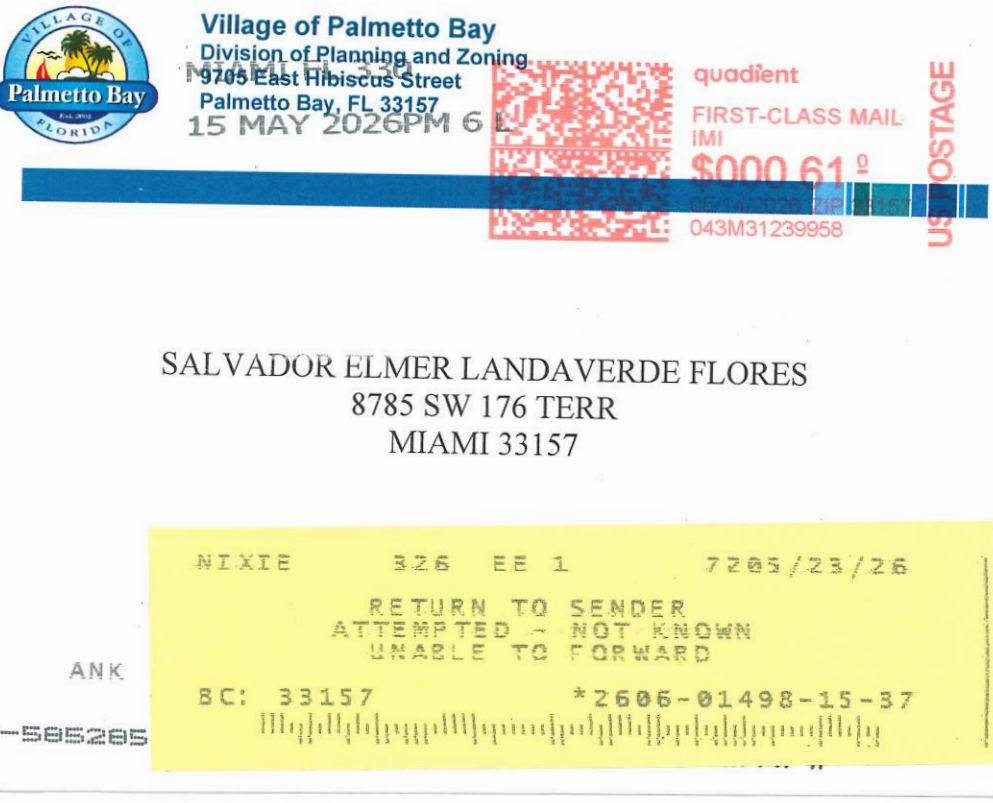
57-564721



CLEMENTE F VERA
7928 E DR # 117
NORTH BAY VILLAGE 33141

NIXIE 326 CE 1 7205/24/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33157560605 *2506-00251-15-38

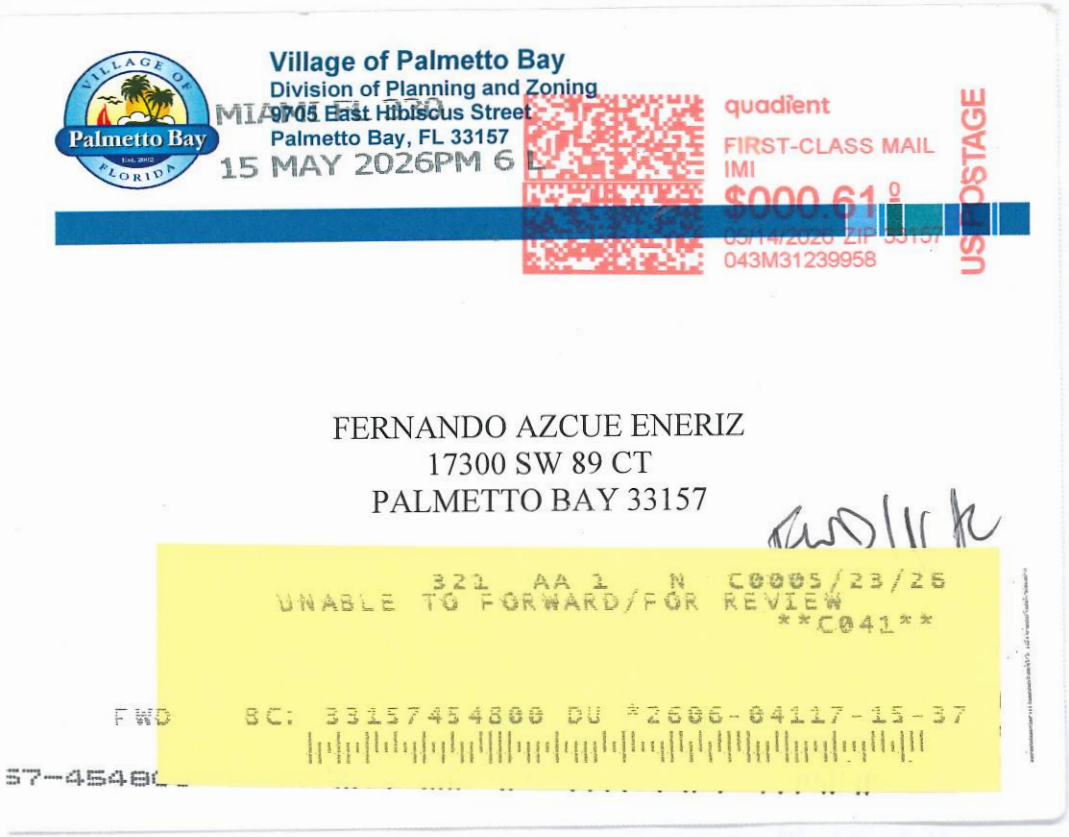
UNC
1-568142



SALVADOR ELMER LANDAVERDE FLORES
8785 SW 176 TERR
MIAMI 33157

NIXIE 326 EE 1 7205/23/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33157 *2606-01498-15-37

ANK
57-585265


Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157
15 MAY 2026PM 6 L
quadient
FIRST-CLASS MAIL
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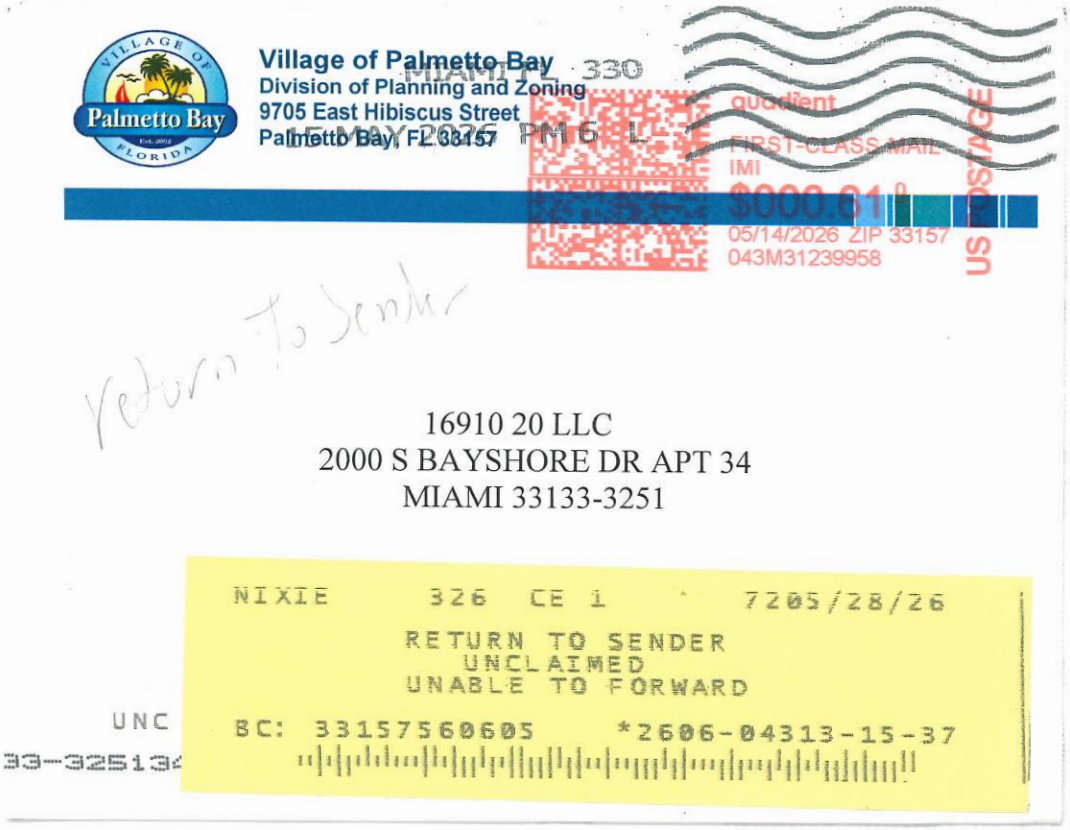
043M31239958
USPOSTAGE
FERNANDO AZCUE ENERIZ
17300 SW 89 CT
PALMETTO BAY 33157
321 AA 1 N C0005/23/26
UNABLE TO FORWARD/FOR REVIEW
C041
FWD BC: 33157454800 DU *2606-04117-15-37



Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

MIAMI FL 330
15 MAY 2026 PM 6 L

quadient
FIRST-CLASS MAIL
IMI
$000.01
05/14/2026 ZIP 33157
043M31239958

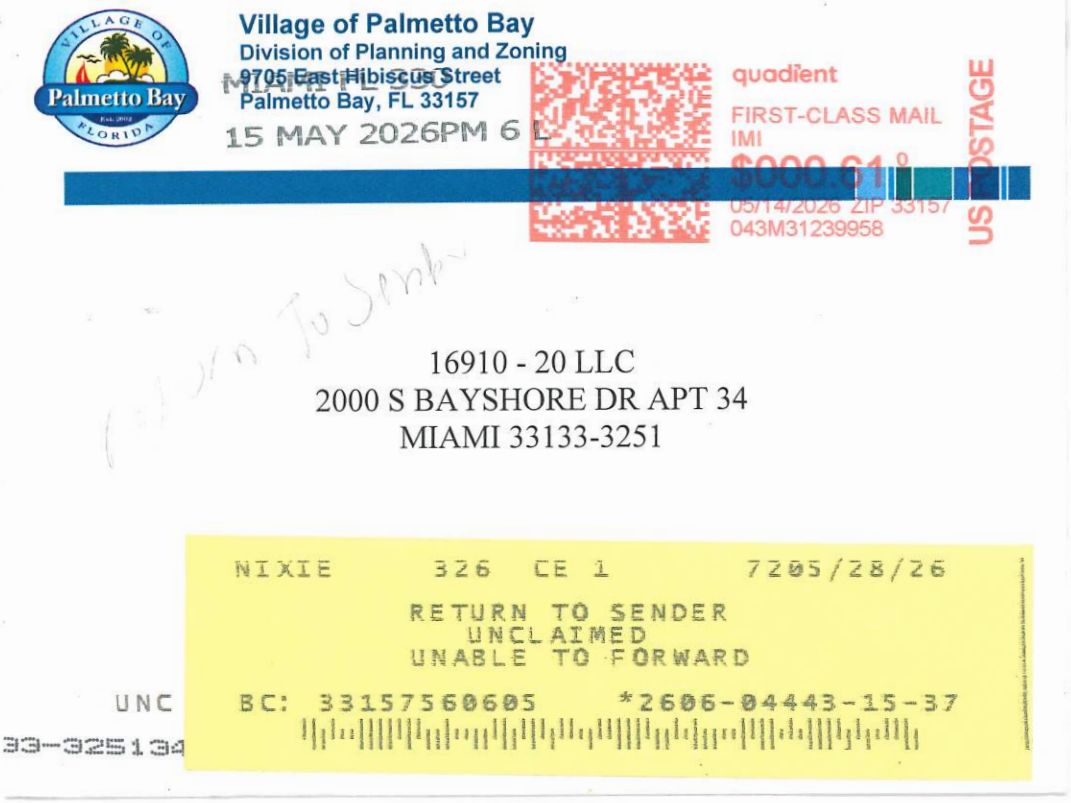
US POSTAGE

Return To Sender

16910 20 LLC
2000 S BAYSHORE DR APT 34
MIAMI 33133-3251

NIXIE 326 CE 1 7205/28/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33157560605 *2606-04313-15-37

UNC
30-025134



Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

MIAMI FL 330
15 MAY 2026PM 6 L

quadient
FIRST-CLASS MAIL
IMI
$000.01
05/14/2026 ZIP 33157
043M31239958

US POSTAGE

Return To Sender

16910 - 20 LLC
2000 S BAYSHORE DR APT 34
MIAMI 33133-3251

NIXIE 326 CE 1 7205/28/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33157560605 *2606-04443-15-37

UNC
30-025134

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

quadient
FIRST-CLASS MAIL
IMI
$000.61 0
043M31239958
US POSTAGE

QUNHUI SUN
14750 SW 123 CT
MIAMI 33186

NSN

NIXIE 326 DE 1 0005/28/26
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33157560605 *0506-04996-15-42

Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

quadient
FIRST-CLASS MAIL
IMI
$000.61 0
US POSTAGE

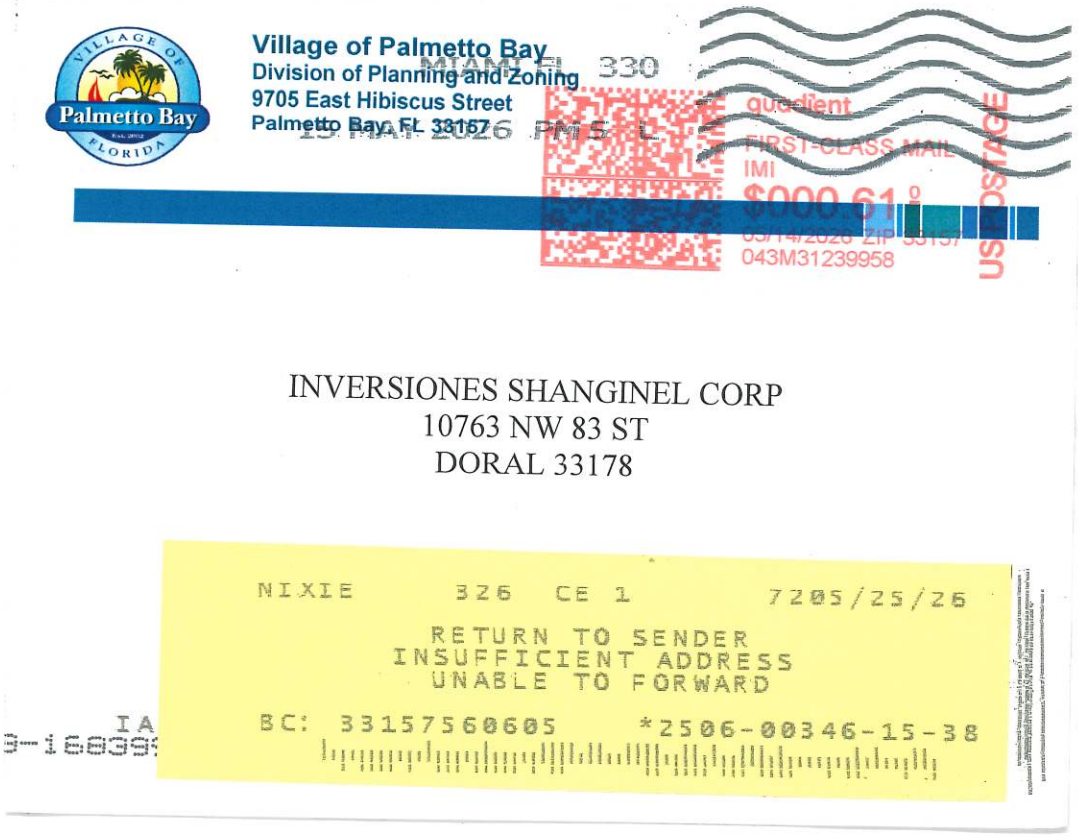
Return to Sender

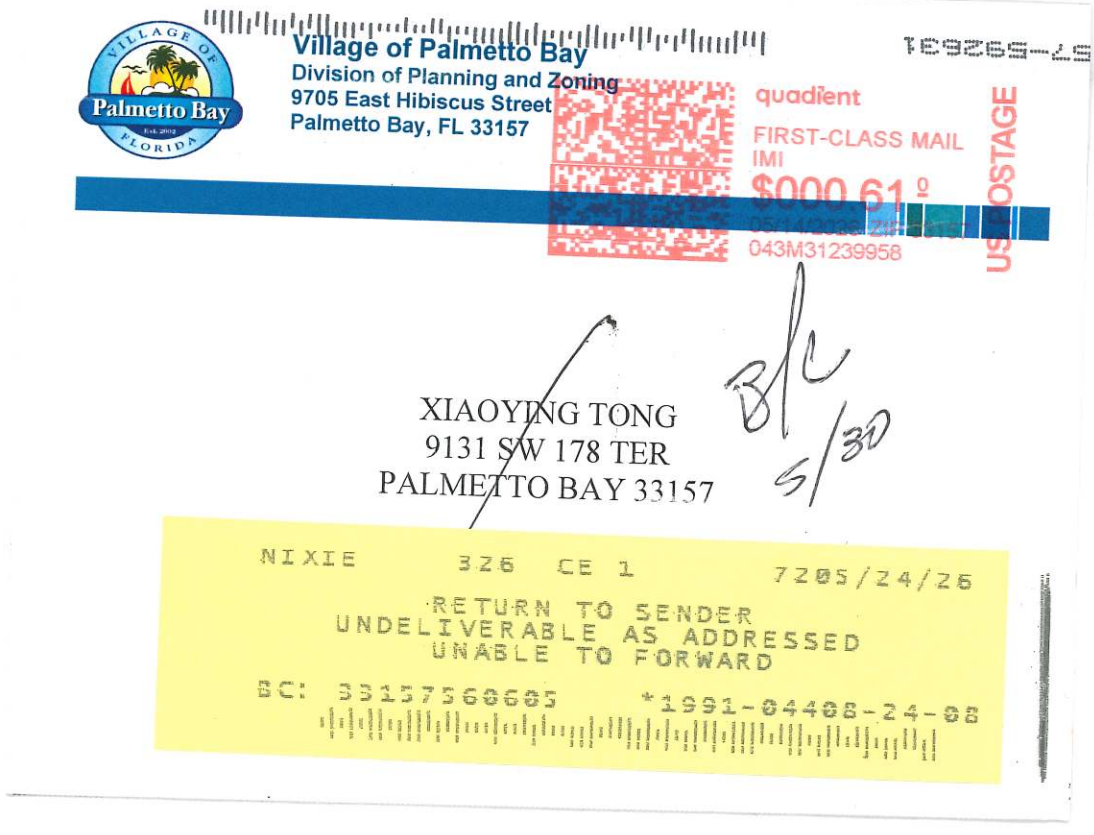
16910 20 LLC
2000 S BAYSHORE DR APT 34
MIAMI 33133-3251

UNC

NIXIE 326 DE 1 0005/28/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33157560605 *0506-04680-15-42


Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157
MIAMI FL 330
15 MAY 2026 PM 5 L
quadient
FIRST-CLASS MAIL
IMI
$000.61 0
043M31239958
US POSTAGE
INVERSIONES SHANGINEL CORP
10763 NW 83 ST
DORAL 33178
NIXIE 326 CE 1 7205/25/26
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33157560605 *2506-00346-15-38


Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157
quadient
FIRST-CLASS MAIL
IMI
$000.61 0
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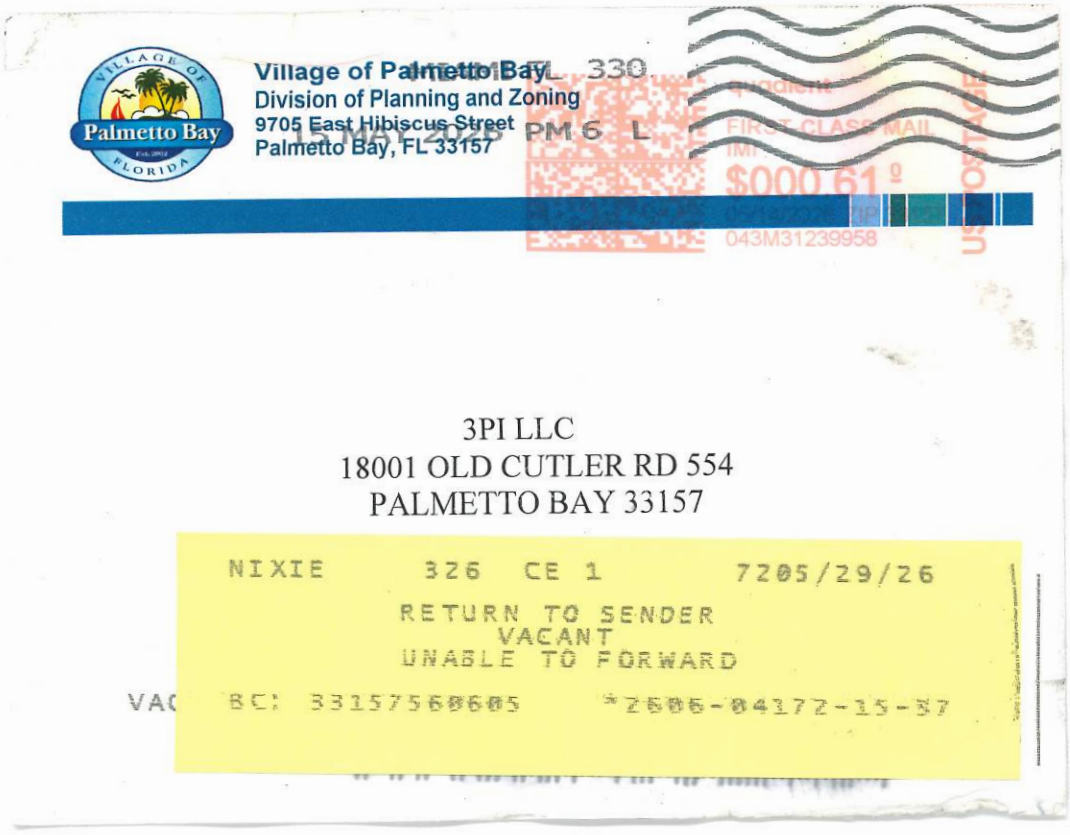
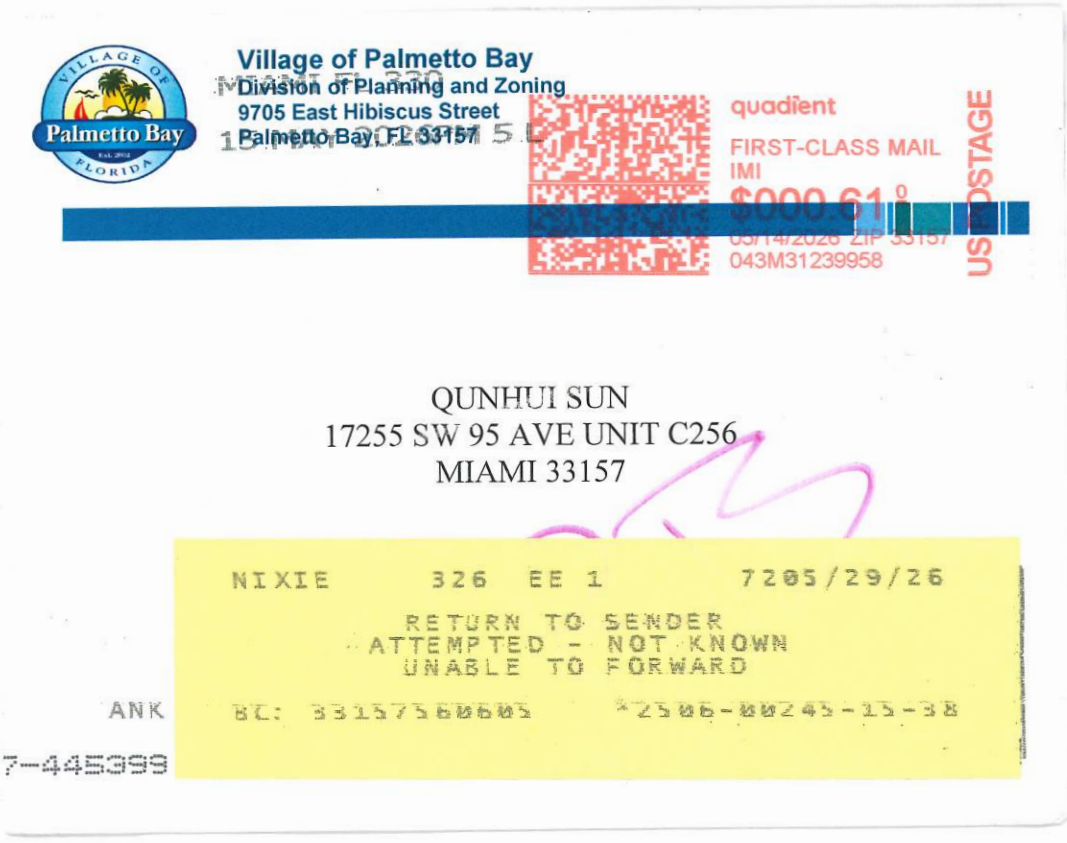
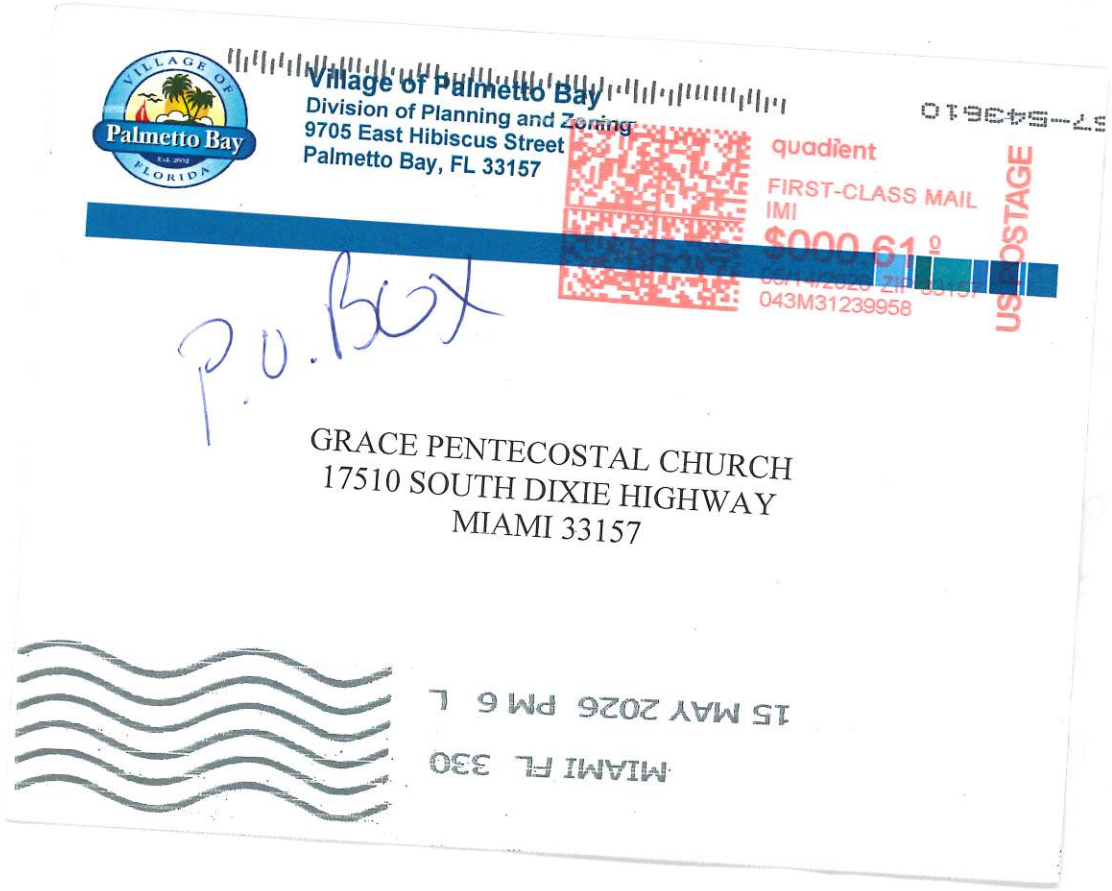
US POSTAGE
XIAOYING TONG
9131 SW 178 TER
PALMETTO BAY 33157
NIXIE 326 CE 1 7205/24/26
RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33157560605 *1991-04408-24-08


Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157
15 MAY 2026 PM 6 L
FIRST-CLASS MAIL
IMI
$000.61
043M31239958
USPOSTAGE
3PI LLC
18001 OLD CUTLER RD 554
PALMETTO BAY 33157
NIXIE 326 CE 1 7205/29/26
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33157560605 *2606-04172-15-37


Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157
quadient
FIRST-CLASS MAIL
IMI
$000.61
043M31239958
USPOSTAGE
QUNHUI SUN
17255 SW 95 AVE UNIT C256
MIAMI 33157
NIXIE 326 EE 1 7205/29/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33157560605 *2506-00245-15-38



Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

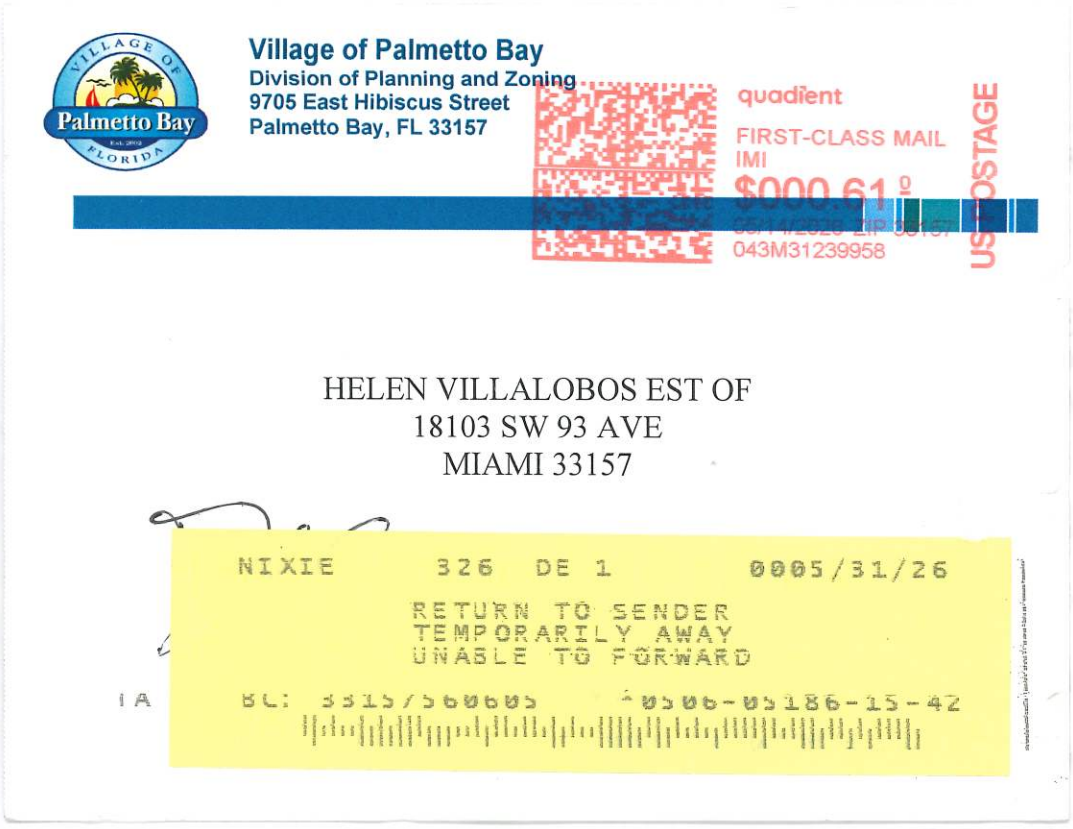
quadient
FIRST-CLASS MAIL
IMI
$000.61
043M31239958

US POSTAGE

P.O. Box

GRACE PENTECOSTAL CHURCH
17510 SOUTH DIXIE HIGHWAY
MIAMI 33157

MIAMI FL 330
15 MAY 2026 PM 6 L

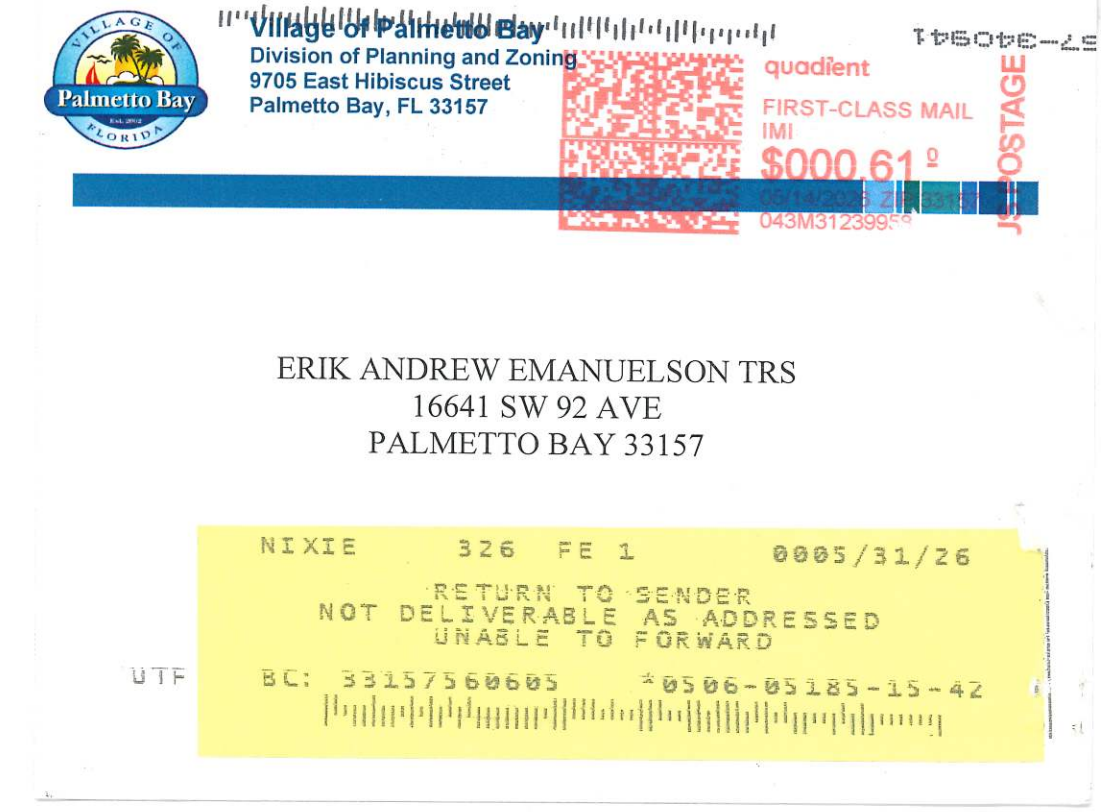


Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

quadient
FIRST-CLASS MAIL
IMI
$000.61 º
043M31239958
US POSTAGE

HELEN VILLALOBOS EST OF
18103 SW 93 AVE
MIAMI 33157

NIXIE 326 DE 1 0005/31/26
RETURN TO SENDER
TEMPORARILY AWAY
UNABLE TO FORWARD
IA BC: 33157560605 *0506-05186-15-42



Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

quadient
FIRST-CLASS MAIL
IMI
$000.61 º
043M3123995
US POSTAGE

ERIK ANDREW EMANUELSON TRS
16641 SW 92 AVE
PALMETTO BAY 33157

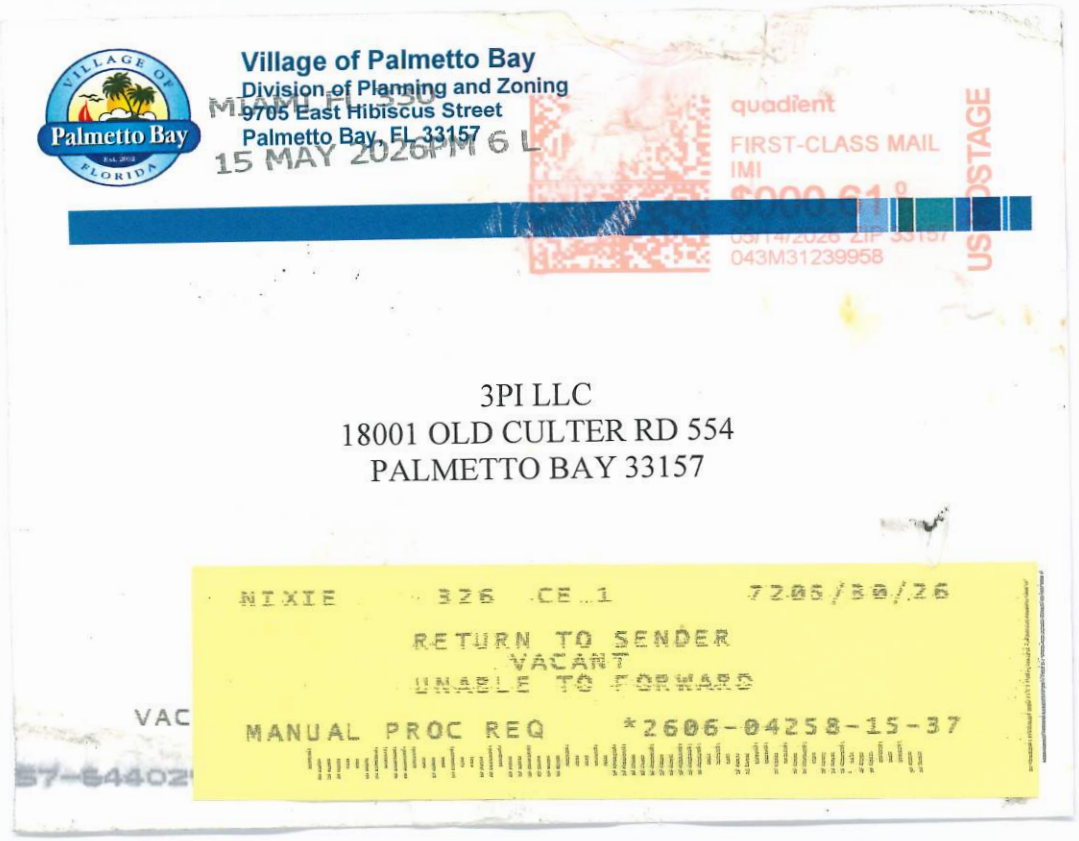
NIXIE 326 FE 1 0005/31/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
UTF BC: 33157560605 *0506-05185-15-42

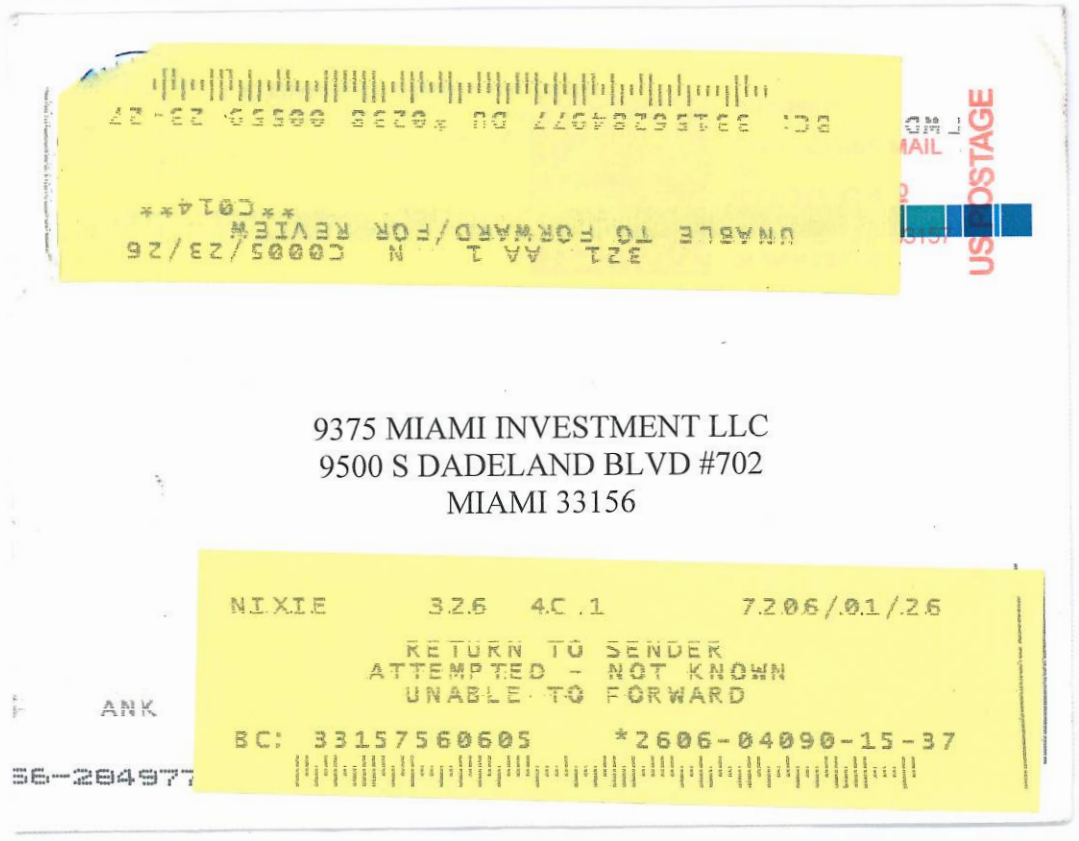
Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157

quadient
FIRST-CLASS MAIL
IMI
$000.61 0
043M31239958
US POSTAGE

DAVID SALGADO BERMEJO
17080 SW 92 CT
PALMETTO BAY 33157

NIXIE 326 DE 1 7206/01/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
FWD
BC: 33157560605 *0532-00295-01-02


Village of Palmetto Bay
Division of Planning and Zoning
9705 East Hibiscus Street
Palmetto Bay, FL 33157
MIAMI FL 330
15 MAY 2026PM 6 L
quadient
FIRST-CLASS MAIL
IMI
043M31239958
USPOSTAGE
3PI LLC
18001 OLD CULTER RD 554
PALMETTO BAY 33157
NIXIE 326 CE 1 7206/30/26
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
MANUAL PROC REQ *2606-04258-15-37


USPOSTAGE
9375 MIAMI INVESTMENT LLC
9500 S DADELAND BLVD #702
MIAMI 33156
NIXIE 326 4C 1 7206/01/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33157560605 *2606-04090-15-37

VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING

Monday, June 15th, 2026 at 7:00 p.m.

at Village Hall, 9705 East Hibiscus Street,

Council Chambers, Palmetto Bay, FL

Discussion and public input will be welcome concerning the following items that may be of interest to your immediate neighborhood.

LOCATION: 17391 SW 92 CT

PROPERTY FOLIO: 33-5033-000-0740

APPLICANT: FERNANDO H CHAMULA

ZONING APPLICATION: RZ-25-001

REQUEST: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM "AGRICULTURAL" (AG) TO "ESTATE MODIFIED SINGLE FAMILY DISTRICT" (EM) FOR THE PROPERTY LOCATED AT 17391 SW 92 COURT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE.

You may contact the Planning and Zoning Dept. at (305) 259-1243 to schedule an appointment to inspect all zoning documents. Please call the Village Clerk for ADA needs (or hearing impaired) no later than seven (7) days prior to the hearing. The application may change and be modified during the hearing process. Any meeting may be opened and continued, and additional legal notice would not be provided.

www.palmettobay-fl.gov


ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE
HELD AT
ADDRESS
VILLAGE OF PALMETTO BAY
17393
ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE
HELD AT
VILLAGE HALL
ADDRESS
9705 E HIBISCUS ST
PURPOSE OF HEARING:
DATE:
June 19, 2024
TIME:
7:00 P.M.
HEARING No:
PALMETTO BAY
FOR FURTHER DETAILS CALL:
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING


ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE
HELD AT
ADDRESS
VILLAGE HALL
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

ZONING HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT ADDRESS

9705 E HIBISCUS ST VILLAGE HALL

PURPOSE OF HEARING:

VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING
Monday, June 15th, 2026 at 7:00 p.m.
at Village Hall, 9705 East Hibiscus Street,
Council Chambers, Palmetto Bay, FL

(Disclosure and Quasi-Judicial Procedures will be explained at the beginning of the hearing. Applicant will be required to be sworn in and may be subject to cross-examination. Ex parte communications concerning the following items shall be disclosed as required by Village Code and Florida Statutes.)

LOCATION: 17391 SW 92 CT
PROPERTY FOLIO: 33-5033-000-0740
APPLICANT: FERNANDO H CHAMULA
ZONING APPLICATION: RZ-25-001

REQUEST: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE ZONING CODE RELATING TO THE OFFICIAL ZONING MAP; AMENDING SECTION 30-5, "ESTABLISHMENT OF DISTRICTS," TO CHANGE THE ZONING DESIGNATION FROM AGRICULTURE (AG) TO SINGLE FAMILY RESIDENTIAL (SFR) FOR THE PROPERTY LOCATED AT 17391 SW 92 COURT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE.

PALMETTO BAY
VILLAGE OF 2002 FLORIDA

FOR FURTHER DETAILS CALL:
305-259-1234

VILLAGE OF PALMETTO BAY
DEPARTMENT OF PLANNING AND ZONING

DATE: June 15, 2026
TIME: 7:00 P.M.
HEARING No: RZ-25-001

ZONING HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT

ADDRESS: VILLAGE HALL
9705 E HIBISCUS ST

PURPOSE OF HEARING:

VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING
Monday, June 15th, 2026 at 7:00 p.m.
at Village Hall, 9705 East Hibiscus Street,
Council Chambers, Palmetto Bay, FL
Discussion and public input on the following items that may be of interest to your area/neighborhood:

LOCATION: 17391 SW 92 CT

PROPERTY FOLIO: 33-5033-000-0740

APPLICANT: FERNANDO H CHAMULA

ZONING APPLICATION: RZ-25-001

REQUEST: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING OF ZONING; AMENDING THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM "AGRICULTURAL" (AG) TO "ESTATE MODIFIED SINGLE FAMILY DISTRICT" (EMI), FOR THE PROPERTY LOCATED AT 17391 SW 92 COURT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE.

VILLAGE OF PALMETTO BAY
EST. 2002
FLORIDA

DATE: June 15, 2026

TIME: 7:00 P.M.

HEARING No: RZ-25-001

FOR FURTHER DETAILS CALL:
305-259-1234

VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

Department of Regulatory and Economic Resources
Code Coordination & Pubic Hearings
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6759

miamidade.gov

October 16, 2025

Javier Gonzalez, Planning & Zoning Director
Village of Palmetto Bay, Planning and Zoning Division
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Re: Municipal Site Plan Review #MZ2025000043-2nd Review
Fernando H Chamula
17391 SW 92nd Court
Village of Palmetto Bay process number RZ-25-001
Proposes to divide parcel into 3 lots. DBC to EM 3-6 to develop the parcels.

Folio no. 33-5033-000-0740

Dear Mr. Gonzalez:

The Department of Regulatory and Economic Resources–Code Coordination and Public Hearings Section (CCPH) has reviewed the above referenced Municipal Site Plan Review for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this site plan review is approved pursuant to Section 24-43.1 the Code.

Potable Water Supply and Wastewater Disposal
Pursuant to the Code and based on the requested district boundary change, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain a sanitary sewer extension permit prior to RER approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval to allow an alternative means of domestic wastewater disposal.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or

certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, RER-Environmental Plan Review, review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests to rezone the property from Agriculture to EM 3-6, could result in tree removal/relocation activity to trees. The specimen tree standards of section 24.49.2(II)(1) of the Code require the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees. **RER recommendation or approval of the rezoning shall not be interpreted as approval for the removal or relocation of any tree resources on site.**

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels

shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Stormwater Management
Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff.

Site grading and development plans shall comply with the requirements of all state and federal criteria and shall not cause flooding of adjacent properties.

The review of the above noted plans shall not constitute RER approval of the paving and drainage plans included in this application. Paving and drainage plans shall be reviewed and approved by the RER Environmental Plan Review office.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

Sincerely,

Christine Velazquez, Division Chief
Regulatory and Economic Resources

MIAMI-DADE COUNTY
miamidade.gov

Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

August 27, 2025

ananta.america@gmail.com

Milagros Flores
4810 NW 104 Ave
Doral Florida 33178

Re: Water and Sewer Availability for Project Fernando Chamula Palmetto Bay Project
LOA Number:2025 - 2770

To Whom It May Concern:

This letter is in response to your inquiry regarding water and/or sewer availability for the construction and connection of the following:

Property Information

Folio #	Subdivision	Lot	Block	Address
3350330000740	N/A - unplatted	N/A - unplatted	N/A - unplatted	17391 SW 92 CT - Palmetto Bay, FL 33157

Types of Units to be Constructed

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive

water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the developer's request, the Department will prepare an agreement for service, provided the Department is able to offer those services at the time of the developer's request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

Attached please find the Points of Connection (POC) Memo. If you need further assistance in this matter, please contacts us.

Very truly yours,

Maria Capote
Utilities Supervisor

MIAMI-DADE COUNTY
miamidade.gov

Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

POINT OF CONNECTION

PROJECT NAME:	**Fernando Chamula Palmetto Bay Project**		
LOA NUMBER:	2025 - 2770		
WATER GALLONS PER DAY:	0	SEWER GALLONS PER DAY	0
PROJECT LOCATION:	17391 SW 92 CT - Palmetto Bay, FL 33157		
PROJECT DESCRIPTION:	land is being proposed for re zoning from agricultural to residential. The city of Palmetto Bay has requested an LOA from Miami Dade Water & sewer		
EXISTING ZONING:	AG (Village of PALMETTO BAY) - Agricultural / Residential	ATLAS PAGE:	Q25 , T-R-S = 55-40-33

WATER:

NOTES : The applicant did not provide a tentative plat survey to show whether the property is proposed to be subdivided and whether there is proposed public right-of-way or ingress/egress access easements for this property.

- The Applicant/ Developer should expect to be required to dedicate public right-of-way (R/W) in S.W. 92 CT., S.W. 92 AVE., and S.W. 174 ST. to match the width of public R/W that already exists on those streets.

- Seeing that the existing character of the neighborhood is an established single-family residential neighborhood, it is expected that this property will not be re-zoned for HIGH-density development.

For the expected development of proposed single-family residences OR Low-to-medium density townhouses or apartments :

- Per M-D WASD records, this property has never been connected to the water system, therefore it will be a 1st-time connection.

Therefore, per M-D WASD Rules & Regulations :

CONNECT to the (12)-inch water main in S.W. 92 AVE. (# E-2284-1) at S.W. 173 ST. (near the N.E. corner of your property) and extend a (12)-in. w.m. (SECTION LINE requirements per M-D WASD Rules & Regs.) southerly in S.W. 92 AVE. to the S.E. corner of your property, and **INTERCONNECT** to the(6)-in. w.m. (# E-9377-1) at that location.

AND : The proposed project can **CONNECT** to the aforesaid proposed (12)-inch water main in S.W. 92 AVE. and/or any of the abutting (8)-inch water mains : S.W. 92 CT. (# E-11912-1) and/or S.W. 174 ST. (# E-9371-1).

AND : **OVERSIZING CREDIT** from (8)-inch to (12)-inch for +/- 178 FEET will apply for the proposed (12)-inch water main in S.W. 92 AVE.

Water Basin	No
Water Basin Name	N/A
Water Basin Rate	0.00

Additional Service Program-WATER	No
Number of Residences - WATER	

Water - Additional Services Program (ASP)			
No.	**Property Address**	**Property Folio**	**Service Size**

Oversizing Credit	No

Water – Oversizing Credit		
No.	**Pipe Size**	**Linear Foot**

SEWER:

NOTES : The applicant did not provide a project description for how this property is proposed to be developed.

- The applicant did not provide a tentative plat survey to show whether the property is proposed to be subdivided and whether there is proposed public right-of-way or ingress/egress access easements for this property.

- IMPORTANT ! : Therefore, it is uncertain at this time what the sewer requirements will be for the proposed development of this property.

IMPORTANT NOTES ! : 1.) There is NO gravity sewer main abutting this property in S.W. 92 CT. , S.W. 92 AVE. , nor S.W. 174 ST. PLEASE be aware/ advised that **D.E.R.M.** (of M-D County R.E.R./ Building Dept.) , **NOT M-D W.A.S.D.** , is the regulatory / enforcement agency / authority that DETERMINES IF YOU are allowed to use **SEPTIC TANK(S)** or whether you are required to connect to the sewer system (NOT M-D W.A.S.D.).

2.) **D.E.R.M.** (of M-D County R.E.R./ Building Dept.) determines "FEASIBLE" distance that a property is required to connect to the sewer system , **NOT M-D W.A.S.D.**

3.) IMPORTANT NOTE ! : Therefore, the APPLICANT/ DEVELOPER/ OWNER/ ARCHITECT/ PROJECT MANAGER/ ENGINEER should **PLEASE CONTACT D.E.R.M**. (of M-D County R.E.R./ Building Dept.) , **NOT M-D W.A.S.D.** , to confirm and verify that your (property/ project) will be allowed to utilize **SEPTIC TANKS** or if required to connect to the sewer system.

4.) The nearest point of connection to M-D WASD's sewer system is a gravity sewer main (manhole) in S.W. 93 AVE., south of S.W. 173 TER. , which has a depth of 5.17 FT. per sewer as-built record # ES-8342-1. There is a distance of +/- 550 FT. from this manhole to the S.W. corner of your property , the intersection of S.W. 92 CT./ S.W. 174 ST.

Per standard engineering design of an (8)-inch gravity sewer main with a 0.4 percent slope, IT APPEARS THAT THE GRAVITY SEWER MAIN (MANHOLE) in S.W. 93 AVE., south of S.W. 173 TER. is too shallow to extend and connect your property.

BUT, **D.E.R.M.** might require you to consult with and/or contract a professional civil engineer to prove this to them with an "official" document.

Therefore, this property appears and might require to be developed with **SEPTIC TANK(S)** for sanitary sewage disposal. AND, as stated above, **D.E.R.M.** (of M-D County R.E.R./ Building Dept.) , **NOT M-D W.A.S.D.** , is the regulatory / enforcement agency / authority that DETERMINES IF YOU are allowed to use **SEPTIC TANK(S)** or whether you are required to connect to the sewer system (**NOT M-D W.A.S.D.**).

Sewer Basin	No
Sewer Basin Name	N/A
Sewer Basin Rate	0.000.00

Additional Service Program-SEWER	No
Number of Residences - SEWER	

Sewer - Additional Services Program (ASP)			
No.	**Property Address**	**Property Folio**	**Service Size**

Gravity Sewer Oversizing Credit	No

Gravity Sewer – Oversizing Credit		
No.	Pipe Size	Linear Foot

Force Main Oversizing Credit	No

Force Main – Oversizing Credit		
No.	Pipe Size	Linear Foot

PUMP STATION:

AT this time and using basic engineering calculations, it APPEARS that this property cannot connect to the sewer system. BUT, IF it is later determined that this property/ project connects to the sewer system :

- VERY IMPORTANT NOTE TO ENGINEER/ APPLICANT/ DEVELOPER/ OWNER/ ARCHITECT/ ENGINEER/ PROJECT MANAGER ! : Please be aware/ advised that a required **ALLOCATION (RESERVATION)** of sewage flow to the receiving sanitary sewage pump station is **ISSUED by D.E.R.M.** (of M-D County R.E.R./ Building Dept.) , **NOT M-D W.A.S.D.** , typically as part of the building permitting process. Therefore : The current condition showing that this project would receive **ALLOCATION (RESERVATION)** is only valid as of the date of this P.S. review for this process.
AND, therefore : Executing/ recording an agreement with M-D WASD **DOES NOT GRANT YOU** the required ALLOCATION (RESERVATION). **ONLY D.E.R.M. issues the required ALLOCATION (RESERVATION).**

- Therefore, the ENGINEER / APPLICANT / DEVELOPER / OWNER / ARCHITECT / ENGINEER / PROJECT MANAGER should **PLEASE CONTACT D.E.R.M.** (of M-D County R.E.R./ Building Dept.) for further information about **ALLOCATION (RESERVATION)** and to **PLEASE VERIFY that this project complies with D.E.R.M.'s ALLOCATION (RESERVATION) requirements.**

New Pump Station	No
New generator, including building	No
Existing Pump Station improvement	No
Pump Station Number	30-0732
Proposed N.A.P.O.T. (hours)	5.25
Pump Station Status	OK: OK

PREPARED BY:
David Wayne
Printed Name of Reviewer

APPROVED BY:
Maria Capote
Printed Name of Supervisor

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

MDCPS Application Number:	**PT3325121600688**	Local Government (LG):	**Palmetto Bay**
Date Application Received:	**12/16/2025 4:48:49 PM**	LG Application Number:	**RZ-25-001**
Type of Application:	**Plats**	Sub Type:	**Redevelopment**
Applicant's Name:	**RZ-25-001**		
Address/Location:	**17391 SW 92 CT**		
Master Folio Number:	**3350330000740**		
Additional Folio Number(s):			
Name of Subdivision:		T-Plat number:	
PROPOSED # OF UNITS	**3**		
SINGLE-FAMILY DETACHED UNITS:	**3**		
SINGLE-FAMILY ATTACHED UNITS:	**0**		
MULTIFAMILY UNITS:	**0**		

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of **35.54%** included for charter and magnet schools (Schools of Choice).

M-DCPS has conducted a public school concurrency review for this application and has determined that it has **No Impact.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Department of Solid Waste Management
2525 NW 62nd Street
Miami, FL 33147
T 305-514-6609
www.miamidade.gov

08/22/2025

The Village of Palmetto Bay Zoning Department
9705 East Hibiscus Street
Palmetto Bay, FL 33157

Re: Request for LOS for Parcel Rezoning (Folio 30-5033-000-0740)

To Whom It May Concern:

In response to the email dated August 11, 2025, the Department of Solid Waste Management (DSWM) can provide you with the following information as it pertains to waste disposal concurrency:

The DSWM does not measure waste disposal capacity utilization on a case-by-case basis. Instead, the adequacy of County disposal capacity is evaluated system-wide, based on historical contracted and anticipated non-contracted waste flows. Accordingly, we are not able to make specific capacity commitments to facilities, developments, or areas.

Enclosed, please find the DSWM's FY 2024-25 concurrency determination, issued on September 20, 2024, which is filed with the Regulatory and Economic Resources Department on an annual basis. The determination shows sufficient system-wide waste disposal capacity to meet the County's adopted 5-year level-of-service standard.

Should you require additional information, please do not hesitate to contact Stacey McDuffie-Brewster, Division Chief, Business Development and Contract Management, at 305-514-6040.

Sincerely,

Achaya Kelapanda
Achaya Kelapanda
Deputy Director of Operations

Enclosure

Memorandum

Date: Sep 20, 2024

To: Jerry Bell, AICP
Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Aneisha Daniel, PhD
Director
Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management (DSWM) determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of eleven (11) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2035 or six (6) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2025), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

c: Bolanle Shorunke-Jean, Assistant Director, Financial Services
Olga Espinosa-Anderson, Deputy Director, Administration
Achaya Kelapanda, Deputy Director, Operations

Department of Solid Waste Management (DSWM)
Disposal Facility Available Capacity
From Fiscal Year 2024-25 Through Fiscal Year 2034-35

		RESOURCES RECOVERY ASHFILL (2)			SOUTH DADE LANDFILL (3)			NORTH DADE LANDFILL (4)			WMI (5) & WC (6)			TOTAL	TOTAL
FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED (1)	Beginning Capacity (6)	Landfilled	Ending Capacity	Beginning Capacity (6)	Landfilled	Ending Capacity	Beginning Capacity (6)	Landfilled	Ending Capacity	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED	CONTRACT CAPACITY	UNUSED CAPACITY
OCT. 1, 2024 TO SEPT. 30, 2025	2,047,500	1,121,485	0	1,121,485	3,024,619	741,000	2,283,619	852,275	106,500	745,775	1,200,000	2,047,500	0	3,500,000	2,300,000
OCT. 1, 2025 TO SEPT. 30, 2026	2,088,500	1,121,485	0	1,121,485	2,283,619	741,000	1,542,619	745,775	106,500	639,275	1,241,000	2,088,500	0	3,500,000	2,259,000
OCT. 1, 2026 TO SEPT. 30, 2027	2,130,300	1,121,485	0	1,121,485	1,542,619	741,000	801,619	639,275	106,500	532,775	1,282,800	2,130,300	0	3,500,000	2,217,200
OCT. 1, 2027 TO SEPT. 30, 2028	2,172,900	1,121,485	0	1,121,485	801,619	741,000	60,619	532,775	106,500	426,275	1,325,400	2,172,900	0	3,500,000	2,174,600
OCT. 1, 2028 TO SEPT. 30, 2029	2,216,400	1,121,485	0	1,121,485	60,619	60,619	0	426,275	106,500	319,775	2,049,281	2,216,400	0	3,500,000	1,450,719
OCT. 1, 2029 TO SEPT. 30, 2030	2,260,700	1,121,485	0	1,121,485	0	0	0	319,775	106,500	213,275	2,154,200	2,260,700	0	3,500,000	1,345,800
OCT. 1, 2030 TO SEPT. 30, 2031	2,305,900	1,121,485	0	1,121,485	0	0	0	213,275	106,500	106,775	2,199,400	2,305,900	0	3,500,000	1,300,600
OCT. 1, 2031 TO SEPT. 30, 2032	2,352,000	1,121,485	0	1,121,485	0	0	0	106,775	106,500	275	2,245,500	2,352,000	0	3,500,000	1,254,500
OCT. 1, 2032 TO SEPT. 30, 2033	2,399,000	1,121,485	0	1,121,485	0	0	0	275	275	0	2,398,725	2,399,000	0	3,500,000	1,101,275
OCT. 1, 2033 TO SEPT. 30, 2034	2,447,000	1,121,485	0	1,121,485	0	0	0	0	0	0	2,447,000	2,447,000	0	3,500,000	1,053,000
OCT. 1, 2034 TO SEPT. 30, 2035	2,495,900	1,121,485	0	1,121,485	0	0	0	0	0	0	2,495,900	2,495,900	0	3,500,000	1,004,100
REMAINING YEARS				11			4			8		11			

ANNUAL DISPOSAL - DSWM LANDFILLS (in tons)

RESOURCES RECOVERY ASHFILL	0
SOUTH DADE LANDFILL	741,000
NORTH DADE LANDFILL	106,500
TOTAL TO BE LANDFILLED	847,500

(1) Net Tons Disposed (Budget Division Base Budget for FY2024-25 with an annual 2% growth rate).

(2) Ashfill capacity is for Cell 20. When Cells 20 is depleted, Resources Recovery Plant Ash will go to WMI; RRF is inoperable due to fire February 12, 2023.

(3) South Dade includes Cells 4 and 5. When South Dade Landfill capacity is depleted, trash goes to WMI & WC.

(4) North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.

(5) Maximum Contractual Tonnage per year for WMI is 2.7 million tons, 700K tons Medley Landfill and 2 million to Okeechobee County Landfill (Based on Third Amended and Restated Non-Exclusive Agreement). The term of the agreement is through September 30, 2035, plus two 10-year options-to-renew.

(6) Maximum contractual tonnage to Waste Connections (WC) is 800,000. The current contract capacity is 500,000 tons and a letter agreement for an additional 300,000 tons. Capacity is available at the JED Landfill in St. Cloud, FL and the Heart of FL, Landfill in Lake Panasoffkee, FL. The initial term of the WC contract ends October 1, 2025 and the contract contains two additional 5-year renewal terms.

(7) All beginning capacity figures are derived from the capacity of Miami-Dade County Landfills (Landfill Capacity Report) with actual tons for July 2024 through August 2024, and projected tons for September 2024.

VILLAGE OF PALMETTO BAY
DEVELOPMENT REVIEW COMMENTS

Discipline:	Traffic Engineering
Reviewed by:	Salman Rathore, PE
Review Date:	**March 14th, 2026**
Phone:	(404) 542-4948
Fax:	(954) 921-8807
Application:	Site Development Plan
Project Name:	**17391 SW 92nd Ct Trip Generation Statement (2nd Review)**
CGA Project Number:	**24-8043 / 209660**

Comments based on the review of response to comments and revised Trip Generation Statement submitted by Speath Engineering dated March 10th, 2026.

_____ No comments
__X__ Comments as follows or attached

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1. **Existing vs. Proposed Development** – What is the existing development size? It is not clearly mentioned in the report.
   Speath Engineering (Response March 10th, 2026) – Please see the introduction section where the existing development size has been clarified. Currently existing on the subject property is 2 single-family homes with a total lot area of 83,200 SQ FT. According to Miami Dade County property appraiser, the size of the two existing residences is 1,079 SQ FT and 1,748 SQ FT.
   CGA Comments (March 14th, 2026) – Satisfied.

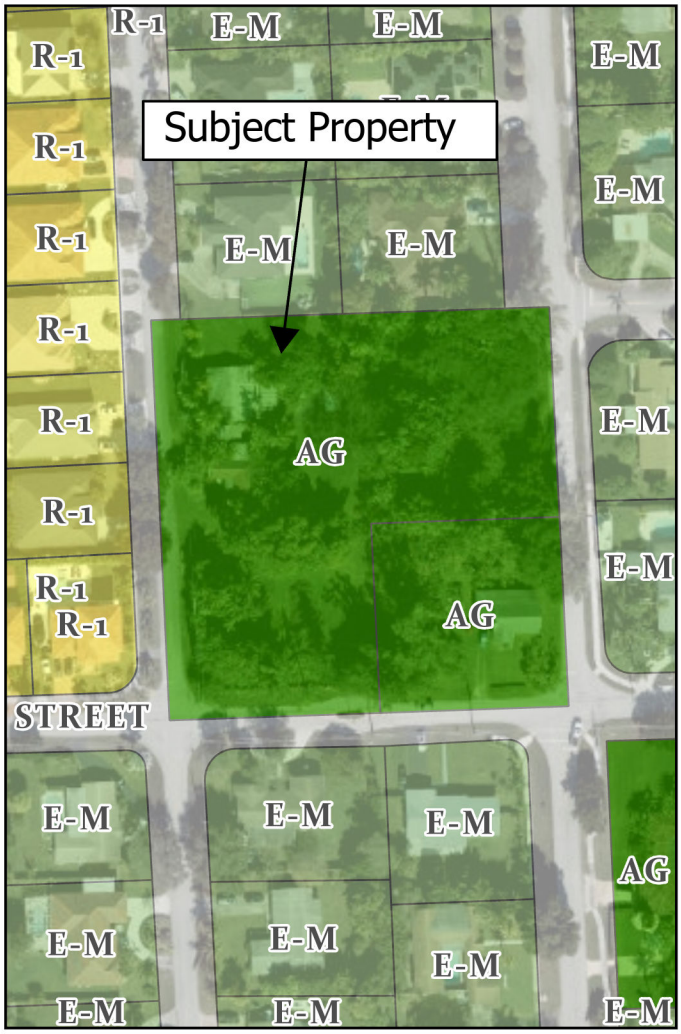
2. **Trip Generation –** Use ITE equations to calculate peak hour trips for existing and proposed developments as R-square is more than 0.75.
   Speath Engineering (Response March 10th, 2026) – Per discussion on 03/10/20206, Please see Table 1 where the trip rates have been updated to the equation associated to the R-square value as LUC 210 provides an R-square value of 0.94, 0.89, and 0.90 for the weekday, AM, and PM peak hour factors. This equation has been reflected in Table 1 and updated Trip Generation values in table 2A and 2B for the existing and proposed development reflect the R-square equation.
   CGA Comments (March 14th, 2026) – Satisfied.

Date: March 14th, 2026

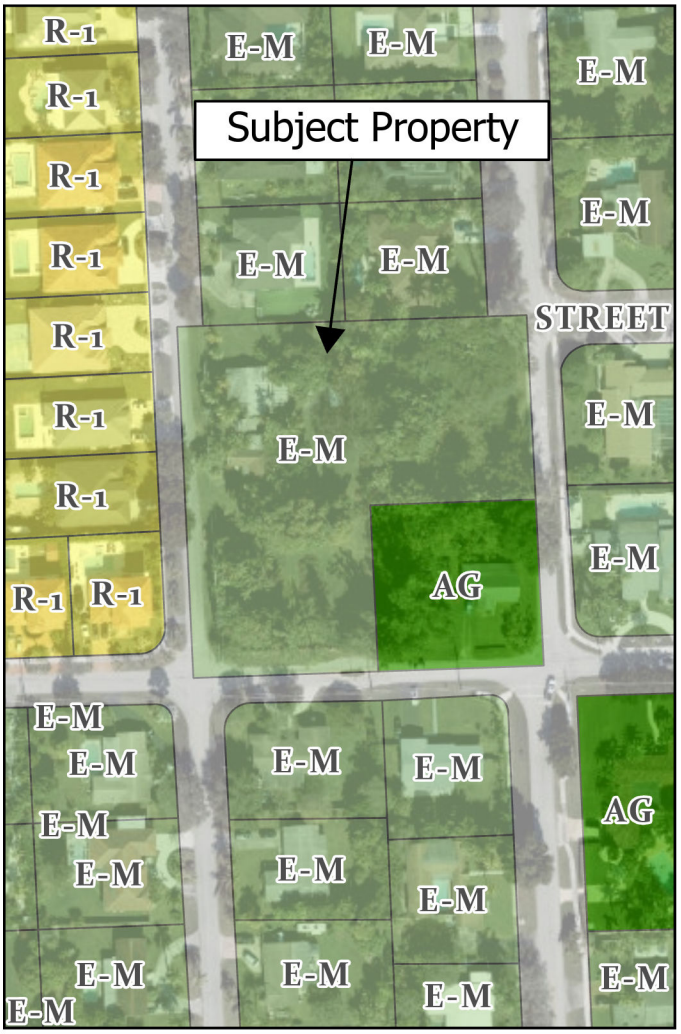
Salman Rathore, PE
Project Manager, Transportation & Mobility Department
Calvin Giordano & Associates

Chamula RZ-25-001

Map by: Edgar Medero, Principal Planner



Current Zoning



Proposed Rezoning

State of Florida, Microsoft, Vantor

Zoning

- AG: Agricultural Zoning District
- E-M: Estate Modified Single Family District
- R-1: Single Family Residential Zoning District
- Street

0 45 90 180 270 Feet

N

AGENDA ITEM NO. 6.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: June 15, 2026

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Ordinance

AGENDA SECTION: **ORDINANCES FOR FIRST READING AND PUBLIC HEARING**

SUBJECT:

Applicant: Village of Palmetto Bay
Location: Village-wide
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING SECTION 30-30.2 OF THE VILLAGE LAND DEVELOPMENT CODE ENTITLED "GENERAL APPLICATION REQUIREMENTS," SUBSECTION (D)(4), TO UPDATE SURVEY STANDARDS FOR MINOR RESIDENTIAL BUILDING PERMITS; PROVIDING FOR AN ADMINISTRATIVE EXCEPTION TO THE SURVEY AGE LIMIT FOR MINOR WORK SUBJECT TO A NOTARIZED AFFIDAVIT OF NO CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

SUGGESTED ACTION:

ATTACHMENTS:

LDC_Text_Amendment - Survey Standards For Minor Residential Permits Ordinance.docx
LDC Text Amendment - Survey Standards For Minor Residential Permits Staff Report.docx
Attachment A - Public Notice.pdf

ORDINANCE 2026 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING SECTION 30-30.2 OF THE VILLAGE LAND DEVELOPMENT CODE ENTITLED "GENERAL APPLICATION REQUIREMENTS," SUBSECTION (D)(4), TO UPDATE SURVEY STANDARDS FOR MINOR RESIDENTIAL BUILDING PERMITS; PROVIDING FOR THE ACCEPTANCE OF SURVEYS OLDER THAN THREE YEARS FOR MINOR WORK SUBJECT TO A NOTARIZED AFFIDAVIT OF NO CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)(This ordinance is being heard on First Reading)*

WHEREAS, the Village of Palmetto Bay (the "Village") seeks to streamline the administrative process for residents seeking building permits for minor residential improvements; and

WHEREAS, the Village Land Development Code currently requires surveys to be no more than three years old, even when accompanied by an affidavit of no change; and

WHEREAS, the Village desires to provide residents with relief from the cost of new surveys for minor residential projects, such as driveways, fences, and similar non-habitable accessory structures, where site conditions have remained unchanged and the project does not involve permanent foundations or utility extensions; and

WHEREAS, the Village Council has determined that the adoption of this ordinance is in the best interests of the health, safety, and welfare of the Village and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Amendment to Code. The Land Development Code of the Village of Palmetto Bay, Florida, is hereby amended to read as follows:

****

Chapter 30 – ZONING

ARTICLE II. VILLAGE OF PALMETTO BAY, FLORIDA LAND DEVELOPMENT CODE

DIVISION 30-30. – DEVELOPMENT APPROVAL PROCEDURES

Sec. 30-30.2. – General application requirements.

(d) *Building permit application(s) and all other development order application(s).* A development order application is an action pursuant to Chapter 30, taken after public hearing or an administrative development review as provided under this Division 30-30. All applications for development shall be filed with the appropriate department, and shall be reviewed by all the various departments needed as per the applicable regulating authority, including Miami-Dade County and village public works, building, parks, and all outside agencies, including but not limited to the Miami-Dade County School Board, Miami-Dade County Fire Department, PERA, or the South Florida Water Management District (SFWMD). The application shall be accompanied by a fee as is established from time to time by the village council. No application shall proceed to public hearing without final sign off by the above applicable agencies where appropriate. All applicable state, county, and village codes and ordinances shall be complied with at all times. Where a conflict exits in the applicable code(s), the more restrictive shall prevail.

(4) A survey that is no more than one year old, which accurately depicts site conditions, at a scale of not less than one inch equals 30 feet (1″ = 30′), certified by a state registered land surveyor. If a notarized affidavit of no change is provided, the survey may be older than one year, but no more than three years old. For minor

residential building permits, including but not limited to driveways, fences, and minor non-habitable accessory structures, a survey older than three years, but in no event older than fifteen (15) years, may be accepted at the discretion of the Planning and Zoning Director. This is provided the applicant submits a notarized affidavit certifying that no changes have occurred to the property. This exception shall not apply to swimming pools, habitable accessory structures, or any project requiring a new permanent foundation or utility extensions. The Director reserves the right to require a current certified survey if site inspections, aerial photographs, or available Village records indicate that site conditions have changed or that an existing survey no longer accurately reflects the current conditions of the property.

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Section 3. Severability. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Codification. This Ordinance shall be codified in the Village Land Development Code.

Section 6. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 15th day of June, 2026.

PASSED AND ADOPTED ON SECOND READING this 20th day of July, 2026.

Attest: _____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE SOLE USE AND BENEFIT OF THE VILLAGE:

_____
John J. Quick
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT

9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date:	June 15, 2026
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Land Development Code Text Amendment to Section 30-30.2(d)(4): Survey Standards for Minor Residential Building Permits.

REQUEST

The Village of Palmetto Bay is proposing a text amendment to Section 30-30.2(d)(4) of the Land Development Code (LDC) to update survey requirements for minor residential development. The intent of this amendment is to allow for the acceptance of surveys older than three years for minor residential building permits, provided they are accompanied by a notarized affidavit of no change. This amendment aims to reduce the financial and administrative hurdles for residents seeking to perform routine property improvements such as fences, driveways, and minor accessory structures. A copy of the public notice is included in Attachment A.

BACKGROUND

The current LDC enforces a strict three-year age limit on property surveys, even when a property owner can legally attest that no physical changes have occurred on the site. Under these regulations, a resident seeking a building permit for a simple driveway, backyard fence or a pre-fabricated shed is required to obtain a new professional survey if their existing one is older than three years, despite site conditions remaining identical to the original certified survey.

Staff recognizes that the current survey age limitation often imposes an unnecessary financial burden on residents seeking to perform routine property improvements. By granting the Planning and Zoning Director the administrative discretion to accept older surveys for minor projects, contingent upon a sworn affidavit of no change, the Village can effectively streamline the permitting process. This approach ensures the integrity of the building permit review while also protecting the quality of life and property values of Village residents.

ORDINANCE SUMMARY

This Ordinance amends Section 30-30.2(d)(4), General Application Requirements, of the Village Land Development Code to:

- Authorize the Planning and Zoning Director to accept surveys older than three years, but in no event older than fifteen (15) years, for specifically defined "minor residential building permits."
- Define eligible minor work to include fences, driveways, and similar non-habitable accessory structures (e.g., pre-fabricated sheds not exceeding 145 square feet).
- Explicitly exclude swimming pools, habitable accessory structures (ADUs), and any construction involving permanent foundations or utility extensions from the exception to maintain infrastructure and life-safety standards.

- Require the submission of a notarized affidavit from the applicant certifying that no physical changes have occurred to the property and that the survey accurately depicts current site conditions.
- Reserve the right for the Planning & Zoning Director to require a current certified survey if site inspections or available Village records (such as aerial photographs) indicate that site conditions have changed.

ANALYSIS

In evaluating this proposed text amendment, staff has considered the criteria outlined in Section 30-30.7(b) of the Village's Land Development Code:

1. **Whether the proposal is consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the village's concurrency management program.**

    - **Response:** The proposed amendment is consistent with the Comprehensive Plan as it promotes efficient governance, and reduces administrative and financial hurdles for residents while maintaining essential regulatory protections for the Village and its residents.

2. **Whether the proposal is in conformance with all applicable requirements of Chapter 30.**

    - **Response:** The proposal is in conformance with Chapter 30. It establishes an administrative exception for survey age limits, supported by a notarized affidavit of no change. By excluding habitable structures and those with permanent foundations, the Village ensures that high-impact development remains subject to the current survey requirements and setback verification.

3. **Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether the changes support or work against the proposed change in land use policy.**

    - **Response:** While land use patterns remain unchanged, the rising cost of professional surveying services has placed an increasing financial burden on residents seeking minor building permits. This amendment adjusts existing regulations to reflect a more reasonable balance between documentation requirements and the actual scale of residential improvements.

4. **Whether the proposal would result in any incompatible land uses.**

    - **Response:** The amendment modifies survey standards, not land use. It will not result in any incompatible land uses or adverse impacts on neighboring properties.

5. **Whether the proposal would result in demands on transportation systems or public facilities.**

    - **Response:** As a procedural update for minor residential improvements, this proposal does not increase density or intensity of use and has no impact on transportation systems.

6. **Whether the proposal would result in adverse impacts on the natural environment.**

    - **Response:** The amendment does not affect environmental protections. All projects must still comply with applicable requirements of the Land Development Code.

7. **Whether the proposal would adversely affect property values or the general welfare.**

    - **Response:** The proposal is anticipated to have a positive impact on the general welfare by making it more affordable for residents to secure building permits for property improvements, thereby encouraging code compliance and proper maintenance.

8. **Whether the proposal would result in an orderly and compatible land use pattern.**

    - **Response:** The amendment maintains an orderly pattern by ensuring that even older surveys must "accurately depict site conditions" before a building permit is issued, with a 15-year sunset clause to prevent the use of outdated data.

9. **Whether the proposal would be in conflict with the public interest.**

    - **Response:** The proposal is in the public interest as it provides a common-sense, cost-saving solution for homeowners without compromising the Village's oversight of permanent site alterations.

RECOMMENDATION

Staff recommends that the Mayor and Village Council approve the proposed ordinance.

ATTACHMENTS

Attachment A – Public Notice

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING
(immediately following the Local Planning Agency Meeting)

NOTICE IS HEREBY GIVEN that the Village will hold a *hybrid* Zoning Hearing on **MONDAY, JUNE 15, 2026, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The following Ordinance(s) on *Second Reading* are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Fernando H. Chamula
Location: 17391 SW 92 Court
Folio No.: 33-5033-000-0740
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM "AGRICULTURAL" (AG) TO "ESTATE MODIFIED SINGLE FAMILY DISTRICT" (EM) FOR THE PROPERTY LOCATED AT 17391 SW 92 COURT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE.

The following Ordinance(s) on *First Reading* are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Village of Palmetto Bay
Location: Village-wide
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING SECTION 30-30.2 OF THE VILLAGE LAND DEVELOPMENT CODE ENTITLED "GENERAL APPLICATION REQUIREMENTS," SUBSECTION (D)(4), TO UPDATE SURVEY STANDARDS FOR MINOR RESIDENTIAL BUILDING PERMITS; PROVIDING FOR AN ADMINISTRATIVE EXCEPTION TO THE SURVEY AGE LIMIT FOR MINOR WORK SUBJECT TO A NOTARIZED AFFIDAVIT OF NO CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the meeting physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at on www.palmettobay-fl.gov.

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: **Form Center • Public Comments Form**

Form submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the **e-comment feature** under the agenda tab of the Village website. The e-comment feature may be used from any device. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desktop, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a telephone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to participate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/rt/4560239998893543334

After registering, you will receive a confirmation email containing information about joining the online seminar.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov