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, MARCH 16, 2026 – 7:00 PM

(IMMEDIATELY FOLLOWING THE LOCAL PLANNING AGENCY MEETING)
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 (December 8, 2025)

4. MAJOR PROJECTS UPDATE

5. 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, 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)*

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” (AG) TO “SINGLE FAMILY RESIDENTIAL” (R-1) FOR THE PROPERTY LOCATED AT 8917 SW 158 STREET (FOLIO NO. 33-5028-000-0245), PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

6. RESOLUTIONS REQUIRING PUBLIC HEARING

A. **Applicant:** GEORGE CASALI
Location: 8917 SW 158 STREET
Folio: 33-5028-000-0245
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.3, R-1 ZONING DISTRICT; AUTHORIZING LOT WIDTH VARIANCE REQUEST AT 8917 SW 158 STREET (FOLIO NO. 33-5028-000-0245), TO PERMIT A LOT WIDTH OF 66 FEET WHERE 75 FEET IS REQUIRED FOR A PARCEL PROPOSED TO BE ZONED SINGLE FAMILY RESIDENTIAL (R-1); AND PROVIDING FOR AN EFFECTIVE DATE.

B. **Applicant:** RICHARD MIXSON REVOCABLE TRUST
Location: 15560 SW 67TH COURT
Folio: 33-5026-005-0060
Request: A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF

PALMETTO BAY, FLORIDA, VACATING A CERTAIN PUBLIC RIGHT-OF-WAY LOCATED AT 15560 SW 67TH COURT, FOLIO #33-5026-005-0060; PROVIDING THAT SAID RIGHT-OF-WAY SHALL REVERT TO THE ADJACENT PROPERTY OWNER, THE RICHARD MIXSON REVOCABLE TRUST; PROVIDING FOR AN EFFECTIVE DATE.

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:	March 16, 2026
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	**APPROVAL OF MINUTES**
SUBJECT:	Zoning Hearing (December 8, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
2025-12-08 Zoning-Minutes

MINUTES
ZONING HEARING
MONDAY, DECEMBER 8, 2025 – 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.

Mayor Karyn Cunningham called the meeting to order at approximately 7:00 p.m.

The following members of the Village Council were present during the roll call:
Mayor Karyn Cunningham
Vice Mayor Mark Merwitzer
Councilmember Patrick Fiore
Councilmember Steve Cody
Councilmember Marsha Matson *(participated remotely)*

The following Charter Officers were present during the roll call:
Village Manager Nick Marano
Village Attorney John Quick
Acting Village Clerk Melissa Dodge

Councilmember Patrick Fiore led the invocation, and the pledge of allegiance was led by Village Attorney John Quick.

Village Attorney John Quick provided an explanation regarding Councilmember Marsha Matson's participation remotely in the meeting and recommended that the Village consider creating a formal remote attendance policy for Council meetings. He also explained that a motion would be required to allow Councilmember Marsha Matson to attend and participate remotely as a full participant, and that a full quorum must be present in order for her remote participation to be permitted.

Vice Mayor Mark Merwitzer **motioned** to allow Councilmember Marsha Matson to participate remotely in the Zoning Hearing. Councilmember Patrick Fiore **second** the motion. **All voted in favor (5-0). The motion passed unanimously.**

Vice Mayor Merwitzer made a motion directing Village Attorney John Quick to return to the Council at the January meeting with a proposed remote attendance policy for Council's consideration. Councilmember Patrick Fiore seconded the motion. **All voted in favor (5-0). The motion passed unanimously.**

Village Attorney John Quick reported that the item will be brought forth by Resolution for

Council's consideration.

2. REQUESTS, PETITIONS, AND PUBLIC COMMENTS:

The following speaker spoke for a time allotment of three minutes:

- Vitality Falcovitch (9280 SW 167th Terrace) – announced that Council is doing a great job and wished everyone a great holiday season.

3. APPROVAL OF MINUTES

A. Local Planning Agency Meeting (October 20, 2025)

Councilmember Steve Cody **motioned** to approve the minutes. **Seconded** by Vice Mayor Mark Merwitzer. **All voted in favor (5-0). The motion passed unanimously.**

4. MAJOR PROJECTS UPDATE

Planning and Zoning Director, Javier Gonzalez illustrated a PowerPoint Presentation on the Major Projects Update dated December 2025. The presentation demonstrated upcoming applications, recent applications, administrative requests under review, approved projects pending building permit, projects under construction, and projects completed. He also reported that no zoning applications were scheduled for the month of January 2026.

Following the presentation, Director Gonzalez answered questions raised by the Council relating to the approved projects pending building permits.

Councilmember Patrick Fiore made a **motion** to move agenda item 6A out of order. Councilmember Steve Cody **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously.**

6. RESOLUTIONS REQUIRING PUBLIC HEARING

A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT A REAR PRINCIPAL SETBACK OF 12 FEET WHERE 25 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 7660 SW 170TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

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

Village Attorney John Quick provided an explanation on the quasi-judicial hearing procedural rules and Acting Village Clerk Melissa Dodge sworn in all the witnesses that wished to testify.

EX-PARTE COMMUNICATIONS:
There were no Council disclosures.

STAFF REPORT AND PRESENTATION:
Edgard Medero, Village Planner provided an explanation on the purpose of the variance and recommended approval.

PUBLIC COMMENTARY:
The following speakers spoke in favor of the Resolution: Manuel Torres (7660 SW 170th Street) and Ana Torres (7660 SW 170th Street).

SUMMARY OF COUNCIL DISCUSSION:
All the members of the Council spoke in favor of the Resolution.

ACTION TAKEN BY THE COUNCIL:
All voted in favor (5-0). The Resolution passed unanimously on a roll call vote as follows:

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

5. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVENUE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham)*

Item 5A was **moved** by Councilmember Steve Cody and **seconded** by Vice Mayor Mark Merwitzer.

PUBLIC COMMENTARY:
The following speaker spoke neutral of the Ordinance: Henry Clifford (8875 SW 153rd Street).

STAFF REPORT AND PRESENTATION:
None.

SUMMARY OF COUNCIL DISCUSSION:
All the members of the Council spoke in favor of the Ordinance.

ACTION TAKEN BY THE COUNCIL:
All voted in favor (5-0). The Resolution passed unanimously on a roll call vote as follows:

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

B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026 – 2029/2030 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

Item 5B was **moved** by Councilmember Steve Cody and **seconded** Councilmember Patrick Fiore.

PUBLIC COMMENTARY:
None.

STAFF REPORT AND PRESENTATION:
Planning and Zoning Director, Javier Gonzalez provided an explanation on the purpose of the CIE and recommended approval and answered questions raised by the Council.

SUMMARY OF COUNCIL DISCUSSION:
Village Manager Nick Marano answered questions raised by Council related to ARPA funding and long-term capital improvements.

ACTION TAKEN BY THE COUNCIL:
All voted in favor (5-0). The Resolution passed unanimously on a roll call vote as follows:

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

7. ADJOURNMENT: Councilmember Patrick Fiore **motioned** to adjourn the meeting. Councilmember Steve Cody **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously**.

The meeting was adjourned at 7:47 PM.

The meeting minutes were approved this 16th day of March, 2026.

Attest:

_____	_____
Mayor Karyn Cunningham	Village Clerk Missy Arocha

AGENDA ITEM NO. 5.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: March 16, 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, 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)*

SUGGESTED ACTION:

ATTACHMENTS:
LDC Text Amendment - Single Family Residential Driveway Regulations Staff Report.docx
Attachment A - Public Notice.pdf
LDC_Text_Amendment_-_Residential_Driveway_Regulations_Ordinance.docx

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:	March 16, 2026
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Land Development Code Text Amendment to Section 30-70.5(b)(2)b.: Single Family Detached Residential Driveway Regulations.

REQUEST

The Village of Palmetto Bay is proposing a text amendment to Section 30-70.5(b)(2)b. of the Land Development Code (LDC) to modernize residential driveway standards. The intent of this request is to allow secondary frontage driveways to align with the width of garage door openings and to clarify that aggregate driveway width limits apply independently to each street frontage. This amendment aims to resolve permitting conflicts and provide a more predictable regulatory framework for corner and through lots. A copy of the public notice is included in Attachment A.

BACKGROUND

The current LDC contains a fixed 12-foot width cap for driveway approaches located on secondary frontages. Administrative review has identified that this limitation often conflicts with existing residential designs, where standard garage openings typically exceed 12 feet. This creates a dimensional mismatch, necessitating maneuverability adjustments that can lead to the unintended degradation of adjacent grass swales.

Additionally, the amendment addresses the application of the 32-foot aggregate driveway width limit. By clarifying that this limit is applied independently to each street frontage, the code will more accurately reflect the functional needs of properties with multiple frontages. These changes are designed to maintain existing safety standards, including intersection setbacks and swale perviousness requirements.

ORDINANCE SUMMARY

This Ordinance amends Section 30-70.5(b)(2)b., Single Family Detached Residential, of the Village Land Development Code to:

- Formally establish that linear driveway width limits are applied independently to each street frontage for properties with multiple frontages.
- Authorize driveway widths on secondary frontages to match the garage door(s) width plus a maximum of two (2) feet on each side.
- Set a maximum cap of 24 feet for any single driveway approach on a secondary frontage to ensure neighborhood consistency.
- Ensure all modified approaches continue to adhere to the 35-foot intersection setback and the minimum 58% pervious swale area requirement.

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 protects the aesthetic character of residential neighborhoods while ensuring the functional utility of home access.

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

    - **Response:** The proposal is in conformance with Chapter 30. The amendment resolves internal inconsistencies regarding corner and through lots where garages are located on the secondary frontage. By aligning driveway approach widths with garage door openings, the code will more accurately reflect architectural requirements while remaining consistent with the Village's zoning standards.

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 the land use has not changed, it has been identified that numerous existing properties are currently burdened by outdated driveway width limitations. This misalignment creates functional access issues. The proposed amendment provides for a more reasonable relationship between driveway width and garage configurations.

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

    - **Response:** The amendment modifies dimensional standards for driveways, not the land use itself. 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 dimensional update, this proposal does not increase residential density. By maintaining intersection setbacks and visibility triangles, it ensures no adverse impact on traffic.

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

    - **Response:** The amendment does not negatively affect the natural environment. It strictly maintains the 58% pervious swale requirement.

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 streamlining the permitting process and allowing for property improvements that enhance curb appeal and utility.

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

    - **Response:** The amendment contributes to an orderly land use pattern by ensuring that the width of the driveway approach in the public right-of-way is logically scaled to the private garage it accesses.

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 solution to a permitting issue.

RECOMMENDATION

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

ATTACHMENTS

Attachment A – Public Notice

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

("Amended Notice") Revised 2/27/26

NOTICE IS HEREBY GIVEN that the Village will hold a *hybrid* Zoning Hearing on **MONDAY, MARCH 16, 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 *First Reading* is 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 30-70.5 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) (This Ordinance is being heard on First Reading)*

Applicant: George Casali
Location: 8917 SW 158th Street
Folio No.: 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 SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8917 SW 158 ST (FOLIO NO. 33-5028-000-0245), PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

The following Resolutions requiring a public hearing are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Richard Mixson Revocable Trust
Location: 15560 SW 67th Court
Folio No.: 33-5026-005-0060
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, VACATING A PORTION OF A CERTAIN PUBLIC RIGHT-OF-WAY LOCATED AT APPROXIMATELY 15560 SW 67TH COURT; PROVIDING THAT SAID RIGHT-OF-WAY SHALL REVERT TO ADJACENT PROPERTY OWNERS IN ACCORDANCE WITH PREVAILING LAW; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Public Services Director, Dionisio Torres)*

Applicant: George Casali
Location: 8917 SW 158th Street
Folio No.: 33-5028-000-0245
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.3, R-1 ZONING DISTRICT; AUTHORIZING A LOT WIDTH VARIANCE REQUEST AT 8917 SW 158 ST (FOLIO NO. 33-5028-000-0245), TO PERMIT A LOT WIDTH OF 66 FEET WHERE 75 FEET IS REQUIRED FOR A PARCEL PROPOSED TO BE ZONED SINGLE FAMILY RESIDENTIAL (R-1); AND PROVIDING 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

ORDINANCE 2026 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, 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) (This ordinance is being heard on First Reading)*

WHEREAS, the Village of Palmetto Bay (the "Village") recognizes the need to regulate the width and configuration of residential driveway approaches to ensure access to property while protecting the safety and aesthetics of the community; and

WHEREAS, the Village desires to provide residents with corner and through lots the ability to align secondary frontage driveways with the width of their garage door openings to prevent environmental degradation of swales, prevent unnecessary burden, and improve maneuverability; and

WHEREAS, the Village seeks to clarify that aggregate driveway width limits apply independently to each street frontage to ensure fair and consistent application of the code; 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 30-70. – PARKING AND LOADING STANDARDS

Sec. 30-70.5. – Size and character of parking spaces.

(2) *Residential driveways.* Residential access driveways shall conform with the following unless a specific provision is provided for in the specific residential zoning district.

a. *All residential driveway approaches.* Residential driveway approaches shall be identified on the site plans and shall be constructed according to approved public work standards. Residential driveway approaches and access ways shall be 35 feet from street intersections and are subject to the required visibility triangle standards in section 30-60. All driveway approach dimensions except the flares at the roadway end shall be measured from any adjoining property at all points. Remaining pervious areas of the swale, less driveway approach(es) and sidewalks (where applicable) shall be landscaped in accordance with the provisions of division 30-100. Where sidewalks exist or are installed, the concrete shall continue at a uniform height across the driveway surfaces. These standards shall be applicable to any property under one ownership.

b. *Single family detached residential.* A single family detached residential home shall be permitted to have up to three driveway approaches provided the total width of the combined approaches does not exceed 32 feet of linear driveway on any one frontage.

The linear width of this section shall be applied independently to each street frontage. Maximum permitted width of any single driveway approach shall not exceed 24 feet or be less than 10 feet in width. The driveway must be set back at least three feet from any adjoining properties at all points however, it may flare out on a three-foot radius on each side where the drive connects with the adjacent roadway. Corner and through lots are permitted to locate up to one of the three permitted driveway approaches along their secondary frontages at a width matching the garage door(s) plus a maximum of two (2) feet on each side, not to exceed the maximum width of 24 feet.

Any driveway configuration which dimensionally complies with this section, but results in a reduction of the pervious area of the swale below 58 percent shall be required to provide either storm water drainage infrastructure(s) or a study from a licensed engineer confirming the design of the swale is adequate to manage storm water runoff as approved by the village and detailed in the Miami-Dade County Public Works Manual for the length of the subject property adjacent to the road section.

c. *Other residential.* The driveway approach shall be a minimum width of 12 feet but not be wider than 20 feet. The driveway must be set back at least five feet from any adjoining properties at all points provided, however, it may flare out on a five-foot radius on each side where the drive connects with the adjacent roadway. No more than one two-way access or two one-way access ways shall be permitted for any street frontage of up to 100 lineal feet. Where ownership involves over 100 feet of street frontage, one additional two-way or two additional one-way drives may be permitted for each additional 100 feet of frontage or major fraction thereof.

****

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 16th day of March, 2026.

PASSED AND ADOPTED ON SECOND READING this 20th day of April, 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 ___

AGENDA ITEM NO. 5.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Ordinance

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

SUBJECT:

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" (AG) TO "SINGLE FAMILY RESIDENTIAL" (R-1) FOR THE PROPERTY LOCATED AT 8917 SW 158 STREET (FOLIO NO. 33-5028-000-0245), PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION:

ATTACHMENTS:
RZ-26-001_-_Ordinance_-_George_Casali_Rezoning_from_AG_to_R1.docx
Exhibit A - Survey.pdf
Exhibit B - Rezoning Map.pdf
RZ-26-001 - Rezoning from AG to R-1 Staff Report.docx
Attachment A - Application, Letter of Intent, Survey.pdf
Attachment B - Public Notice.pdf

Attachment C - Warranty Deed 2000.pdf
Attachment D - Coral Reef Homesites.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 "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8917 SW 158 ST (FOLIO NO. 33-5028-000-0245), 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 8917 SW 158 St (Folio 33-5028-000-0245) 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 0.364 acres in area whereas the minimum lot size for the Agricultural District is 5 acres, and possessing a lot width of 66 feet where 200 feet is required; and

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

WHEREAS, the property owner has applied for a companion variance (Application V-26-001) to allow a minimum lot width of 66 feet where 75 feet is required in the Single Family Residential (R-1) District, to bring the proposed rezoning into conformance with the Village's Land Development Code; 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-Medium Density Residential (LMDR) 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-

Medium Density Residential, where the vast majority of adjacent lots are zoned Single Family Residential (R-1); and

WHEREAS, the requested rezoning to Single Family Residential (R-1) 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-26-001) 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 8917 SW 158 Street, Palmetto Bay, Florida 33157 (Folio No. 33-5028-000-0245), from "Agricultural" ("AG") to "Single Family Residential" ("R-1"). The property boundaries are illustrated in the Boundary Survey prepared by Efrain Lopez (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 16th day of March, 2026.

PASSED AND ADOPTED ON SECOND READING this 20th day of April, 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:

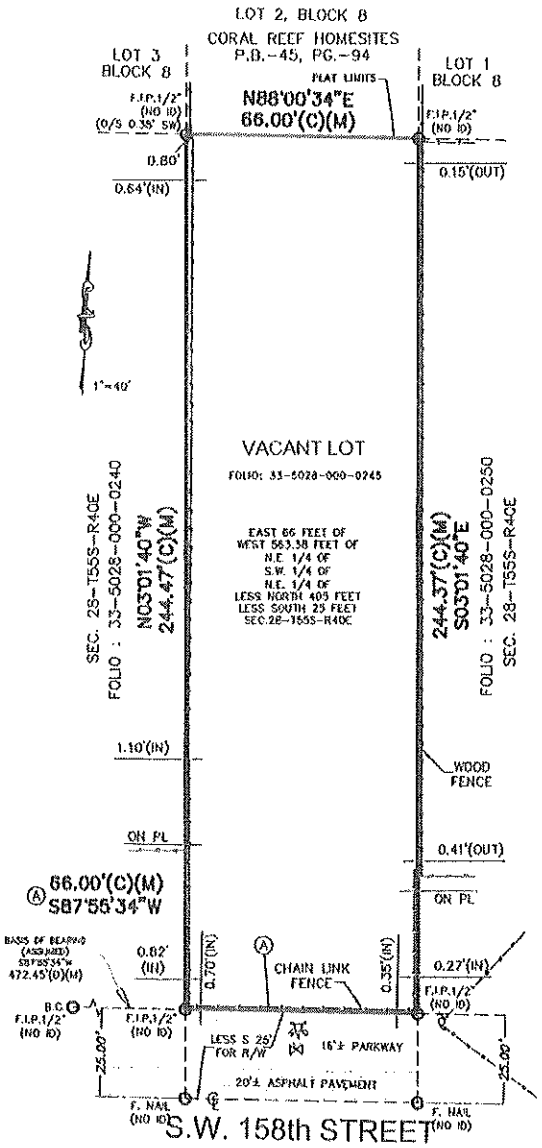
Council Member Patrick Fiore ___
Council Member Steve Cody ___
Council Member Marsha Matson ___
Vice-Mayor Mark Merwitzer ___
Mayor Karyn Cunningham ___

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 ___

Proudly Serving
the Florida Real
Estate Community
for Over 20 Years
WWW.MELANDSERVICES.COM

This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
S.W. 158 Street & S.W. 89 Avenue Folio No. 33-5028-000-0245
Palmetto Bay, FLORIDA 33157

Notes: NO NOTES

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427.027 FLORIDA STATUTES.

NO. 6792

SIGNED _____ FOR THE FIRM
Efrain Lopez
STATE OF FLORIDA
08/19/25
P.S.M. No. 6792

STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

*NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

Surveyor's Legend



Property Address:

S.W. 158 Street & S.W. 89 Avenue
Folio No. 33-5028-000-0245
Palmetto Bay, FLORIDA 33157

Flood Information:

Community Number: 120687
Panel Number: 12086C0602
Suffix: L
Date of Firm Index: 09/11/2009
Flood Zone: X
Base Flood Elevation:
Date of Field Work: 08/14/2025
Date of Completion: 08/19/2025

General Notes:

1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
7.) Fence ownership is not determined.
8.) Bearings referenced to line noted B.R also are assumed.
9.) Dimensions shown are platted and measured unless otherwise shown.
10.) No identification found on property corners unless noted.
11.) Not valid unless sealed with the signing surveyors embossed seal.
12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
14.) This is a BOUNDARY SURVEY unless otherwise noted.
15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

The East 66 feet of the West 563.38 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 less the North 405 feet and less the South 25 feet for Right of Way, of Section 28, Township 55 South, Range 40 East, of Miami-Dade County, Florida.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:
George Casali
Law Office of Rene E. Coto (Miami Lakes)
Old Republic National Title Insurance Company
its successors and/or assigns as their interest may appear.

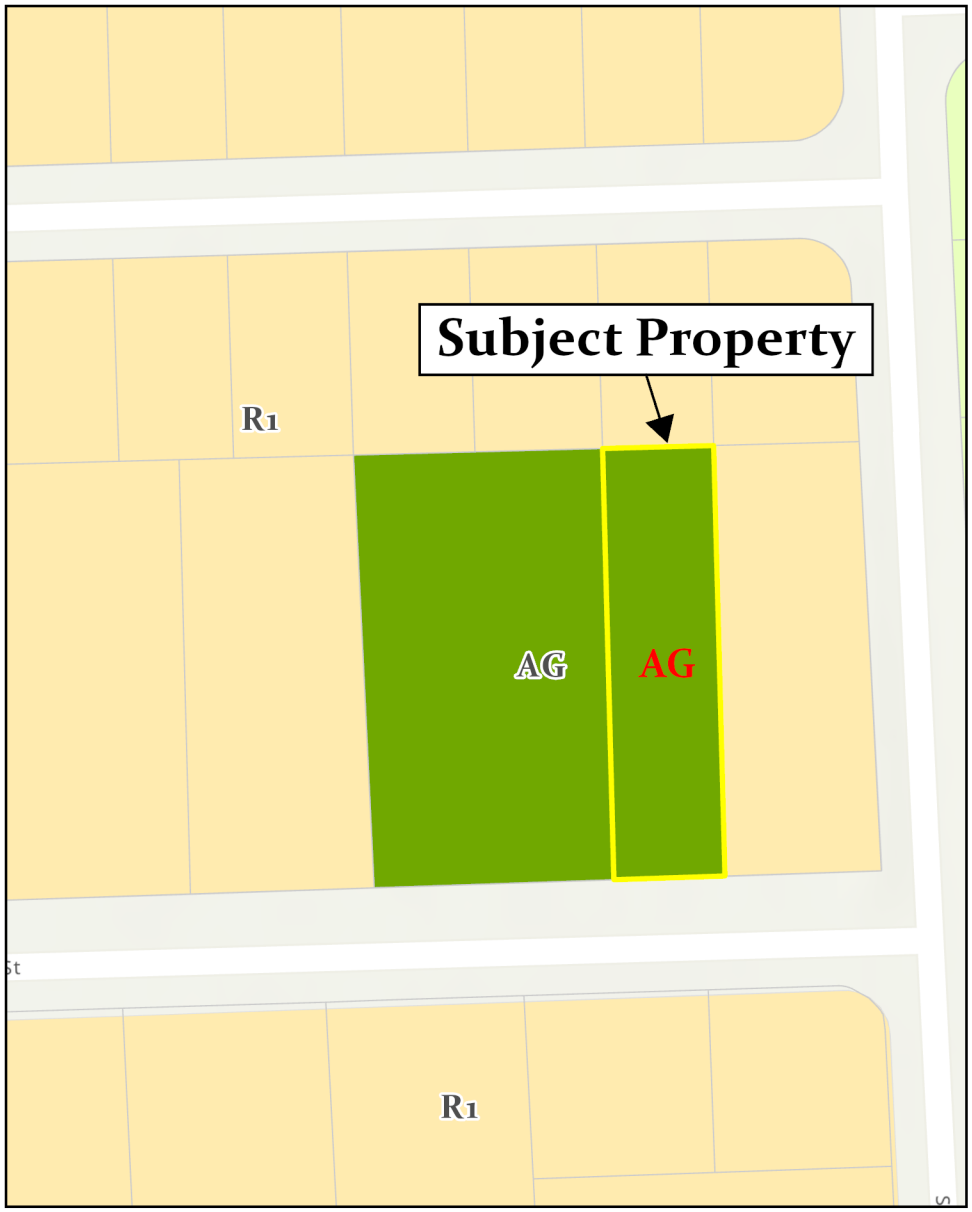
Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez *, for M.E. Land Surveying, LLC., dated* 08/19/2025 *bearing Job #* B-159458 *:*

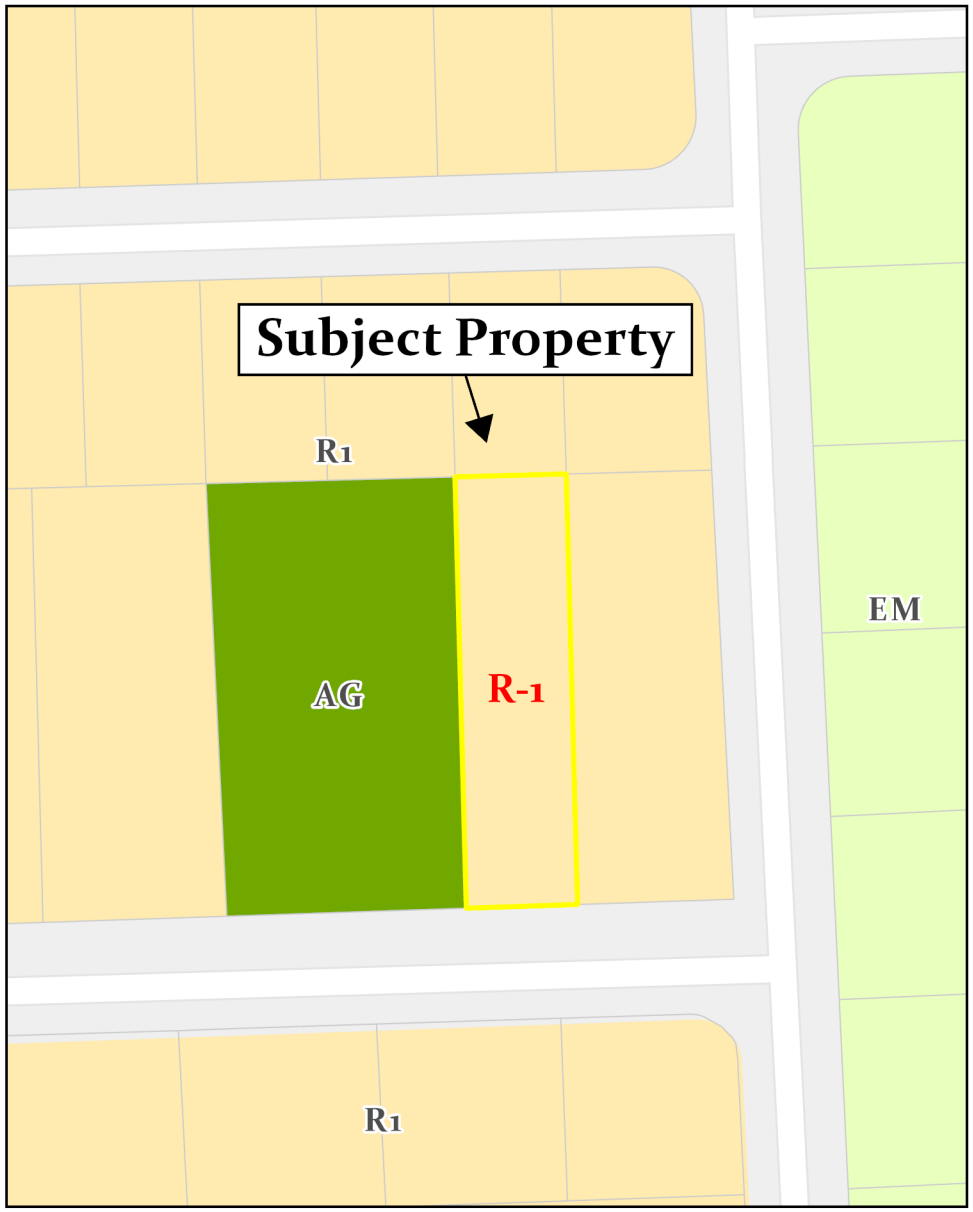
a. *NO NOTES*

M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Current Zoning



Proposed Re-Zoning

Zoning

- AG: Agricultural Zoning District
- EM: Estate Modified Single Family Zoning District
- R1: Single Family Residential Zoning District

Parcel 33-5028-000-0245

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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: March 16, 2026

To: Honorable Mayor and Village Council

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

Subject: Rezoning from AG to R-1

Application: RZ-26-001 | George Casali

REQUEST

George Casali (the "Applicant") seeks approval from the Mayor and Village Council of a rezoning application from Agricultural District (AG) to Single Family Residential District (R-1) for approximately 0.364 acres located at 8917 SW 158 Street. A copy of the Application is included in Attachment A.

GENERAL INFORMATION

Owner / Applicant	George Casali
Property Address	8917 SW 158 St
Site Acreage	0.364 Acres (15,860 sq. ft.)
Folio Number	33-5028-000-0245
Future Land Use	Low Medium Density Residential
Zoning District	Agricultural Zoning District (AG)
Proposed Zoning District	Single Family Residential District (R-1)
Existing Land Use	Vacant Land

ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

Direction	Future Land Use	Zoning District	Existing Land Use
North	Low Medium Density Residential	R-1	Single-Family Residential
East	Low Medium Density Residential	R-1	Single-Family Residential
South	Low Medium Density Residential	R-1	Single-Family Residential
West	Low Medium Density Residential	AG	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 0.364-acre vacant property located at 8917 SW 158 Street. The Village's Comprehensive Plan designates the Property as Low Medium Density Residential. This category allows a maximum density of 13 dwelling units per acre and directly supports the proposed change from Agricultural District (AG) to Single-Family Residential District (R-1).

The legal history of this parcel proves it is a long-standing "companion parcel" to the adjacent residential neighborhood. The property was originally part of the land area shown on the Coral Reef Homesites Plat recorded in October 1946. A copy of the Coral Reef Homesites Plat is provided in Attachment C. While the residential lots directly to the north were formally subdivided into blocks and lots, the subject area was labeled on the plat as "Not Subdivided". Despite this label, the land was maintained with a 66-foot width, perfectly matching the width of the platted residential lots in Block 8.

Notably, the 1946 Coral Reef Homesites Plat specifically illustrates that within Block 8—the block immediately associated with the subject property—the interior lots were uniformly platted with this same 66-foot width. This historical data confirms that the subject property's dimensions are not a rare occurrence; rather, they perfectly mirror the original design intent, the prevailing character of the neighborhood, and the established 80-year development pattern of the street.

A recorded Warranty Deed dated June 5, 2000 confirms that the subject property and the adjacent platted lot were historically held and transferred as a single legal entity. A copy of the Deed is provided in Attachment D. This deed included two distinct legal descriptions together:

- Lot 2, Block 8: A formally platted lot to the north with folio 33-5028-001-0460.
- The Subject Property: A metes and bounds parcel described as the East 66 feet of the West 563.38 feet... less the North 405 feet.

While the property has existed as a distinct legal description since at least 2000, Property Appraiser records show that a specific folio number (33-5028-000-0245) was formally assigned to the subject parcel in October 2008. This administrative action further solidified its status as a separate lot of record prior to the adoption of the Village's current nonconforming lot regulations in 2009.

The subject property is not a "newly created" lot. It is a historical companion to the R-1 neighborhood that was simply left with an outdated Agricultural (AG) designation. Because it was legally recorded prior to August 20, 2009, it maintains vested rights as a "legal lot of record" under Sec. 30-10.3(c). Rezoning this parcel to R-1 honors its history as a residential-sized strip of land and aligns its zoning with the actual built environment of the surrounding community.

Furthermore, the proposed rezoning is consistent with legislative precedent established by Resolution 05-108, which rezoned the approximately one-acre parcel immediately to the south, located at the intersection of SW 89 Avenue and SW 158 Street, from Agricultural (AU/AG) to Single-Family Residential (RU-1/R-1). The current application seeks to extend this 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 is currently vacant and undeveloped, with plans to build a single family residential home. 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 Medium Density Residential" Comprehensive Plan designation, which allows for a maximum density of 13 dwelling units per gross acre. This category directly supports the transition from the Agricultural District (AG) to the Single-Family Residential District (R-1). Furthermore, there is no impact on infrastructure levels of service; while the current AG zoning technically allows for one single-family residence, the proposed R-1 zoning would maintain that same limit of one (1) dwelling unit on the parcel.*

2. **Whether the proposal is in conformance with all applicable requirements of Chapter 30.** *The subject property exceeds the primary dimensional standards for the R-1 District, offering significantly more land area than required. A comparison of the standards follows:*

    - *Lot Area: At 15,860 sq. ft., the parcel is 211% of the required 7,500 sq. ft. minimum.*
    - *Lot Depth: The 244-foot depth far exceeds the 100-foot R-1 requirement.*
    - *Lot Frontage: While the 66-foot width is below the 75-foot standard in Sec. 30-50.3(d)(3), it is a legal lot of record with vested rights under Sec. 30-10.3(c).*

    This 66-foot width was established in the 1946 Plat to match the adjacent residential lots. Furthermore, the 2000 Warranty Deed and 2008 folio assignment confirm the lot's legal existence prior to the 2009 code adoption. The proposal is in conformance with the Code's intent by applying the residential regulations that best fit this oversized, vested parcel.

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 R-1 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 R-1 increases compatibility by removing agricultural allowances—such as bee hives or livestock—that are prohibited under Sec. 30-50.3(c). The R-1 designation ensures the property is developed with a*

single-family home that mirrors the use and character of the adjacent 1946 Coral Reef Homesites 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 addition of one single-family home will have an insignificant impact on local traffic and public services. Existing infrastructure is sufficient to support the R-1 density, and the applicant will coordinate with the Water and Sewer Department during the standard permitting process.*

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 property is vacant land not located within environmentally sensitive wetlands or natural forest communities. Development will be subject to standard Village environmental and drainage regulations at the time of site plan review, as well as Miami*-Dade County Department of Environmental Resources review.

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 a vacant AG lot with a high-quality R-1 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 1946 Plat. It ensures that this 66-foot wide "companion parcel" is governed by the same R-1 standards as the other lots to the north.*

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 Single-Family Residential District (R-1). 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 R-1 (Single-Family Residential 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 – Coral Reef Homesites Plat
Attachment D – Warranty Deed 2000

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

Date: _____
Application No: _____
PURPOSE OF APPLICATION: ☐ Zoning Map Amendment ☐ Land Development Code Text Amendment

Petitioner / Applicant: GEORGE CASALI

Petitioner / Applicant Address: 15700 S.W. 90 AVE.

Phone: 305-551-7000 E-mail: GEORGECASALI@YAHOO.COM

Petitioner's Relation to Subject Property: OWNER

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____

Signature of Petitioner: _____

Address of Property: 8917 S.W. 158 ST.

Folio: # 33-5128-000-0245

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 12 day of January 2024 by George Casali.

☐ He/She is personally known to me or

☑ He/She has presented FL Driver's License as identification.

Signature of Notary Public Melissa J. Dodge
Type or Print Name Melissa J. Dodge

Notary Public State of Florida
Melissa J Dodge
My Commission
HH 231635
Exp. 5/10/2026

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

January 7, 2025

RE: Property located at 8917 S.W. 158th Street, Palmetto Bay, Florida 33157
Folio: 33-5028-000-0245

To whom it may concern:

I am requesting the Village of Palmetto Bay granting a variance of the property frontage from required 75 feet to proposed existing 66 feet.

I would like to rezone the property from AG (Agricultural District) to R-1 (Single-Family Residential District).

Thank you.

George Casali, Owner

(305) 551-7000

Village of Palmetto Bay
Planning & Zoning Department
9705 East Hibiscus Street
Palmetto Bay, FL 33157
T 305.259.1243 | Fax 305.259.1290

September 19, 2025

George Casali
15700 SW 90 Ave
Palmetto Bay, Florida 33157

Subject: Address Request for Folio no. 33-5028-000-0245

Dear Mr. Casali,

This letter is in response to your request for address assignment for the lot generally located north of SW 158 Street and east of SW 90 Ave. The Planning & Zoning Department hereby assigns the following address:

Address	Folio (Master)
8917 SW 158 Street	33-5028-000-0245

Please note that these addresses are for Village of Palmetto Bay and Miami-Dade County permitting purposes. Once the waiver of plat or platting process has been completed, our office will work with Miami-Dade County, United States Postal Service, and other applicable agencies to issue the address.

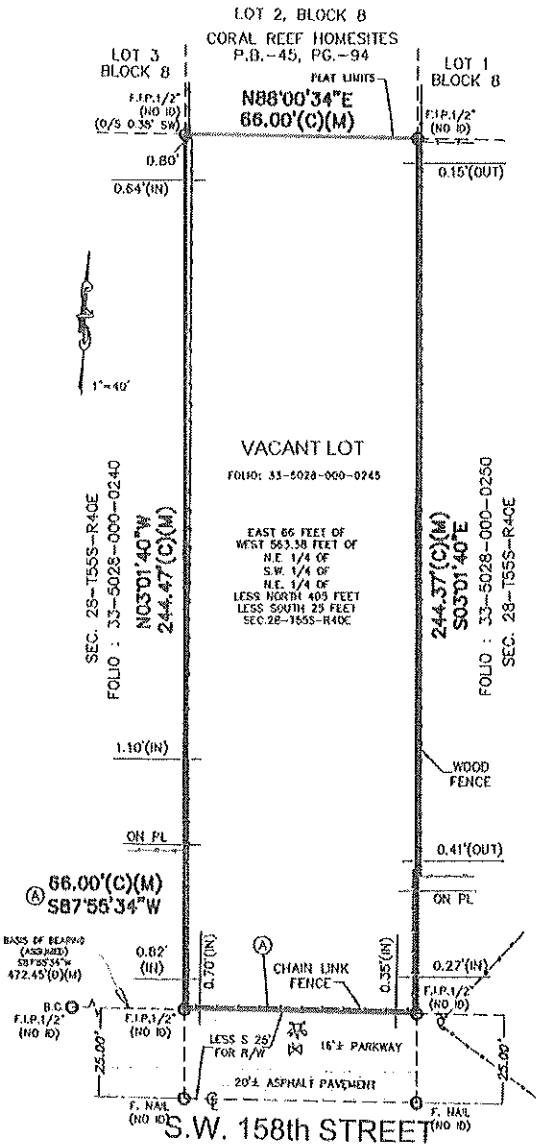
Please do not hesitate to contact the Planning and Zoning Department at 305-259-1243 or zoning@palmettobay-fl.gov if you have any further questions.

Sincerely,

Edgar Medero
Interim Principle Planner

Cc: Javier Gonzalez; Planning and Zoning Director

This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
S.W. 158 Street & S.W. 89 Avenue Folio No. 33-5028-000-0245
Palmetto Bay, FLORIDA 33157

Notes: NO NOTES

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION IN THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427.027 FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
Efrain Lopez
STATE OF FLORIDA
P.S.M. No. 6792

PROFESSIONAL SURVEYOR & MAPPER NO. 6792 STATE OF FLORIDA 08/19/25

*NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

ME LAND

Surveyor's Legend



Property Address:

S.W. 158 Street & S.W. 89 Avenue
Folio No. 33-5028-000-0245
Palmetto Bay, FLORIDA 33157

Flood Information:

Community Number: 120687
Panel Number: 12086C0602
Suffix: L
Date of Firm Index: 09/11/2009
Flood Zone: X
Base Flood Elevation:
Date of Field Work: 08/14/2025
Date of Completion: 08/19/2025

General Notes:

1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the p'at.
6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
7.) Fence ownership is not determined.
8.) Bearings referenced to line noted B.R also are assumed.
9.) Dimensions shown are platted and measured unless otherwise shown.
10.) No identification found on property corners unless noted.
11.) Not valid unless sealed with the signing surveyors embossed seal.
12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
14.) This is a BOUNDARY SURVEY unless otherwise noted.
15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

The East 66 feet of the West 563.38 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 less the North 405 feet and less the South 25 feet for Right of Way, of Section 28, Township 55 South, Range 40 East, of Miami-Dade County, Florida.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:
George Casali
Law Office of Rene E. Coto (Miami Lakes)
Old Republic National Title Insurance Company
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez *, for M.E. Land Surveying, LLC., dated* 08/19/2025 *bearing Job #* B-159458 *:*

a. *NO NOTES*

M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

("Amended Notice") Revised 2/27/26

NOTICE IS HEREBY GIVEN that the Village will hold a *hybrid* Zoning Hearing on **MONDAY, MARCH 16, 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 *First Reading* is 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 30-70.5 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) (This Ordinance is being heard on First Reading)*

Applicant: George Casali
Location: 8917 SW 158th Street
Folio No.: 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 SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8917 SW 158 ST (FOLIO NO. 33-5028-000-0245), PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

The following Resolutions requiring a public hearing are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Richard Mixson Revocable Trust
Location: 15560 SW 67th Court
Folio No.: 33-5026-005-0060
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, VACATING A PORTION OF A CERTAIN PUBLIC RIGHT-OF-WAY LOCATED AT APPROXIMATELY 15560 SW 67TH COURT; PROVIDING THAT SAID RIGHT-OF-WAY SHALL REVERT TO ADJACENT PROPERTY OWNERS IN ACCORDANCE WITH PREVAILING LAW; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Public Services Director, Dionisio Torres)*

Applicant: George Casali
Location: 8917 SW 158th Street
Folio No.: 33-5028-000-0245
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.3, R-1 ZONING DISTRICT; AUTHORIZING A LOT WIDTH VARIANCE REQUEST AT 8917 SW 158 ST (FOLIO NO. 33-5028-000-0245), TO PERMIT A LOT WIDTH OF 66 FEET WHERE 75 FEET IS REQUIRED FOR A PARCEL PROPOSED TO BE ZONED SINGLE FAMILY RESIDENTIAL (R-1); AND PROVIDING 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

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:
GEORGE CASALI

Property Address and Folio Number(s):

8917 S.W. 158 ST PAL. BAY, FL. 33157 FOLIO # 33-5028-000-0245

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) 2/12/2026, 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: GEORGE CASALI

Affiant's Signature:

Date: 2/12/2026

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 12th day of February, 20 26, personally appeared George Casali, being personally known to me (/) or having produced as identification Florida Drivers License, 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: Melissa J. Dodge

Print Name: Melissa J. Dodge

Notary Public Stamp:

Notary Public State of Florida
Melissa J Dodge
My Commission
HH 231635
Exp. 5/10/2026

My Commission Expires: 5-10-2026

VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING

Monday, March 16th, 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: 8917 SW 158 ST

PROPERTY FOLIO: 33-5028-000-0245

APPLICANT: GEORGE CASALI

ZONING APPLICATION: RZ-26-001/V-26-001

REQUEST: THE APPLICANT REQUESTS A REZONING FROM AGRICULTURAL ("AG") TO SINGLE FAMILY RESIDENTIAL ("R-1"); ADDITIONALLY, A VARIANCE IS REQUESTED TO ALLOW FOR A 66-FOOT LOT WIDTH, WHERE THE R-1 DISTRICT NORMALLY REQUIRES A MINIMUM OF 75 FEET.

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 HALL
9705 E HIBISCUS ST
PURPOSE OF HEARING:
DATE:
3/16/26
TIME:
7:00 PM
HEARING No:
AZ-26-001 / V-26-001
PALMETTO BAY
FLORIDA
FOR FURTHER DETAILS CALL:
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

Folio	Property Owner Name	Property Address	Property City	Property Zip Code
33-5028-000-0160	GEORGE CASALI LE	8995 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0164	CARL HOLDCO LLC	15755 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0193	DONNA J MARAKAS TRS	8940 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0194	OTMARA FUNDORA JTRS	8930 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0220	MARIA TERESA SUAREZ	8900 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0221	LEONARDO DELGADO	Not Available	Palmetto Bay	33157-0000
33-5028-000-0222	LT SYNERGY LLC	Not Available	Palmetto Bay	33157-0000
33-5028-000-0230	ALDO OMAR MANRESA	8945 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0240	ALAN PIGGOT	8925 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0241	CHAD AARON RUBIN	8935 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0245	GEORGE CASALI LE	Not Available	Palmetto Bay	33157-0000
33-5028-000-0250	ALVAR JOSE ANTILLON	15750 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-001-0010	DAVID A PACK &W CHRISTINE M	15610 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-001-0020	MARK K MATTHEWS	8910 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0030	PALM8920 LLC	8920 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0040	THUY TRAN	8930 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0050	SEBASTIAN ERNESTO MANZANO	8940 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0060	ALEX M FUENTE	8950 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0070	PALMETTO 8970 LLC	8970 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0080	WALTERIO CECILIO CLARKE JR	8980 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0090	CARLOS AYALA	15601 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-001-0100	FRANK H OSORIO	8995 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0110	MARITZA MARTINEZ	8985 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0120	MICHAEL WILLIAM EDENS	8975 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0130	ADAM B KURZWEIL	8965 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0140	ANTONNE G DURBY TRS	8947 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0150	WILLIAM MEDINA LE	8935 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0160	ALEJANDRO E LAFUENTE ARIAS	8921 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0170	YUEPENG LI	8911 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0180	HEIDI ELEANOR GAMBOA	8901 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0450	HEATHER QUINLAN	15700 SW 89 AVE	Palmetto Bay	33157-0000

33-5028-001-0460	ALEX MARK STURMAN	8910 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0465	ALEX ALONSO	8918 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0470	QUALITY BUILDERS OF FLORIDA INC	8920 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0480	MATHIEU G GRAYSON	8940 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0490	ROBIN L WEBB	8968 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0500	MICHAEL FRANCISCO ABARCA	8980 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0510	LUZ P CERDA	8988 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0520	NATALIE MARTINEZ	8990 SW 157 ST	Palmetto Bay	33157-0000
33-5028-005-0710	MARTIN HEBERT	8835 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-0720	MARFED INVESTMENTS LLC	8845 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-0730	JOSE M GABARONI &W ALICIA S	8855 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-1860	SICONG JACK FAN	15785 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1870	EVERALDO SARDINAS & MARIA BARROS	15735 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1880	MARIA JULIA GARCIA	15725 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1890	CARY I CASS &W FAYE F	15715 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1900	JULIE L GARCIA TRS	15705 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1910	INVESTMENT ZONE PA LLC	8820 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-1920	MIAMI-DADE COUNTY	Not Available	Palmetto Bay	33157-0000
33-5028-005-1930	CYNTHIA L MOORE TRS	15650 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1940	RICHARD DUARTE	15700 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1950	LLOYD G HICKS & OLGA M VAZQUEZ	15710 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1960	BENEDICT LAWRENCE CARROLL IV	15720 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1970	JOSE A TRESPALACIOS TRS	15730 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1980	JASON M WHITELOCK	15800 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1990	JONATHAN C LONG	15810 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-2000	ALEXYZ MILIAN	15820 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-2010	ROBERT HERNANDEZ	15825 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2020	PETER HANNA	15815 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2030	NATALIA M MAS	15745 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2040	ENRIQUE VALLS JR	15735 SW 89 AVE	Palmetto Bay	33157-0000

33-5028-005-2050	FERNANDO CHEONG CISNAR	15725 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2060	MICHAEL G SACO &W DACYL P	15715 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2070	DACYI PATRICIA SACO TRS	15705 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2080	MMK DEERWOOD LLC	8856 SW 156 TER	Palmetto Bay	33157-0000
33-5028-016-0040	ELIZABETH M AGUIAR LE	8860 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0050	ASHLEY LAUREN WOLARY	8890 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0330	SW 156 ST PROPERTY LLC	8901 SW 156 ST	Palmetto Bay	33157-0000
33-5028-016-0340	JOHN DOMINIC MANCINI	8915 SW 156 ST	Palmetto Bay	33157-0000
33-5028-016-0350	PATRICIA L MOORE	8931 SW 156 ST	Palmetto Bay	33157-0000
33-5028-016-0360	MARGARET J CATHEY	Not Available	Palmetto Bay	33157-0000
33-5028-016-0370	DAVID MARTIN	8965 SW 156 ST	Palmetto Bay	33157-0000
33-5028-046-0010	MELISSA BAQUET BARRETO	15805 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-046-0020	M JEROME JOHNSON	15835 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-046-0030	MICHAEL I LYNCH	8960 SW 158 ST	Palmetto Bay	33157-0000
33-5028-060-0070	ALEXANDER J CATLAW	8900 SW 159 TER	Palmetto Bay	33157-0000
33-5028-060-0080	JOSHUA BYABASHAIJA	8910 SW 159 TER	Palmetto Bay	33157-0000
33-5028-060-0090	JULIO ALMEYDA	8920 SW 159 TER	Palmetto Bay	33157-0000
33-5028-060-0100	IRENE ALEXANDER	8930 SW 159 TER	Palmetto Bay	33157-0000
33-5028-060-0120	MARVIN JEROME JOHNSON	8950 SW 159 TER	Palmetto Bay	33157-0000
33-5028-076-0010	JAMES JOSEPH METKA II	15855 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-076-0030	MARCO ANTONIO RAMIREZ	15880 SW 89 CT	Palmetto Bay	33157-0000
33-5028-076-0040	ILEANA CAMBLOR ROMERO	15870 SW 89 CT	Palmetto Bay	33157-0000
33-5028-076-0050	SAQIB SAKRANI	15820 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-076-0060	MICHAEL ORTIZ	8905 SW 159 TER	Palmetto Bay	33157-0000
33-5028-076-0070	HUSTON DEANGELO LORENZO	8915 SW 159 TER	Palmetto Bay	33157-0000
33-5028-076-0080	ISAAC E PALMA	8925 SW 159 TER	Palmetto Bay	33157-0000
33-5028-076-0090	XAVIER ENRIQUE MARTINEZ	15885 SW 89 CT	Palmetto Bay	33157-0000

33-5028-076-0100	JUAN CARLOS ABELAIRAS JR	15865 SW 89 CT	Palmetto Bay	33157-0000
33-5028-076-0110	JUAN CARLOS ONATE RINCON	15845 SW 89 CT	Palmetto Bay	33157-0000

Mailing Address	Mailing City and State	Mailing Zip Code	Land Use
15700 SW 90 AVE	PALMETTO BAY, FL	33157	0101
10785 SW 31 ST	MIAMI, FL	33165	0081
8940 SW 158 ST	MIAMI, FL	33157	0101
8930 SW 158 ST	PALMETTO BAY, FL	33157	0101
8900 SW 158 STREET	MIAMI, FL	33157	0101
13731 SW 103 TER	MIAMI, FL	33186	0081
11823 SW 233 TER	HOMESTEAD, FL	33032	0081
8945 SW 158 ST	PALMETTO BAY, FL	33157	0101
8925 SW 158 ST	PALMETTO BAY, FL	33157	0101
8935 SW 158 ST	PALMETTO BAY, FL	33157	0101
9000 SW 157 ST	PALMETTO BAY, FL	33157	0081
15750 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15610 SW 89 AVE	MIAMI, FL	33157-1907	0101
8910 SW 156 ST	MIAMI, FL	33157-1932	0101
301 SW 11 ST	FORT LAUDERDALE, FL	33315	0101
8930 SW 156 ST	MIAMI, FL	33157	0101
10505 SW 117 ST	MIAMI, FL	33176	0101
8950 SW 156 ST	MIAMI, FL	33157	0101
8970 SW 156 ST	PALMETTO BAY, FL	33157	0101
8980 SW 156 ST	PALMETTO BAY, FL	33157	0101
15601 SW 90 AVE	PALMETTO BAY, FL	33157	0101
8995 SW 157 ST	PALMETTO BAY, FL	33157	0101
8985 SW 157 ST	MIAMI, FL	33157-1937	0101
8975 SW 157 ST	PALMETTO BAY, FL	33157	0101
8965 SW 157 ST	PALMETTO BAY, FL	33157	0101
8947 SW 157 ST	PALMETTO BAY, FL	33157	0101
8935 SW 157 ST	PALMETTO BAY, FL	33157	0101
8921 SW 157 ST	PALMETTO BAY, FL	33157	0101
8911 SW 157 ST	PALMETTO BAY, FL	33157	0101
8901 SW 157 ST	PALMETTO BAY, FL	33157	0101
15647 SW 88 AVE	MIAMI, FL	33157	0101

9055 SW 73RD CT APT 406	MIAMI, FL	33156-2939	0081
8918 SW 157 ST	PALMETTO BAY, FL	33157	0101
13364 SW 128 ST	MIAMI, FL	33186	0101
8940 SW 157 ST	PALMETTO BAY, FL	33157	0101
8968 SW 157 ST	CUTLER BAY, FL	33157	0101
8980 SW 157 ST	PALM BAY, FL	33157	0101
8988 SW 157 ST	PALMETTO BAY, FL	33157-1938	0101
8990 SW 157 ST	PALMETTO BAY, FL	33157	0101
8835 SW 156 TER	PALMETTO BAY, FL	33157	0101
104 CRANDON BLVD 415	KEY BISCAYNE, FL	33149	0101
8855 SW 156 TERR	MIAMI, FL	33157-2042	0101
15785 SW 88 CT	PALMETTO BAY, FL	33157	0101
15735 SW 88 CT	MIAMI, FL	33157-2028	0101
15725 SW 88 CT	PALMETTO BAY, FL	33157	0101
15715 SW 88 CT	MIAMI, FL	33157-2028	0101
15705 SW 88 CT	PALMETTO BAY, FL	33157	0101
10475 SW 165 TER	MIAMI, FL	33147	0101
3071 SW 38 AVE	MIAMI, FL	33146-1520	8080
15650 SW 88 CT	MIAMI, FL	33157	0101
15700 SW 88 CT	MIAMI, FL	33157	0101
15710 SW 88 CT	MIAMI, FL	33157-2029	0101
15720 SW 88 CT	PALMETTO BAY, FL	33157	0101
15730 SW 88 CT	PALMETTO BAY, FL	33157	0101
15800 SW 88 CT	PALMETTO BAY, FL	33157	0101
15810 SW 88 CT	MIAMI, FL	33157-2031	0101
15820 SW 88 CT	PALMETTO BAY, FL	33157	0101
15825 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15815 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15745 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15735 SW 89 AVE	PALMETTO BAY, FL	33157	0101

15725 SW 89TH AVE	PALMETTO BAY, FL	33157	0101
15715 SW 89 AVE	MIAMI, FL	33157-1908	0101
15705 SW 89 AVE	MIAMI, FL	33157	0101
13955 SW 119 AVE	MIAMI, FL	33186	0101
8860 SW 155 TER	PALMETTO BAY, FL	33157	0101
8890 SW 155 TERR	MIAMI, FL	33157	0101
7420 SW 170 TER	PALMETTO BAY, FL	33157	0101
8915 SW 156 ST	PALMETTO BAY, FL	33157	0101
8931 SW 156 ST	MIAMI, FL	33157-1931	0101
8945 SW 156 ST	MIAMI, FL	33157-1931	0101
8965 SW 156 ST	MIAMI, FL	33157-1931	0101
15805 SW 90 AVE	PALMETTO BAY, FL	33157	0101
8950 SW 159 TER	PALMETTO BAY, FL	33157	0802
8960 SW 158 ST	MIAMI, FL	33157-1944	0101
8900 SW 159 TER	PALMETTO BAY, FL	33157	0101
8910 SW 159 TER	PALMETTO BAY, FL	33157	0101
8920 SW 159 TER	MIAMI, FL	33157	0101
8930 SW 159 TER	MIAMI, FL	33157-1900	0101
8950 SW 159 TERRACE	PALMETTO BAY, FL	33157	0101
15855 SW 90 AVE	PALMETTO BAY, FL	33157	0101
15880 SW 89 CT	PALMETTO BAY, FL	33157	0101
15870 SW 89 CT	PALMETTO BAY, FL	33157	0101
15820 SW 89 AVE	PALMETTO BAY, FL	33157	0101
8905 SW 159 TER	PALMETTO BAY, FL	33157	0101
8915 SW 159 TER	PALMETTO BAY, FL	33157	0101
8925 SW 159 TER	PALMETTO BAY, FL	33157	0101
15885 SW 89 CT	PALMETTO BAY, FL	33157	0101

15865 SW 89 CT	MIAMI, FL	33157	0101
15845 SW 89 CT	PALMETTO BAY, FL	33157	0101

Folio	Property Owner Name	Property Address	Property City	Property Zip Code
33-5021-000-0300	EQUITY ONE	15001 S DIXIE HWY	Palmetto Bay	33176-0000
33-5021-000-0301	KINGSLEY PROPERTIES II LLC	15101 S DIXIE HWY	Palmetto Bay	33176-0000
33-5021-000-0310	MDC ENDEAVOUR 1 LLC	15199 S DIXIE HWY	Palmetto Bay	33176-0000
33-5021-000-0330	EQUITY ONE	9001 SW 152 ST	Palmetto Bay	33157-0000
33-5021-000-0420	MIN L MOSSMAN LE	15101 SW 89 AVE	Palmetto Bay	33176-0000
33-5021-000-0421	JULIO C BARRIOS RODRIGUEZ	8895 SW 152 ST	Palmetto Bay	33157-0000
33-5021-000-0422	HIEN CONG NGUYEN &W PHUONG THI	8881 SW 152 ST	Palmetto Bay	33157-0000
33-5021-008-0010	LATORO LLC	15030 SW 89 AVE	Palmetto Bay	33176-0000
33-5021-008-0020	MICHAEL KRUTMAN ZVEIBIL TRS	15050 SW 89 AVE	Palmetto Bay	33176-0000
33-5021-008-0030	AQUILES JAVIER GARCIA MENOCAL	15100 SW 89 AVE	Palmetto Bay	33176-0000
33-5021-008-0040	MARIA T FAYA GARCELL	15130 SW 89 AVE	Palmetto Bay	33176-0000
33-5021-008-0050	CONSTANCE STREVA	15125 SW 89 CT	Palmetto Bay	33176-0000
33-5021-008-0060	JOAN HENKEL RINDFUSS LE	15115 SW 89 CT	Palmetto Bay	33176-0000
33-5021-008-0080	NERY BRAVO LE	15061 SW 89 CT	Palmetto Bay	33176-0000
33-5021-008-0090	RAHNUMA B AHSAN	15051 SW 89 CT	Palmetto Bay	33176-0000
33-5021-008-0100	ROBERT D KEATING	8901 SW 150 TER	Palmetto Bay	33176-0000
33-5021-008-0110	PINEBROOK PROP LLC	8921 SW 150 TER	Palmetto Bay	33176-0000
33-5021-008-0120	RICARDO A PAEZ	15000 SW 89 CT	Palmetto Bay	33176-0000
33-5021-008-0130	ANA C ANDRADE	15020 SW 89 CT	Palmetto Bay	33176-0000
33-5021-008-0140	HANZEL HERNANDEZ &W PAULA A	15050 SW 89 CT	Palmetto Bay	33176-0000
33-5021-008-0150	ILEANA D MOCK CASTILLO	15070 SW 89 CT	Palmetto Bay	33176-0000
33-5021-008-0160	ANDREJA NIKOLIC	15100 SW 89 CT	Palmetto Bay	33176-0000
33-5021-008-0170	DAVID CARMONA	15120 SW 89 CT	Palmetto Bay	33176-0000
33-5021-008-0180	JULIO C GURDIAN JTRS	8951 SW 152 ST	Palmetto Bay	33157-0000
33-5021-008-0190	RA FER ASSOCIATES LLC	8975 SW 152 ST	Palmetto Bay	33157-0000
33-5021-010-0110	MICHAEL SANG TRS	8930 SW 149 TER	Palmetto Bay	33176-0000
33-5021-010-0120	MICHAEL T SANG CO-TRS	8920 SW 149 TER	Palmetto Bay	33176-0000
33-5021-010-0130	IGNACIO ABELLA	8900 SW 149 TER	Palmetto Bay	33176-0000
33-5021-010-0280	AARON W KRIEGER LE	8825 SW 150 ST	Palmetto Bay	33176-0000
33-5021-010-0290	JOSE F RAMIREZ LE	8845 SW 150 ST	Palmetto Bay	33176-0000
33-5021-010-0300	MARTA GRANJA	8865 SW 150 ST	Palmetto Bay	33176-0000

33-5021-010-0310	CAROL I MANGIALETTO TRS	14975 SW 89 AVE	Palmetto Bay	33176-0000
33-5021-010-0530	MARY ANN CHAPMAN TRS	15001 SW 88 AVE	Palmetto Bay	33176-0000
33-5021-010-0540	RAMIN MOGHADDASS	8765 SW 150 TER	Palmetto Bay	33176-0000
33-5021-010-0580	STEPHEN S KELLY &W AMY	8740 SW 150 TER	Palmetto Bay	33176-0000
33-5021-010-0590	EVGENIYA B BETANCOURT	8760 SW 150 TER	Palmetto Bay	33176-0000
33-5021-010-0600	SUSAN L BSHARAH	8780 SW 150 TER	Palmetto Bay	33176-0000
33-5021-010-0610	HENRY G ALEXANDER &W KAREN O	15045 SW 88 AVE	Palmetto Bay	33176-0000
33-5021-010-0620	JORGE A CORTES GUTIERREZ	15115 SW 88 AVE	Palmetto Bay	33176-0000
33-5021-010-0630	MICHAEL L WESTON	8755 SW 152 ST	Palmetto Bay	33157-0000
33-5021-010-0640	ANDREW J MORA LE	15110 SW 87 CT	Palmetto Bay	33176-0000
33-5021-010-0650	RICHARD CABRERA	15100 SW 87 CT	Palmetto Bay	33176-0000
33-5021-010-0660	MOHAMMAD MADAH-AMIRI &W SHERRI	8700 SW 150 TER	Palmetto Bay	33176-0000
33-5021-010-0670	JOSEPHINE DUSVITCH	15065 SW 87 CT	Palmetto Bay	33176-0000
33-5021-010-0680	CLARISSA NUNEZ	15115 SW 87 CT	Palmetto Bay	33176-0000
33-5021-010-0690	MARIO FRANCA	15195 SW 87 CT	Palmetto Bay	33176-0000
33-5021-010-0700	S G I SUPPORTIVE HOUSING INC	8725 SW 152 ST	Palmetto Bay	33157-0000
33-5021-010-0710	COCO AND KIKA HOLDINGS LLC	15120 SW 87 AVE	Palmetto Bay	33176-0000
33-5021-010-0720	KENNETH RICHARD GELOK	15100 SW 87 AVE	Palmetto Bay	33176-0000
33-5021-010-0730	CESAR POLO &W JORKA	15060 SW 87 AVE	Palmetto Bay	33176-0000
33-5021-011-0010	MARY E TIRB	8880 SW 150 ST	Palmetto Bay	33176-0000
33-5021-011-0020	JOHN MANGIALETTO	8860 SW 150 ST	Palmetto Bay	33176-0000
33-5021-011-0030	MANUEL ARMADA &W ALINA	8840 SW 150 ST	Palmetto Bay	33176-0000
33-5021-011-0040	MARIA A MARTINEZ TRS	8820 SW 150 ST	Palmetto Bay	33176-0000
33-5021-011-0050	GEORGE APOSTOLAKOS	8800 SW 150 ST	Palmetto Bay	33176-0000
33-5021-011-0060	RAVI S RAMJIT JR	15050 SW 88 AVE	Palmetto Bay	33176-0000
33-5021-011-0070	LYNETTE CARDOCH	8825 SW 151 ST	Palmetto Bay	33176-0000
33-5021-011-0080	ROGER A YOST JTRS	8845 SW 151 ST	Palmetto Bay	33176-0000
33-5028-016-0100	JUAN PEREZ TRS	8890 SW 154 TER	Palmetto Bay	33157-0000
33-5028-016-0110	CULLEN BARBIER TRS	8871 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0120	KAN FAT LI	8861 SW 155 TER	Palmetto Bay	33157-0000

33-5028-016-0130	WILFREDO URQUIAGA	8847 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0140	JAMES CONOLLY ROBB TRS	8821 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0150	JENNIFER FOWLER	8805 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0160	LUIS J PERDOMO	8805 SW 154 TER	Palmetto Bay	33157-0000
33-5028-016-0170	CHARLES LATSHAW	8825 SW 154 TER	Palmetto Bay	33157-0000
33-5028-016-0180	MICHAEL ANTHONY PINTO	8845 SW 154 TER	Palmetto Bay	33157-0000
33-5028-016-0190	ALEJANDRO J GONZALEZ	8875 SW 154 TER	Palmetto Bay	33157-0000
33-5028-016-0200	LEONARDO CALVANO	8885 SW 154 TER	Palmetto Bay	33157-0000
33-5028-016-0210	JUDITH SCHEEPENS	15400 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-016-0220	RICHARD K MEYERS	15410 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-016-0230	DAYANA RAMOS VEGA	8901 SW 155 ST	Palmetto Bay	33157-0000
33-5027-002-0680	WILLIAM K TERRY JR	15325 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-0690	OFELIA M SIEGEL LE	15335 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-0700	NICHOLAS HARDEMAN	15401 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-0710	JAVIER PALAVECINO	15425 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-0720	15445 SW 85 AVE LLC	15445 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-0730	JENNY BLACKWELL	8475 SW 155 TER	Palmetto Bay	33157-0000
33-5027-002-0740	JORGE CAMERO	8455 SW 155 TER	Palmetto Bay	33157-0000
33-5027-002-0750	IRWIN R POBER &W BETTYANN	15440 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-0760	JULIE C GUTIERREZ TRS	15420 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-0770	CARLOS M CORTINAS	15400 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-0920	MARIA REIFF & NELLY L DE MOLINA	8440 SW 155 TER	Palmetto Bay	33157-0000
33-5027-002-0930	CECILE DUVAL LE	8430 SW 155 TER	Palmetto Bay	33157-0000
33-5027-002-0940	FIDEL FERRO &W SUE BOHNEN DE	8420 SW 155 TER	Palmetto Bay	33157-0000
33-5027-002-1090	VICTOR FERNANDEZ	8425 SW 156 ST	Palmetto Bay	33157-0000
33-5027-002-1100	ERNESTO CURCIO &W	8435 SW 156 ST	Palmetto Bay	33157-0000

33-5028-016-0240	JOSEPH JAMES DONNAN LE	15455 SW 89 CT	Palmetto Bay	33157-0000
33-5028-016-0250	BRYAN MARK DEWSBURY	15425 SW 89 CT	Palmetto Bay	33157-0000
33-5028-016-0260	CHRISTOPHER B GILBERT	15401 SW 89 CT	Palmetto Bay	33157-0000
33-5028-016-0270	WEICHE KIRK WENG	15400 SW 89 CT	Palmetto Bay	33157-0000
33-5028-016-0290	JEREMY LAURENCE THARKUR	15450 SW 89 CT	Palmetto Bay	33157-0000
33-5028-016-0300	BRENT THURN	8940 SW 155 ST	Palmetto Bay	33157-0000
33-5028-016-0310	MIRIAM S BRELAND	8920 SW 155 ST	Palmetto Bay	33157-0000
33-5028-016-0320	HARIETA M GUTHRIE	15500 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-016-0330	SW 156 ST PROPERTY LLC	8901 SW 156 ST	Palmetto Bay	33157-0000
33-5028-016-0380	DAGMARA VILLASMIL	8975 SW 156 ST	Palmetto Bay	33157-0000
33-5028-016-0390	FORD OF KENDALL LLC	15555 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-016-0400	CAM GROUP AT 9200 LLC	9200 SW 156 ST	Palmetto Bay	33157-0000
33-5028-016-0410	ROYAL COAST PRESERVATION L P	9001 SW 156 ST	Palmetto Bay	33157-0000
33-5028-018-0010	KARL H LEMBCKE	8860 SW 160 ST	Palmetto Bay	33157-0000
33-5028-018-0020	JEFFREY C PRICE	8840 SW 160 ST	Palmetto Bay	33157-0000
33-5028-018-0030	PABLO MATURANA CORTES	8820 SW 160 ST	Palmetto Bay	33157-0000
33-5028-018-0040	MANUEL RIERA	8800 SW 160 ST	Palmetto Bay	33157-0000
33-5028-018-0050	DARIO J FERNANDEZ	8780 SW 160 ST	Palmetto Bay	33157-0000
33-5028-018-0060	ALAN WEITZEL &W JACQUELINE	8760 SW 160 ST	Palmetto Bay	33157-0000
33-5028-018-0070	VICTOR BALMASEDA	8740 SW 160 ST	Palmetto Bay	33157-0000
33-5028-018-0080	MONICA T RIZO	8720 SW 160 ST	Palmetto Bay	33157-0000
33-5028-018-0090	ISABEL V RODRIGUEZ	8700 SW 160 ST	Palmetto Bay	33157-0000
33-5028-018-0100	GILBERT M VIERA	16020 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-018-0110	JOE D HUTCHINS &W DEBORAH A	16100 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-018-0120	UBALDO MURSULI	16120 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-020-0010	MICHAEL RUEDA	8880 SW 160 ST	Palmetto Bay	33157-0000
33-5028-020-0020	ISRAEL RAMOS	8725 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0030	MICHAEL S SHELTON II	8745 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0040	JOAN E SCHMIDT	8765 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0050	DOAK DANIEL YEARY	8785 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0060	AMIN SHARIFF JR	8805 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0070	ROBERT LABADIE LE	8825 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0080	ANTONIO LUIS VELEZ PEREZ	8845 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0090	MICHAEL D GONZALEZ	8865 SW 161 ST	Palmetto Bay	33157-0000

33-5028-020-0100	DANIELA IRIBARNE FERNANDEZ	8885 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0110	PAUL J JOSEPH LE	16140 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-020-0120	DON CARUSO TRS	16101 SW 87 CT	Palmetto Bay	33157-0000
33-5028-020-0130	CELIA MONTECINOS	16121 SW 87 CT	Palmetto Bay	33157-0000
33-5028-020-0140	ROBERT B GIBSON JR	16141 SW 87 CT	Palmetto Bay	33157-0000
33-5028-020-0150	MICHAEL GARCIA	8842 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0160	ALIREZA ALAM	8822 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0170	LUIS MENDEZ	8802 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0180	DANIEL DIRESTA LE	8782 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0190	JIAN LIU &W XIAOXIA DING	8762 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0200	LUIS S PUGA	8742 SW 161 ST	Palmetto Bay	33157-0000
33-5028-020-0210	MIGUEL LORENZO	16122 SW 87 CT	Palmetto Bay	33157-0000
33-5028-020-0220	RAPHAEL PERPIGNAND	16142 SW 87 CT	Palmetto Bay	33157-0000
33-5028-020-0240	JODONNIS RODRIGUEZ	16120 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-022-0010	ETHEL HALLER TRS	16201 SW 87 CT	Palmetto Bay	33157-0000
33-5028-022-0030	MOHIT MEDIRATTA	16162 SW 87 CT	Palmetto Bay	33157-0000
33-5028-022-0040	LUIS AHUMADA CHAMORRO	16202 SW 87 CT	Palmetto Bay	33157-0000
33-5028-022-0050	EDUARDO BARBA	16225 SW 88 AVENUE RD	Palmetto Bay	33157-0000
33-5028-022-0060	PATRICIA HERRERA	8840 SW 162 ST	Palmetto Bay	33157-0000
33-5028-022-0070	MICHAEL JOSEPH VENINCASA	8820 SW 162 ST	Palmetto Bay	33157-0000
33-5027-002-1110	BARBARA KAERCHER LE	8445 SW 156 ST	Palmetto Bay	33157-0000
33-5027-002-1120	TIMON SKORDOS	8420 SW 156 ST	Palmetto Bay	33157-0000
33-5027-002-1310	GABRIEL A MARTI	15689 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1320	JIN HE	15701 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1490	MARCO CHIRICO	8445 SW 158 ST	Palmetto Bay	33157-0000
33-5027-002-1500	JAMES P DUGAN &W CYNTHIA L	8440 SW 156 ST	Palmetto Bay	33157-0000
33-5027-002-1510	ELIZABETH C TROUT	15615 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-1520	ALEIDO A ACOSTA	15705 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-1530	JOHN G ARAIZA (BEN OF)	15715 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-1540	2017 2 IH BORROWER LP	8475 SW 158 ST	Palmetto Bay	33157-0000
33-5027-002-1550	LUIS R FIGUEREDO &W MIRTHA M	8455 SW 158 ST	Palmetto Bay	33157-0000
33-5027-002-1560	JUAN DIEGO MEJIA	15720 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1570	ROBERT E GLAZEBROOK JR	15700 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1580	GREGG E FUERST LE	15610 SW 84 CT	Palmetto Bay	33157-0000

33-5027-002-1590	STEVEN H FABIUS	15600 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1600	MARY S ZUCKER	8490 SW 158 ST	Palmetto Bay	33157-0000
33-5027-002-1610	DANIEL ABDAI	15815 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-1620	GARY M SMITH & ANNE C CHARLES	15915 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-1630	PEDER RIPPE	15925 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-002-1640	JORGE LOPEZ &W SUSAN L	8495 SW 160 ST	Palmetto Bay	33157-0000
33-5027-002-1650	JULIE ANNE HENKEL LE	8455 SW 160 ST	Palmetto Bay	33157-0000
33-5027-002-1660	DONALD KIRBY III	15920 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1670	RICHARD ARNOLD LE	15900 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1680	MARIA MIGDALIA FERNANDEZ TRS	15820 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1690	REBECCA A BARELA	15800 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1700	DIEGO RODRIGUEZ &W	8420 SW 158 ST	Palmetto Bay	33157-0000
33-5027-002-1710	JEFFERY M RAFFERTY	15815 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1720	MICHAEL FERNANEZ	15835 SW 84 CT	Palmetto Bay	33157-0000
33-5027-002-1730	BRIAN P YATES	15901 SW 84 CT	Palmetto Bay	33157-0000
33-5028-022-0080	MARCEL ESPADA MARTINEZ TRS	8805 SW 162 ST	Palmetto Bay	33157-0000
33-5028-022-0090	WALLY L LYSHKOV TRUSTEE	8825 SW 162 ST	Palmetto Bay	33157-0000
33-5028-022-0100	ROBERT JOSEPH O CONNOR TRS	16145 SW 88 RD	Palmetto Bay	33157-0000
33-5028-022-0110	DANIEL J CHRISTOFFERSON	16286 SW 88 AVENUE RD	Palmetto Bay	33157-0000
33-5028-022-0120	ROSA M SANTIAGO	16272 SW 88 AVENUE RD	Palmetto Bay	33157-0000
33-5028-022-0130	BENJAMIN S LAUREN	16258 SW 88 AVENUE RD	Palmetto Bay	33157-0000
33-5028-022-0140	ALFREDO GUERRERO	16240 SW 88 AVENUE RD	Palmetto Bay	33157-0000
33-5028-022-0150	SK FLORIDA HOMES LLC	16220 SW 88 AVENUE RD	Palmetto Bay	33157-0000
33-5028-022-0160	DERRICK O ROSS	16200 SW 88 AVENUE RD	Palmetto Bay	33157-0000
33-5028-022-0170	ROBERT C HACKNEY TRUSTEE	16180 SW 88 AVENUE RD	Palmetto Bay	33157-0000
33-5028-022-0180	JAMES E BERNSTEIN &W VIRGINIA U	16160 SW 88 RD	Palmetto Bay	33157-0000
33-5028-022-0190	VICTOR WONG CHONG	16140 SW 88 AVENUE RD	Palmetto Bay	33157-0000
33-5028-024-0010	CHAITRAM AUTAR	15930 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-024-0020	GUOYONG ZHENG	15920 SW 90 AVE	Palmetto Bay	33157-0000

33-5028-024-0030	ESDRAS SAMUEL MORAES DE L CASADO	15910 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-024-0040	ANNIE BICAR JOHNSON	15900 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-024-0050	ALAN TALANA TRS	15830 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-024-0060	NOEMI C OTERO	15820 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-024-0070	JASON SCOTT KEASLER	15810 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-024-0080	THOMAS CORNELL FISHER	15800 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-025-0010	EYP SOUTH DADE LLC	16051 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-025-0020	KENDALL Y AUTOMOTIVE	15895 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-025-0030	MS ONE CORPORATION	9245 SW 158 LN	Palmetto Bay	33157-0000
33-5028-025-0040	MS TWO CORPORATION	9200 SW 160 ST	Palmetto Bay	33157-0000
33-5028-030-0010	MARIA C ALVAREZ	9004 SW 163 TER	Palmetto Bay	33157-0000
33-5028-030-0020	JUAN GUERRA HERNANDEZ	9014 SW 163 TER	Palmetto Bay	33157-0000
33-5028-030-0030	ALVARO FIGUEREDO	9024 SW 163 TER	Palmetto Bay	33157-0000
33-5028-030-0040	ADEWALE ALONGE &W CHRISTIANAH	9034 SW 163 TER	Palmetto Bay	33157-0000
33-5028-030-0050	ALEJANDRO PATINO TRS	9104 SW 163 TER	Palmetto Bay	33157-0000
33-5028-030-0060	BI HSIA CHEN	9114 SW 163 TER	Palmetto Bay	33157-0000
33-5028-030-0070	HANSLATA DASS	9124 SW 163 TER	Palmetto Bay	33157-0000
33-5028-030-0080	JUAN CARLOS VARGAS LE	9134 SW 163 TER	Palmetto Bay	33157-0000
33-5028-030-0090	JENNIFER JAGBIR	9131 SW 164 ST	Palmetto Bay	33157-0000
33-5028-030-0100	RICARDO D ROBLES	9121 SW 164 ST	Palmetto Bay	33157-0000
33-5028-030-0110	WEBER GUILBAUD	9111 SW 164 ST	Palmetto Bay	33157-0000
33-5028-030-0120	RANDY SUE JAMISON TRS	9101 SW 164 ST	Palmetto Bay	33157-0000
33-5028-030-0130	RI DONG TAN	9031 SW 164 ST	Palmetto Bay	33157-0000
33-5028-030-0140	HOPE POWELL	9021 SW 164 ST	Palmetto Bay	33157-0000
33-5028-030-0150	JUAN G FERNANDEZ	9011 SW 164 ST	Palmetto Bay	33157-0000
33-5028-030-0160	THIET NGUYEN TRS	9001 SW 164 ST	Palmetto Bay	33157-0000
33-5028-047-0010	15657 SOUTH DIXIE LLC	15657 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-047-0020	KSY 157 LLC	9245 SW 157 ST	Palmetto Bay	33157-0000

33-5028-055-0010	15365 S DIXIE HWY LLC	15365 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-057-0070	ANTONIO ROTELLA	8775 SW 164 ST	Palmetto Bay	33157-0000
33-5028-057-0080	ALEX J VELAZQUEZ	16335 SW 88 CT	Palmetto Bay	33157-0000
33-5028-057-0090	KEREM KAYSERILIOGLU	16325 SW 88 CT	Palmetto Bay	33157-0000
33-5028-057-0100	ALEJANDRA PARRA	16315 SW 88 CT	Palmetto Bay	33157-0000
33-5028-057-0110	RAYMOND S KULZICK	16310 SW 88 CT	Palmetto Bay	33157-0000
33-5028-057-0120	ROBERT J BECERRA	16320 SW 88 CT	Palmetto Bay	33157-0000
33-5028-057-0130	TOM J MANOS LE	16330 SW 88 CT	Palmetto Bay	33157-0000
33-5028-057-0140	JULIO NOLASCO	16351 SW 88 PL	Palmetto Bay	33157-0000
33-5028-057-0150	YANET KORZENIAK	16315 SW 88 PL	Palmetto Bay	33157-0000
33-5028-057-0160	RONALD SPIEGEL	16311 SW 88 PL	Palmetto Bay	33157-0000
33-5028-057-0170	TYRONE CAMPBELL	Not Available	Palmetto Bay	33157-0000
33-5028-057-0180	LUIS SOTERO	16320 SW 88 PL	Palmetto Bay	33157-0000
33-5028-057-0190	ERIC RENAGHAN TRS	16330 SW 88 PL	Palmetto Bay	33157-0000
33-5028-057-0200	BARBARA ATWOOD MASTER TRS	16355 SW 89 CT	Palmetto Bay	33157-0000
33-5028-057-0210	JIAO HE JTRS	16325 SW 89 CT	Palmetto Bay	33157-0000
33-5028-057-0220	OMAR GIRITLI	16255 SW 89 CT	Palmetto Bay	33157-0000
33-5028-057-0230	JEDA PROPERTIES LLC	16235 SW 89 CT	Palmetto Bay	33157-0000
33-5028-057-0240	JAMES A MCCARTHY III	16230 SW 89 CT	Palmetto Bay	33157-0000
33-5028-057-0250	RICHARD S GREEN	16250 SW 89 CT	Palmetto Bay	33157-0000
33-5028-057-0260	JULIO GONZALEZ	8915 SW 163 TER	Palmetto Bay	33157-0000
33-5028-057-0270	MARILYN TAYLOR DUNCAN	8935 SW 163 TER	Palmetto Bay	33157-0000
33-5028-057-0280	ALESSANDRA ESTEVES	8955 SW 163 TER	Palmetto Bay	33157-0000
33-5028-057-0290	IVAN G MOTTA	16275 SW 89 PL	Palmetto Bay	33157-0000
33-5028-057-0300	ANTONIO GARCIA	8940 SW 162 TER	Palmetto Bay	33157-0000
33-5028-057-0310	MICHAEL A WONG	8930 SW 162 TER	Palmetto Bay	33157-0000
33-5028-057-0320	JOHN D II REED	8920 SW 162 TER	Palmetto Bay	33157-0000
33-5028-057-0330	JOSE FRANCO	8925 SW 162 TER	Palmetto Bay	33157-0000
33-5028-057-0340	DAVID L HOLCOMBE & W JENNIFER	8935 SW 162 TER	Palmetto Bay	33157-0000
33-5028-057-0350	JAVIER R VILLAMIZAR	8945 SW 162 TER	Palmetto Bay	33157-0000
33-5028-057-0360	EDUARDO R ACLE &W NILDA	16215 SW 89 PL	Palmetto Bay	33157-0000
33-5028-057-0370	HECTOR RODRIGUEZ	16125 SW 89 PL	Palmetto Bay	33157-0000
33-5028-057-0390	MARIA ESTIBALIZ INCER ROMEO	16120 SW 89 PL	Palmetto Bay	33157-0000
33-5028-057-0400	FERNANDO A GARCIA	16140 SW 89 PL	Palmetto Bay	33157-0000

33-5028-057-0410	JORGE LOUIS WHEELOCK	16160 SW 89 PL	Palmetto Bay	33157-0000
33-5028-057-0420	LORENZO D BERRY III	16240 SW 89 PL	Palmetto Bay	33157-0000
33-5028-057-0430	JEFFREY M BERRY	16260 SW 89 PL	Palmetto Bay	33157-0000
33-5028-057-0440	MICHAEL L DION	16320 SW 89 PL	Palmetto Bay	33157-0000
33-5028-057-0450	R&M PROPERTIES MIAMI LLC	16340 SW 89 PL	Palmetto Bay	33157-0000
33-5028-057-0460	BENJAMIN A NWADIKE &W ORBY L	8960 SW 163 TER	Palmetto Bay	33157-0000
33-5028-057-0470	JUSTIN LINDSEY LE	8940 SW 163 TER	Palmetto Bay	33157-0000
33-5028-057-0480	ZAOHUA HUANG	8920 SW 163 TER	Palmetto Bay	33157-0000
33-5028-057-0490	PHILIP R HOROWITZ	16425 SW 89 AVE	Palmetto Bay	33157-0000
33-5027-002-1740	MONICA H GADOL	15925 SW 84 CT	Palmetto Bay	33157-0000
33-5027-008-0010	RAMON A FELICIANO	15210 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-008-0020	RACHEL C THELMO	15301 SW 86 AVE	Palmetto Bay	33157-0000
33-5027-008-0030	ANTONIO GERMAN MARTIN	15241 SW 86 AVE	Palmetto Bay	33157-0000
33-5027-008-0040	TAYLOR WALKER	15211 SW 86 AVE	Palmetto Bay	33157-0000
33-5027-008-0050	JORGE LUACES	8550 SW 152 ST	Palmetto Bay	33157-0000
33-5027-008-0060	EDMOND T LAURION JR	15200 SW 85 AVE	Palmetto Bay	33157-0000
33-5027-008-0070	GISSELLY ANANIA MUNOZ	15300 SW 86 AVE	Palmetto Bay	33157-0000
33-5027-008-0080	CANDICE DOWLATI	15305 SW 87 AVE	Palmetto Bay	33157-0000
33-5027-008-0090	KEON J JOHN	15223 SW 87 AVE	Palmetto Bay	33157-0000
33-5027-008-0100	PATRICK M QUIRK	15213 SW 87 AVE	Palmetto Bay	33157-0000
33-5027-008-0110	PATRICIA DENISE JONES	15203 SW 87 AVE	Palmetto Bay	33157-0000
33-5027-008-0120	THOMAS D PHILLIPS LE	8600 SW 152 ST	Palmetto Bay	33157-0000
33-5027-008-0130	DOROTHY DORMAN LE	15220 SW 86 AVE	Palmetto Bay	33157-0000
33-5027-012-0010	RUTH D DUNKEL	8600 SW 160 ST	Palmetto Bay	33157-0000
33-5027-012-0020	HORACIO M ABRAHAM LE	16020 SW 86 AVE	Palmetto Bay	33157-0000
33-5027-012-0030	ARNOLDO X ARGUELLO	16040 SW 86 AVE	Palmetto Bay	33157-0000
33-5027-012-0040	LEONEL EXTRAMIL III	16060 SW 86 AVE	Palmetto Bay	33157-0000

33-5027-012-0050	LOUIS M ANDRIS TRS	8621 SW 161 TER	Palmetto Bay	33157-0000
33-5027-012-0060	GREGORY LANG ARNOLD TRS	8641 SW 161 TER	Palmetto Bay	33157-0000
33-5027-012-0070	EGBERT GORRA	8661 SW 161 TER	Palmetto Bay	33157-0000
33-5027-012-0080	SAMUEL MARCUS HUTTIG	16041 SW 87 AVE	Palmetto Bay	33157-0000
33-5027-012-0090	JEREMY CORTLAND FORD	16021 SW 87 AVE	Palmetto Bay	33157-0000
33-5027-012-0100	M RENEE REICHLING LE	8640 SW 160 ST	Palmetto Bay	33157-0000
33-5027-012-0110	EDWARD P ADAMY	8500 SW 160 ST	Palmetto Bay	33157-0000
33-5027-012-0120	ENRIQUE O ALONSO	8520 SW 160 ST	Palmetto Bay	33157-0000
33-5027-012-0130	DARRIN D DINGMAN &W REBECCA J W	8540 SW 160 ST	Palmetto Bay	33157-0000
33-5027-012-0140	HEADACHE FREE HOLDINGS LLC	16021 SW 86 AVE	Palmetto Bay	33157-0000
33-5027-012-0150	JULIO SANTOYO TRS	16041 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-057-0500	MAX CHARLES UNDORFER	8840 SW 164 ST	Palmetto Bay	33157-0000
33-5028-057-0510	JUN LI	8830 SW 164 ST	Palmetto Bay	33157-0000
33-5028-057-0520	YINGCHUN HUANG	8820 SW 164 ST	Palmetto Bay	33157-0000
33-5028-057-0530	BENITO CORREA	16430 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-057-0540	JAMES R HORNER	8825 SW 165 TER	Palmetto Bay	33157-0000
33-5028-057-0550	JACOB L MCCAULEY &W	8845 SW 165 TER	Palmetto Bay	33157-0000
33-5028-057-0560	ERIC J CASOLA LE	16501 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-057-0570	RAFI A&L HOME DEVELOPERS LLC	16445 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-057-0580	VALENTINA TAYLOR	16435 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-059-0300	JOSE MANUEL PEREZ	16363 SW 87 CT	Palmetto Bay	33157-0000
33-5028-059-0330	LYNN GROSS	16365 SW 87 PL	Palmetto Bay	33157-0000
33-5028-059-0340	LENNOX G NEWMAN	16355 SW 87 PL	Palmetto Bay	33157-0000
33-5028-059-0350	DORIS WEYER	16340 SW 87 PL	Palmetto Bay	33157-0000
33-5028-059-0360	TARIK KHAFAGA	16350 SW 87 PL	Palmetto Bay	33157-0000
33-5028-059-0370	KAREL RODRIGUEZ	16360 SW 87 PL	Palmetto Bay	33157-0000
33-5028-060-0010	FREDERICK A FOSSELMAN	8951 SW 160 ST	Palmetto Bay	33157-0000
33-5028-060-0020	MICHAEL D POWERS	8941 SW 160 ST	Palmetto Bay	33157-0000
33-5028-060-0030	FELIPE L MEJIA	8931 SW 160 ST	Palmetto Bay	33157-0000
33-5028-060-0040	ABIGAIL GONZALEZ	8921 SW 160 ST	Palmetto Bay	33157-0000
33-5028-060-0050	DANIEL G ISOM	8911 SW 160 ST	Palmetto Bay	33157-0000
33-5028-060-0060	RONGCHANG XIN &W LIXIA FAN	8901 SW 160 ST	Palmetto Bay	33157-0000

33-5028-061-0010	LEAH C GUZMAN	16370 SW 92 CT	Palmetto Bay	33157-0000
33-5028-061-0020	MARIE REGNIER	16360 SW 92 CT	Palmetto Bay	33157-0000
33-5028-061-0030	XIHUI C NEWMAN	16350 SW 92 CT	Palmetto Bay	33157-0000
33-5028-061-0040	CARLOS A MENENDEZ	16351 SW 92 CT	Palmetto Bay	33157-0000
33-5028-061-0050	RICARDO CELIS	16361 SW 92 CT	Palmetto Bay	33157-0000
33-5028-061-0060	PHILLIP J ALMOND	16371 SW 92 CT	Palmetto Bay	33157-0000
33-5028-064-0010	CORAL REEF PLAZA INC	15315 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-064-0020	CORAL REEF PLAZA INC	15295 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-066-0010	JORGE PULIDO	16025 SW 89 AVENUE RD	Palmetto Bay	33157-0000
33-5028-066-0020	MICHAEL P ARIZA	8920 SW 160 ST	Palmetto Bay	33157-0000
33-5028-066-0030	SERGIO FERNANDEZ TRS	8910 SW 160 ST	Palmetto Bay	33157-0000
33-5028-066-0040	CARLOS D DE OLIVEIRA GUIMARAES	16075 SW 89 AVENUE RD	Palmetto Bay	33157-0000
33-5028-066-0050	EMELINA L FERNANDEZ	16045 SW 89 AVENUE RD	Palmetto Bay	33157-0000
33-5028-066-0060	LAWRENCE D SCHUENERMAN	8950 SW 160 ST	Palmetto Bay	33157-0000
33-5028-066-0070	ROBERT H WOOD	8940 SW 160 ST	Palmetto Bay	33157-0000
33-5028-066-0080	CARMEN M FERNANDEZ EST OF	16020 SW 89 AVENUE RD	Palmetto Bay	33157-0000
33-5028-066-0090	IVAN TORRES-HIDALGO	16030 SW 89 AVENUE RD	Palmetto Bay	33157-0000
33-5028-066-0100	BRIAN EDWARD JACKSON	16040 SW 89 AVENUE RD	Palmetto Bay	33157-0000
33-5028-066-0110	DANIEL E BOLET	16050 SW 89 AVENUE RD	Palmetto Bay	33157-0000
33-5028-066-0120	DF16060 LLC	16060 SW 89 AVENUE RD	Palmetto Bay	33157-0000
33-5028-066-0130	ARTURO B RODRIGUEZ	16070 SW 89 AVENUE RD	Palmetto Bay	33157-0000
33-5028-066-0140	JIAN RUI GUO &W YIN Y WANG	16080 SW 89 AVENUE RD	Palmetto Bay	33157-0000
33-5028-067-0010	GILBERTO H MORENO	16200 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0020	EDGARD J P HENRY MEURRENS TRS	16210 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0030	GUOFENG MA TRS	16220 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0040	ILENE BETH FINEBERG	16230 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0050	DAVID HEFFERNAN	16240 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0060	HECTOR JOSE FERNANDEZ VAZQUEZ	16250 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0070	KIN NING MA	9163 SW 163 TER	Palmetto Bay	33157-0000

33-5028-067-0080	XIAODONG CAI	9143 SW 163 TER	Palmetto Bay	33157-0000
33-5028-067-0090	KAYLEE W LEON GING	9123 SW 163 TER	Palmetto Bay	33157-0000
33-5028-067-0100	YUQI JING	9103 SW 163 TER	Palmetto Bay	33157-0000
33-5028-067-0110	DAVON REED TRS	9063 SW 163 TER	Palmetto Bay	33157-0000
33-5028-067-0120	QINGDA YANG	9043 SW 163 TER	Palmetto Bay	33157-0000
33-5028-067-0130	CARLOS M VARELA TUIRAN FOURNIER	9023 SW 163 TER	Palmetto Bay	33157-0000
33-5028-067-0140	MARIA E VASQUEZ	9003 SW 163 TER	Palmetto Bay	33157-0000
33-5028-067-0150	WILLIAM L REESE	16239 SW 90 CT	Palmetto Bay	33157-0000
33-5028-067-0160	MARK E LOPEZ TRIGO	9010 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0170	TODD J DOMINGUEZ	9009 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0180	JIAN WU	9019 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0190	MIGUEL I AGUIRRE URRETA	9029 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0200	ABDUL ABRAR MALIK	9039 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0230	TRACEY A SANDERS	9109 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0240	DOMENICO FABIANO	9119 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0250	REBECCA EINZIG	9129 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0260	PING YANG	9128 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0270	IH4 PROPERTY FLORIDA LP	9118 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0280	CARLOS ALBERTO LIEVANO III	9108 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0310	SHARI BETH GAYTON	9038 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0320	TITO C CESPEDES	9028 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0330	CHARMAINE POWELL LE	9018 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0340	ROBERTO FONFRIA	9008 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0350	LIAM JOSEPH MCGIVERN	9007 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0360	JW INVESTMENT PARTNERS LLC	16021 SW 90 CT	Palmetto Bay	33157-0000
33-5028-067-0370	JEFFREY ZAHN	9131 SW 162 LN	Palmetto Bay	33157-0000
33-5028-067-0380	ALEC A SCAVO	9121 SW 162 LN	Palmetto Bay	33157-0000
33-5028-067-0390	YENED PALACIO GUARDADO	9111 SW 162 LN	Palmetto Bay	33157-0000
33-5028-067-0420	MINELA DEL VALLE	9041 SW 162 LN	Palmetto Bay	33157-0000
33-5028-067-0430	BRIAN ALLEN SCOTT	9031 SW 162 LN	Palmetto Bay	33157-0000
33-5028-067-0440	JOSE R ZEDAN MIGUEL	9030 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0450	XIANG YANG ZHOU	9040 SW 162 ST	Palmetto Bay	33157-0000

33-5028-067-0480	ALBERT LUCAS JR	9110 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0490	JUAN RUIZ LE	9120 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0500	ANDRE GORDON	9130 SW 162 ST	Palmetto Bay	33157-0000
33-5028-067-0510	FERNANDO M IGLESIAS	9127 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0520	LINA XIMENA CAICEDO	9117 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0530	SAMUEL R ROGERS	9107 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0540	VITALY SIOMIN	9057 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0550	JEROME RICHARDSON LE	9047 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0560	LUIZ A DE OLIVEIRA SALLES	9037 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0570	JOHN C LAM	9027 SW 161 TER	Palmetto Bay	33157-0000
33-5028-067-0580	JAI EUN YANG	9026 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0590	DUC HUYNH	9036 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0610	JIANZHI FANG	9056 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0620	LEONA P DIOMANDE	9106 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0630	JUDE WEIN	9116 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0640	ARMANDO DE J GOMEZ PLANA &W	9126 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0650	ELIZABETH GARCIA	9025 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0660	GARY RAMPHAL	9035 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0670	GABRIEL LOPEZ	9045 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0680	JAVIER L GONZALEZ	9055 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0690	GRACE M RUIZ	9105 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0700	KATHLEEN ANN RYAN	9115 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0710	RAFAEL F ORIZONDO	9125 SW 160 TER	Palmetto Bay	33157-0000
33-5028-067-0730	WENZHI LI	16010 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0740	HANUMA R LOKIREDDY &W	16020 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0750	BERYL MOSS	16030 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0760	BRENDA C PRATT	16100 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0770	RUSSELL COLLINS CORREA	16110 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0780	PEDRO W CABRERA	16120 SW 91 CT	Palmetto Bay	33157-0000

33-5028-067-0790	CYNTHIA MARIE GARCIA	16130 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0800	JOSE BERNARDO LOVO	16140 SW 91 CT	Palmetto Bay	33157-0000
33-5028-067-0810	CASA DE CAMPO HOA ASSC INC	Not Available	Palmetto Bay	33157-0000
33-5028-068-0010	CARLOS CALERO	16115 SW 89 PL	Palmetto Bay	33157-0000
33-5028-071-0010	VAN TRUONG DUONG	9049 SW 162 ST	Palmetto Bay	33157-0000
33-5028-071-0020	JOSHUA P HAMANN	9059 SW 162 ST	Palmetto Bay	33157-0000
33-5028-071-0030	MARAL DEL CASTILLO	9058 SW 161 TER	Palmetto Bay	33157-0000
33-5028-071-0040	CARL BROOKS	9048 SW 161 TER	Palmetto Bay	33157-0000
33-5028-071-0050	PATRICK F DEL VECCHIO SR LE	9061 SW 162 LN	Palmetto Bay	33157-0000
33-5028-071-0060	INDIRA BKYSKAL	9051 SW 162 LN	Palmetto Bay	33157-0000
33-5027-012-0160	ANTONY VAN SMITH &W DIANE	16061 SW 86 AVE	Palmetto Bay	33157-0000
33-5027-012-0170	MICHAEL MAXWELL	16081 SW 86 AVE	Palmetto Bay	33157-0000
33-5027-012-0180	JUAN J BAGLIETTO	8600 SW 161 TER	Palmetto Bay	33157-0000
33-5027-012-0190	STEPHEN ROBERT BALDWIN TRS	8620 SW 161 TER	Palmetto Bay	33157-0000
33-5027-012-0200	YENEDI PEREZ	8640 SW 161 TER	Palmetto Bay	33157-0000
33-5027-012-0210	JAMES C WOISCHWILL &W DEBORAH A	8660 SW 161 TER	Palmetto Bay	33157-0000
33-5027-021-0010	SILVIA TRUJILLO	16160 SW 87 AVE	Palmetto Bay	33157-0000
33-5027-021-0020	DAMIAN ROLANDO MARTINEZ	16200 SW 87 AVE	Palmetto Bay	33157-0000
33-5027-021-0030	MICHAEL PERUYERA	16295 SW 88 AVENUE RD	Palmetto Bay	33157-0000
33-5027-021-0040	MICHAEL JOSEPH CORNELY	16298 SW 88 AVE	Palmetto Bay	33157-0000
33-5027-021-0050	CARLOS ALBERTO DEL AMO	8645 SW 162 ST	Palmetto Bay	33157-0000
33-5027-021-0060	THOMAS J PERKINS III (TRUST) &	8625 SW 162 ST	Palmetto Bay	33157-0000
33-5027-021-0070	MIGUEL A ALVAREZ	8605 SW 162 ST	Palmetto Bay	33157-0000
33-5027-021-0080	ANDY ALBERTO MEZA	8555 SW 162 ST	Palmetto Bay	33157-0000
33-5028-071-0070	JOSE FERNANDO BLANCO	9050 SW 162 ST	Palmetto Bay	33157-0000
33-5028-071-0080	JOYCE MATTHEWS	9060 SW 162 ST	Palmetto Bay	33157-0000
33-5028-071-0090	CHRISTOPHER S COHEN	16000 SW 91 CT	Palmetto Bay	33157-0000
33-5028-072-0010	15715 PALMETTO BAY CENTRE LLC	15715 S DIXIE HWY	Palmetto Bay	33157-0000

33-5028-073-0010	NICOLAS FERNANDO QUINTERO	9046 SW 160 TER	Palmetto Bay	33157-0000
33-5028-076-0020	EDUARDO ERNESTO GARATEIX	15875 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-076-0090	XAVIER ENRIQUE MARTINEZ	15885 SW 89 CT	Palmetto Bay	33157-0000
33-5027-021-0120	VICTOR L GLAVACH	8620 SW 162 ST	Palmetto Bay	33157-0000
33-5027-021-0130	EDWARD L HAGAN &W STEPHANIE	8600 SW 162 ST	Palmetto Bay	33157-0000
33-5027-021-0140	DENIS W ROTOLANTE TRS	8550 SW 162 ST	Palmetto Bay	33157-0000
33-5027-021-0150	GARTH FRANCIS LYN &W PENELOPE	8551 SW 163 TER	Palmetto Bay	33157-0000
33-5027-021-0160	PETRA VANDERVLUGT TRS	8601 SW 163 TER	Palmetto Bay	33157-0000
33-5027-021-0170	GUSTAVO ANIDO TRS	16225 SW 87 AVE	Palmetto Bay	33157-0000
33-5027-021-0180	HARPREET SMITH	8640 SW 163 TER	Palmetto Bay	33157-0000
33-5027-021-0190	MARK R BROWN &W CHRISTINE	8620 SW 163 TER	Palmetto Bay	33157-0000
33-5027-046-0010	MARIANNE SALAZAR	16030 SW 84 PL	Palmetto Bay	33157-0000
33-5027-046-0020	EDUARDO ESPINOLA LE	16060 SW 84 PL	Palmetto Bay	33157-0000
33-5027-046-0030	ROBERTO ARIEL FERNANDEZ TRS	16090 SW 84 PL	Palmetto Bay	33157-0000
33-5027-046-0040	DENNIS CALHOUN LE	16130 SW 84 PL	Palmetto Bay	33157-0000
33-5027-046-0050	CLARA FERREYRA	16160 SW 84 PL	Palmetto Bay	33157-0000
33-5027-046-0110	MIRIAM TERESA DEL CAMPO LE	16055 SW 84 PL	Palmetto Bay	33157-0000
33-5027-046-0120	TSUNG HUNG PENG TRS	16025 SW 84 PL	Palmetto Bay	33157-0000
33-5028-000-0010	M & A BROTHERS REALTY NO 39 INC	15201 S FEDERAL HWY	Palmetto Bay	33157-0000
33-5028-000-0030	BEN ZEN PROPERTIES LLC	8700 SW 153 TER	Palmetto Bay	33157-0000
33-5028-000-0035	ILLON RYAN KANTRO	15350 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-000-0040	EDWARD FERENCZI	15351 SW 87 CT	Palmetto Bay	33157-0000
33-5028-000-0060	JEAN YVES DEILLON &W MURIEL	15350 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-000-0070	MICHAEL W SONTAG INC	Not Available	Palmetto Bay	33157-0000
33-5028-000-0080	MICHAEL W SONTAG INC	8950 SW 152 ST	Palmetto Bay	33157-0000
33-5028-000-0100	JOSE HERNANDEZ & MADELYN	15300 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-000-0101	OSCAR DANILO POZO LE	15301 SW 89 CT	Palmetto Bay	33157-0000
33-5028-000-0110	JORGE REYES CARDERO	15201 SW 89 CT	Palmetto Bay	33157-0000

33-5028-000-0111	HUAQING WANG	15200 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-000-0112	JOEL ALFONSO	15280 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-000-0113	RAYMOND V SALES	15293 SW 89 CT	Palmetto Bay	33157-0000
33-5028-000-0120	JOHN ANDREW PETTIT LE	15395 SW 89 CT	Palmetto Bay	33157-0000
33-5028-000-0130	JOSEPH D BOYER &W MARIE JANE	15300 SW 89 CT	Palmetto Bay	33157-0000
33-5028-000-0140	MG SILVER FOX INVESTMENTS LLC	9050 SW 152 ST	Palmetto Bay	33157-0000
33-5028-000-0180	GUOYONG ZHENG	15945 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0181	JEROME A JOHNSON	15955 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0190	RICHARD A BONILLA	15935 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0260	ROLANDO JAVIER NARVAEZ	9055 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0270	TERRA PALMS LLC	15785 SW 92 AVE	Palmetto Bay	33157-0000
33-5028-000-0320	W B H CORP	15355 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-000-0350	DIXIE PLUS LLC	15757 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-000-0352	SO FLA WATER MANAGEMENT	Not Available	Palmetto Bay	33157-0000
33-5028-000-0360	MS ONE CORP	15801 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-000-0381	JAVIER FELIX	15750 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0382	GEORGE CASALI LE	15700 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0660	AMERICAN LEGION POST/33	16401 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0670	CHRIST FELLOWSHIP RES PROP LLC	16435 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0700	SHEILA PURYEAR	16455 SW 91 AVE	Palmetto Bay	33157-0000
33-5028-000-0701	TAREK CHEBBI	16450 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0710	ORLANDO PADIN	16500 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0711	JAMES A GOSSETT &W CARLA S	16501 SW 91 AVE	Palmetto Bay	33157-0000
33-5028-000-0720	THR FLORIDA LP	9000 SW 164 ST	Palmetto Bay	33157-0000
33-5028-000-0721	FRANTZ JEAN-JOSEPH	9030 SW 164 ST	Palmetto Bay	33157-0000
33-5028-000-0732	AMY MORRISON	16550 SW 90 AVE	Palmetto Bay	33157-0000

33-5028-000-0740	PEDRO PABLO RODRIGUEZ TRS	16525 SW 91 AVE	Palmetto Bay	33157-0000
33-5028-000-0781	BLASE ARTHUR CUNNINGHAM	9001 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0782	JOSE M DE LEON LE	9025 SW 158 ST	Palmetto Bay	33157-0000
33-5028-001-0190	CRISTIANA NICOLETTE ASTORINI	9000 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0200	RAUL ALVAREZ &W MAYRA G	9016 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0210	ANDREW D MELOGY II &W SILVIA A	9020 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0220	ALEXANDER JAVIER QUESADA	9040 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0230	ALLEN STRANGE	9050 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0240	KEITH A NADEAU	9060 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0241	ERIC RAFAEL NUNEZ	9070 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0250	EDGARDO O MACCHI &W DIANA ROSSI	9080 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0260	JANA L SHEEDER	15605 SW 92 AVE	Palmetto Bay	33157-0000
33-5028-001-0270	JAMES J ARAIZA	9099 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0280	MONESTORY OF ARKASHEA INC	9085 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0281	BRYAN ALAN CHWAST	9039 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0282	DOUGLAS MILTON &W MARY LOU	9061 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0290	DAVID L BYRD LE	9051 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0300	MAITEE BOMNIN TRS	9035 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0310	ANTHONY STURM	9025 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0320	GEORGE CASALI LE	9011 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0330	ALEXIS MARIE UNDORFER TRS	9001 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0360	BRANCH BANKING & TRUST COMPANY	15725 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-001-0380	GEORGE CASALI LE	9000 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0390	ALENNIS RIVERO	9010 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0400	JARROD GILLEN	9020 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0401	BENJAMIN VILCHEZ	9040 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0410	GREGORY T ALEXANDER &W JESSICA R	9058 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0420	JEFFREY L TANNER	9070 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0425	JEFFREY L TANNER	9078 SW 157 ST	Palmetto Bay	33157-0000

33-5028-001-0430	MARVIN JEROME JOHNSON	9088 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0440	CAROL AMORELE TANNER	9098 SW 157 ST	Palmetto Bay	33157-0000
33-5028-002-0032	JELD CORPORATION	16051 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-005-0010	WEI YUNG WANG TRS	15220 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-0020	JUAN R RUIZ	15300 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-0040	DANIEL ALONSO	15320 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-0050	XUE ZHONG LIU &W LILIN DU	15340 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-0060	JOHN WENDELL CRAWFORD TRS	15400 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-0070	ANA BOTTEN &H PAUL	15420 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-0080	AMANDYLEO HOLDING COMPANY LLC	15440 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-0090	BRYAN A ASTIGARRAGA	15500 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-0100	JORGE GOMEZ GRACIA	15520 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-0110	JOHN ROQUE &W DAYNA	15521 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0120	RONALD SMITH &W VIOLET	15501 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0130	SAMUEL LAITE &W MARIA C	15431 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0140	MARK R BANENS	15401 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0150	CARLOS A GOMEZ	15341 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0160	DAVID A HARDEMAN TRS	15321 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0240	JAMES AGUAYO	15320 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0250	MARK HOWARD ROSENBLUM TRS	15340 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0260	JOHANERES RODRIGUEZ	15400 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0270	NOSLEN JULIO RODRIGUEZ MONTESINO	15420 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0280	SHARON JOAN MCGEE	15500 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0290	GLADYS L PATINO TRS	15520 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-0300	ROBERT NYLUND	15525 SW 87 AVE	Palmetto Bay	33157-0000

33-5028-005-0310	ANNICK Y SAINT FLOUR	15505 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-0320	JUAN H LANFRANCO	15425 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-0330	DOMINGO A ALVAREZ	15405 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-0340	YAYMICEL CHEUNG	15345 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-0350	JAMES S PATTERSON	15325 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-0370	ILONA FIALA NOVAK TRS	15201 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0380	MICHAEL ROCHE	15301 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0390	NICO CAPPELLUTI	15315 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0400	COLIN D SULLIVAN	15325 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0410	CAROL NOVAK &	15345 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0420	SALIM NASSER &W OLGA	15401 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0430	KARLA MELO	15425 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0440	CHRISTOPHER HUGO GOMEZ TRS	15445 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0450	JOCELYN R MASSO LE	15501 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0460	KARINA C REQUEJO	8745 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-0470	JOSEPH SUAREZ	8725 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-0480	KEITH DANIEL BERMAN TRS	8715 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-0490	ELENA FAJARDO	8701 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-0500	HENRY DREVICH TRS	15200 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0510	MICHAEL W SCHILLING	15300 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0520	DOUGLAS F LANDSEA &W	8807 SW 153 TER	Palmetto Bay	33157-0000
33-5028-005-0530	REZA KHATIB	8817 SW 153 TER	Palmetto Bay	33157-0000
33-5028-005-0540	JEFFREY L PARNS LE	15301 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-0550	MICHAEL M ESTEVEZ &W	15201 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-0560	RICHARD E CHICVARA &W SUSAN C	15220 SW 88 CT	Palmetto Bay	33157-0000

33-5028-005-0570	CHRISTOPHER GEORGE COULE	15300 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-0580	GABRIEL AGUIRRE	15320 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-0590	COLIN N DIXON	15325 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-0600	GUSTAVO YBARZ &W	15301 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-0610	FRANCISCO J SANCHEZ	15221 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-0611	LEONARDO A PENIZZOTTO	15201 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-0620	ALEJANDRO UGARTE	8800 SW 153 TER	Palmetto Bay	33157-0000
33-5028-005-0630	MERRILL JAY TAUB	8820 SW 153 TER	Palmetto Bay	33157-0000
33-5028-005-0640	DANIEL J GREGORY &W LORETTA L	8830 SW 153 TER	Palmetto Bay	33157-0000
33-5028-005-0650	ERIC B DIEP	8840 SW 153 TER	Palmetto Bay	33157-0000
33-5028-005-0660	YOEL BRITO	8850 SW 153 TER	Palmetto Bay	33157-0000
33-5028-005-0670	FIDEL P BARRETO &W PATRICIA	8860 SW 153 TER	Palmetto Bay	33157-0000
33-5028-005-0680	ALTHEA I PECK	8805 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-0690	JESUS MANUEL TORRES	8815 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-0700	JORGE CONCEPCION &W	8825 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-0740	MAITEE BOMNIN TRS	15620 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-0750	EDWARD F PAHLS	15630 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-0760	PEDRO A ALVAREZ	15660 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-0770	ELAINE CAMILLE HELDEWIER VIGNON	15710 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-0780	OSVALDO MARTINEZ LE	15720 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-0790	PARADISE PALMS PB LLC	15730 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-0800	TODD MICHAEL KOUDELKA	8740 SW 158 ST	Palmetto Bay	33157-0000
33-5028-005-0810	DIANE S HOPKINS LE	8720 SW 158 ST	Palmetto Bay	33157-0000
33-5028-005-0820	ELIZABETH ANN POPPLEWELL TRS	8700 SW 158 ST	Palmetto Bay	33157-0000
33-5028-005-0830	BRUNO G CARAVETTI	8701 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-0840	TROY A MANESS	8721 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-0850	JAMES M ARMSTRONG &W WENDY T	8741 SW 159 ST	Palmetto Bay	33157-0000

33-5028-005-0860	THOMAS J HARRINGTON &W LESLEY A	15815 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0870	ANDRES BARDELAS	15805 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0880	RODOLFO ARANA	15781 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0890	OLIMPIA DEL BOCCIO	15751 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0900	JORGE E GONZALEZ	15731 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0910	CONSTANCE R ATKINSON LE	15701 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0920	HEATHER QUINLAN	15647 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0930	MYRNA L ALBERT LE	15621 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-0940	BRIAN LEE TANNEBAUM	8740 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-0950	R W BUCKHALT &W ESPERANZA	8730 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-0960	CHRISTOPHER ALEXANDER SOWERS	15620 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-0970	OTONIEL GONZALEZ MENENDEZ	15630 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-0980	ANNETE D HERMAN	15700 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-0990	SOFISANT DEVELOPMENT LLC	15710 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1000	MARCOS BEATON TRS	15720 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1010	YU TANG	15730 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1020	WILLIAM ROTOLANTE	15735 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-1030	SYLVIA Y RODRIGUEZ	15725 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-1040	MIGUEL A MELO BICCHI	15715 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-1050	JOAN R PARSONS	15705 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-1060	JOSE DE VIVERO &W GIOVANNA	15635 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-1070	RONALD M CHEESEMAN &W DARLENE	15625 SW 87 CT	Palmetto Bay	33157-0000
33-5028-005-1080	DARA VORCE LE	8720 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-1090	LEE N HEFTY &W NICHOLE L	8700 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-1100	ANA GINORY ROBERTS LE	8600 SW 155 TER	Palmetto Bay	33157-0000

33-5028-005-1110	ANDRES EDUARDO GOMEZ RUTMANN	15600 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1120	JESSIE BAYAG	15620 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1130	ELIZABETH M &H CHRISTOPHER DAVID	15640 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1140	JORDI ESTEBAN	15700 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1150	JUSTIN D GREENFIELD	15730 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1160	TREVOR FICHMAN	15750 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1170	MARGARET L KENNEY	15800 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1180	ARLENE YASMIN DAHLEM LE	15820 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1190	LUIS FRANCISCO ESTRADA	8605 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-1200	STEVEN R TIDWELL	15845 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1210	FELIPE AGUIAR	15825 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1220	VICTOR FURLAN	15805 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1230	WILLIAM DIETERLE &W TAMMY	15755 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1240	HUMBERTO ABEJA	15735 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1250	GORANCHO BOSHKOV	15715 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1260	GORDON M MELCHER &W SARA M	15645 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1270	ALEJANDRO JULIAN DUAYGUES	15625 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1280	VICTOR NELSON	15605 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1290	VINCENT S YLLANES	8650 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-1300	MELISSA DIAZ	8500 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-1310	LARRY G LEDBETTER &W HELENA S	15600 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1320	LAZARO J DIAZ	15620 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1330	HERNAN MAYOL	15640 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1340	H WILLIAM PRAHL III TRS	15700 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1350	LORIE F HACKIM	15720 SW 85 AVE	Palmetto Bay	33157-0000

33-5028-005-1360	DANIEL MONSALVE	15740 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1370	CARLOS LOPEZ	15760 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1380	JAMES L MULLIS &W	15800 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1390	J COBB INVESTMENTS LLC	15820 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1400	JESSICA MARIA TUFINO TRS	15840 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1410	OSCAR RODRIGUEZ JTRS	15900 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1420	DEINYS MARTINEZ	15920 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1430	FIDEL SCIORTINO LLORET	15940 SW 85 AVE	Palmetto Bay	33157-0000
33-5028-005-1440	DARIO DI FAZIO TRS	8535 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1450	YUSIMY NUNEZ	8605 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1460	CYNTHIA J MOSSBERG LE	8625 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1470	MARCELA GUTIERREZ	15921 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1480	JAIME BORJA LASCURAIN	8640 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-1490	PALM 159 LLC	8620 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-1500	ANA NOVAS FRANCO	8600 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-1510	SONIA M JENSEN LE	15841 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1520	BERGMAN ARGUELLO	15821 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1530	ANNE CHRISTINE S CASTERA	15801 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1540	JAMES ARAIZA &W JANA L SHEEDER	15755 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1550	JAIME ENRIQUE LEMUS	15721 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1560	LAZARO ISRAEL VAZQUEZ	15711 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1570	MICHAEL J CLARK &W DAWN S	15641 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1580	ELLEN SOLDO TRS	15621 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1590	CARLOS J TABORDA	15601 SW 86 AVE	Palmetto Bay	33157-0000
33-5028-005-1600	STEVEN HENDRIKSE	8570 SW 155 TER	Palmetto Bay	33157-0000
33-5028-005-1610	MARITZA PEREZ	15650 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-1620	MICHAEL KOSICK	15660 SW 88 AVE	Palmetto Bay	33157-0000

33-5028-005-1630	JANA P NESBIT LE	15670 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-1640	JOSEPH MICHAEL REZEK LE	15770 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-1650	NOELIA E MORENO	15790 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-1660	WAYNE PEREZ JR	15800 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-1670	WILLIAM R POTTER &W AMIE A	15810 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-1680	JOHN UHRICH JR TRS	15820 SW 88 AVE	Palmetto Bay	33157-0000
33-5028-005-1690	MARK P RADCLIFFE	8760 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-1700	JUAN GONZALEZ	8750 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-1710	SERGIO S HERNANDEZ &W ELSA T	8740 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-1720	LOCKWOOD PIRIE &W DIANE	8720 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-1730	ARTHUR F GOWIN TRS	8700 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-1740	PAUL J BOURJAILY &W CECILIA G	15920 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-005-1750	MARI C LOPEZ	8715 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1760	TIM DUGAN BIRRITTELLA TR	8725 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1770	TALBERT NAVIA	8735 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1780	YVONNE ROSS	8745 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1790	MARK K GHEZZI & SUZANNE R GHEZZI	8805 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1800	MARKEL U S INVESTMENTS LLC	8815 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1810	DANIEL RIOS	8825 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1820	VICTOR A PLATT &W DEBRA ANN	8845 SW 160 ST	Palmetto Bay	33157-0000
33-5028-005-1830	MIGUEL SAMPER &W	8830 SW 159 ST	Palmetto Bay	33157-0000
33-5028-005-1840	LAZARO ALFONSO	15825 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1850	MARGARITA V FERNANDEZ	15815 SW 88 CT	Palmetto Bay	33157-0000
33-5028-006-0010	GILBERTO J LLERENA COLLAZO	16400 SW 91 AVE	Palmetto Bay	33157-0000
33-5028-006-0020	ANDY DOLORES TRS	16420 SW 91 AVE	Palmetto Bay	33157-0000
33-5028-006-0030	ANA SUYAPA MENDIETA	16500 SW 91 AVE	Palmetto Bay	33157-0000
33-5028-006-0200	CHRISTOPHER GUY ESTEVEZ	16501 SW 92 AVE	Palmetto Bay	33157-0000
33-5028-006-0210	CARLOS PENAFIEL	16421 SW 92 AVE	Palmetto Bay	33157-0000
33-5028-006-0220	CARLOS M DE CESPEDES SR	16401 SW 92 AVE	Palmetto Bay	33157-0000

33-5028-006-0250	JIANWEN YANG	9240 SW 164 ST	Palmetto Bay	33157-0000
33-5028-006-0260	EDUARDO MERINO TRS	9220 SW 164 ST	Palmetto Bay	33157-0000
33-5028-006-0270	GEORGE & EDGAR RINCON	9200 SW 164 ST	Palmetto Bay	33157-0000
33-5028-006-0280	SHIRLEY S SMART (TRUST)	9201 SW 165 ST	Palmetto Bay	33157-0000
33-5028-014-0010	MIGUEL RILO &W EVELYN	15200 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-014-0020	NORA J ROBBINS TRS	15280 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-014-0030	JASON P NEAL &W ETHEL J	15300 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-014-0040	LOUIS JOEL FARRELL	15287 SW 87 CT	Palmetto Bay	33157-0000
33-5028-014-0050	JAMIE HUSBAND	15251 SW 87 CT	Palmetto Bay	33157-0000
33-5028-014-0060	JESSE LYNN BARRUS	15201 SW 87 CT	Palmetto Bay	33157-0000
33-5028-014-0070	RENE USTARIZ	15200 SW 87 CT	Palmetto Bay	33157-0000
33-5028-014-0080	WAI HAN CHAN	15250 SW 87 CT	Palmetto Bay	33157-0000
33-5028-014-0090	JESSE COX	15300 SW 87 CT	Palmetto Bay	33157-0000
33-5028-015-0010	NANCY REITENBACH LE	15350 SW 87 CT	Palmetto Bay	33157-0000
33-5028-015-0020	MAURICIO J ESCOBAR	15390 SW 87 CT	Palmetto Bay	33157-0000
33-5028-015-0030	VERA I MULLERY	15400 SW 87 CT	Palmetto Bay	33157-0000
33-5028-015-0040	BRITTANY CAMPBELL RIGGS	8760 SW 155 ST	Palmetto Bay	33157-0000
30-5021-034-0010	INNOVATIONS REAL ESTATE	9299 SW 152 ST 100	Miami	33157-0000
30-5021-034-0020	PALMETTO BAY MEA LLC	9299 SW 152 ST 101	Miami	33157-0000
30-5021-034-0030	PALMETTO BAY MEA LLC	9299 SW 152 ST 102	Miami	33157-0000
30-5021-034-0040	HOT DAAM LLC	9299 SW 152 ST 103	Miami	33157-0000
30-5021-034-0050	INTELEKT CAPITAL LLC	9299 SW 152 ST 104	Miami	33157-0000
30-5021-034-0060	LYNWOOD LLC	9299 SW 152 ST 200	Miami	33157-0000
30-5021-034-0070	INNOVATIONS REAL ESTATE II LLC	9299 SW 152 ST 201	Miami	33157-0000
30-5021-034-0080	MAXIMUS MEDICAL LLC	9299 SW 152 ST 202	Miami	33157-0000
30-5021-034-0090	MAXIMUS MEDICAL LLC	9299 SW 152 ST 203	Miami	33157-0000
30-5021-034-0100	DAVID NAMOFF	9299 SW 152 ST 204	Miami	33157-0000

30-5021-034-0110	INNOVATIONS REAL ESTATE III LLC	9299 SW 152 ST 205	Miami	33157-0000
30-5021-034-0120	NEW HORIZON MEDICAL	9299 SW 152 ST 206	Miami	33157-0000
30-5021-034-0130	NEW HORIZON MEDICAL	9299 SW 152 ST 207	Miami	33157-0000
33-5021-011-0090	DAVID PADRON	8861 SW 151 ST	Palmetto Bay	33176-0000
33-5021-011-0100	CLYDE MIRAMBEAU	15095 SW 89 AVE	Palmetto Bay	33176-0000
33-5021-011-0110	THOMAS F & CARMEN M GRAY	8840 SW 151 ST	Palmetto Bay	33176-0000
33-5021-011-0120	DANIEL LIMA	8820 SW 151 ST	Palmetto Bay	33176-0000
33-5021-011-0130	CARLOS ANTONIO CORREA	8800 SW 151 ST	Palmetto Bay	33176-0000
33-5021-011-0140	RICHARD G ANDREW	15190 SW 88 AVE	Palmetto Bay	33176-0000
33-5021-011-0150	8831 PALMETTO BAY LLC	8831 SW 152 ST	Palmetto Bay	33157-0000
33-5021-011-0160	ANTHONY D MIYAZAKI	8851 SW 152 ST	Palmetto Bay	33157-0000
33-5021-016-0040	EQUITY ONE (FLA PORTFOLIO) LLC	14965 S DIXIE HWY	Palmetto Bay	33176-0000
33-5022-032-0250	RICHARD WOLCOTT &W	15100 SW 86 AVE	Palmetto Bay	33158-0000
33-5022-032-0270	DANIEL CZERWINSKI &W LOIS	15121 SW 87 AVE	Palmetto Bay	33176-0000
33-5022-032-0280	RANDALL FLORENTINO	15101 SW 87 AVE	Palmetto Bay	33176-0000
33-5028-029-0010	VERONICA M ORDONEZ DE LA CUADRA	15825 SW 90 CT 1A	Palmetto Bay	33157-0000
33-5028-029-0020	SOLCITY PROPERTIES LLC	15825 SW 90 CT 1B	Palmetto Bay	33157-0000
33-5028-029-0030	EDITH L GOEBEL	15825 SW 90 CT 1-C	Palmetto Bay	33157-0000
33-5028-029-0040	MELINA SADEGHI	15825 SW 90 CT 1D	Palmetto Bay	33157-0000
33-5028-029-0050	GODOFREDO H LARA EST OF	15845 SW 90 CT 2A	Palmetto Bay	33157-0000
33-5028-029-0060	XIHUI NEWMAN	15845 SW 90 CT 2B	Palmetto Bay	33157-0000
33-5028-029-0070	EMANUELE GULINO JR LE	15845 SW 90 CT 2C	Palmetto Bay	33157-0000
33-5028-029-0080	ALEXANDRA A TALBOTT	15845 SW 90 CT 2D	Palmetto Bay	33157-0000
33-5028-031-0010	CHRISTOPHER STEPHAN PERSON	15857 SW 90 CT A	Palmetto Bay	33157-0000
33-5028-031-0020	YUQI JING	15861 SW 90 CT B	Palmetto Bay	33157-0000
33-5028-031-0030	SOLCITY PROPERTIES LLC	15859 SW 90 CT C-D	Palmetto Bay	33157-0000

33-5028-031-0040	BRIAN ESPINDOLA	15855 SW 90 CT D	Palmetto Bay	33157-0000
33-5028-031-0050	TIMOTHY SCOTT PORTER	15907 SW 90 CT A	Palmetto Bay	33157-0000
33-5028-031-0060	OLSON N DUFFIS LE	15911 SW 90 CT B	Palmetto Bay	33157-0000
33-5028-031-0070	GLENN BERRY	15909 SW 90 CT C	Palmetto Bay	33157-0000
33-5028-031-0080	INTERACTIVE PROPERTIES INC	15905 SW 90 CT D	Palmetto Bay	33157-0000
33-5028-031-0090	HANFEI ZHANG	15917 SW 90 CT A	Palmetto Bay	33157-0000
33-5028-031-0100	YUNIA VILLALOBOS CHAO	15921 SW 90 CT B	Palmetto Bay	33157-0000
33-5028-031-0110	ANA M FLORES	15919 SW 90 CT C	Palmetto Bay	33157-0000
33-5028-031-0120	JACQUELINE P KHAN	15915 SW 90 CT D	Palmetto Bay	33157-0000
33-5028-031-0130	MANUEL RODRIGUEZ JR JTRS	9032 SW 159 TER A	Palmetto Bay	33157-0000
33-5028-031-0140	LETECIA A LISCHNER	9036 SW 159 TER B	Palmetto Bay	33157-0000
33-5028-031-0150	NANCY WORSHAM	9034 SW 159 TER C	Palmetto Bay	33157-0000
33-5028-031-0160	PETER D LAU	9030 SW 159 TER D	Palmetto Bay	33157-0000
33-5028-031-0170	ADRIAN OTERO	9042 SW 159 TER A	Palmetto Bay	33157-0000
33-5028-031-0180	FELIX TATARSKY	9046 SW 159 TER B-H	Palmetto Bay	33157-0000
33-5028-031-0190	ELIZABETH VASQUEZ	9044 SW 159 TER C	Palmetto Bay	33157-0000
33-5028-031-0200	LANNY N ROGG	9040 SW 159 TER D	Palmetto Bay	33157-0000
33-5028-032-0010	JOHN OREJON	15385 S DIXIE HWY 1	Palmetto Bay	33157-0000
33-5028-032-0020	FAREEDA STEVENS	15385 S DIXIE HWY 2	Palmetto Bay	33157-0000
33-5028-032-0030	DIANNE S FERRER	15385 S DIXIE HWY 3	Palmetto Bay	33157-0000
33-5028-032-0040	MGMJ LLC	15385 S DIXIE HWY 4	Palmetto Bay	33157-0000
33-5028-032-0050	XUE ZHONG LIU	15385 S DIXIE HWY 5	Palmetto Bay	33157-0000
33-5028-032-0060	LOURDES CERNUDA	15385 S DIXIE HWY 6	Palmetto Bay	33157-0000
33-5028-032-0070	NANCY HARTNER	15385 S DIXIE HWY 7	Palmetto Bay	33157-0000
33-5028-032-0080	MIGUEL DOMINGUEZ	15385 S DIXIE HWY 8	Palmetto Bay	33157-0000
33-5028-032-0090	PATRICIA K PALMA URENA	15385 S DIXIE HWY 9	Palmetto Bay	33157-0000

33-5028-032-0100	CLAUDIA ANNE SALAZAR	15385 S DIXIE HWY 10	Palmetto Bay	33157-0000
33-5028-032-0110	CARLOS FRANCISCO COBIELLA	15385 S DIXIE HWY 11-C	Palmetto Bay	33157-0000
33-5028-032-0120	EL RANCHET LLC	15385 S DIXIE HWY 12	Palmetto Bay	33157-0000
33-5028-032-0130	CORAL 13 LLC	15385 S DIXIE HWY 13	Palmetto Bay	33157-0000
33-5028-032-0140	SCOTT GORMAN	15385 S DIXIE HWY 14	Palmetto Bay	33157-0000
33-5028-032-0150	PATRICIA DELGADO	15385 S DIXIE HWY 15	Palmetto Bay	33157-0000
33-5028-032-0160	CORAL CONDO 16 LLC	15385 S DIXIE HWY 16	Palmetto Bay	33157-0000
33-5028-032-0170	CARLOS ROSARIO	15385 S DIXIE HWY 17	Palmetto Bay	33157-0000
33-5028-032-0180	MONICA LOPEZ	15385 S DIXIE HWY 18-C	Palmetto Bay	33157-0000
33-5028-032-0190	JANE BASS	15385 S DIXIE HWY 19	Palmetto Bay	33157-0000
33-5028-032-0200	CHAD N STARK	15385 S DIXIE HWY 20	Palmetto Bay	33157-0000
33-5028-032-0210	STARKS HOLDINGS LLC	15385 S DIXIE HWY 21	Palmetto Bay	33157-0000
33-5028-032-0220	MIA JIA	15385 S DIXIE HWY 22	Palmetto Bay	33157-0000
33-5028-032-0230	YADONG LUO	15385 S DIXIE HWY 23	Palmetto Bay	33157-0000
33-5028-032-0240	ARLENE ANDREA HASTINGS LE	15385 S DIXIE HWY 24	Palmetto Bay	33157-0000
33-5028-032-0250	EAGAN JAN RIFAS	15389 S DIXIE HWY 25	Palmetto Bay	33157-0000
33-5028-032-0260	ALICIA GLASGOW	15389 S DIXIE HWY 26	Palmetto Bay	33157-0000
33-5028-032-0270	CORAL 27 LLC	15389 S DIXIE HWY 27	Palmetto Bay	33157-0000
33-5028-032-0280	JOANNE M COLLAZO	15389 S DIXIE HWY 28	Palmetto Bay	33157-0000
33-5028-032-0290	ECATERINA PANA	15389 S DIXIE HWY 29	Palmetto Bay	33157-0000
33-5028-032-0300	JUAN CARLOS DE LA TORRE	15389 S DIXIE HWY 30	Palmetto Bay	33157-0000
33-5028-032-0310	CHERYL S STARR	15389 S DIXIE HWY 31-A	Palmetto Bay	33157-0000
33-5028-032-0320	AURELIO ANGEL GOICOECHEA	15389 S DIXIE HWY 32	Palmetto Bay	33157-0000
33-5028-032-0330	DAVID GEORGE STEPHEN JR TRS	15389 S DIXIE HWY 33	Palmetto Bay	33157-0000
33-5028-032-0340	YI ZHOU	15389 S DIXIE HWY 34	Palmetto Bay	33157-0000
33-5028-032-0350	ROY C & ROSE ROLLO	15389 S DIXIE HWY 35	Palmetto Bay	33157-0000

33-5028-032-0360	MARIALUZ PENARANDA LE	15389 S DIXIE HWY 36	Palmetto Bay	33157-0000
33-5028-032-0370	CORAL CONDO 37 LLC	15389 S DIXIE HWY 37	Palmetto Bay	33157-0000
33-5028-032-0380	DIANA THORP	15389 S DIXIE HWY 38	Palmetto Bay	33157-0000
33-5028-032-0390	CORAL CONDO 39 LLC	15389 S DIXIE HWY 39	Palmetto Bay	33157-0000
33-5028-032-0400	JOHANNA BURGOS & MARIA BURGOS	15389 S DIXIE HWY 40	Palmetto Bay	33157-0000
33-5028-032-0410	KELLIE WALSH	15389 S DIXIE HWY 41	Palmetto Bay	33157-0000
33-5028-032-0420	JASON SAEZ	15389 S DIXIE HWY 42	Palmetto Bay	33157-0000
33-5028-032-0430	COLLETTE A REECE	15389 S DIXIE HWY 43	Palmetto Bay	33157-0000
33-5028-032-0440	CRAIG TERRANCE BREWER	15389 S DIXIE HWY 44	Palmetto Bay	33157-0000
33-5028-032-0450	15389 CONDO 45 LLC	15389 S DIXIE HWY 45	Palmetto Bay	33157-0000
33-5028-032-0460	ANTHONY G RODRIGUEZ	15389 S DIXIE HWY 46	Palmetto Bay	33157-0000
33-5028-032-0470	ANTHONY ROBERT SOSA	15389 S DIXIE HWY 47	Palmetto Bay	33157-0000
33-5028-032-0480	TANIA ELIZABETH MACIAS MONGE LE	15389 S DIXIE HWY 48	Palmetto Bay	33157-0000
33-5028-032-0490	CORAL 49 LLC	15389 S DIXIE HWY 49	Palmetto Bay	33157-0000
33-5028-032-0500	YUDELYS CALCINES	15389 S DIXIE HWY 50	Palmetto Bay	33157-0000
33-5028-032-0520	DAVID VINCENT CHU	15391 S DIXIE HWY 52	Palmetto Bay	33157-0000
33-5028-032-0530	XUEZHONG LIU	15391 S DIXIE HWY 53	Palmetto Bay	33157-0000
33-5028-032-0540	SAMIRA ALANI	15391 S DIXIE HWY 54	Palmetto Bay	33157-0000
33-5028-032-0550	MARIBEL ARTZE	15391 S DIXIE HWY 55	Palmetto Bay	33157-0000
33-5028-032-0560	LI ZHANG	15391 S DIXIE HWY 56	Palmetto Bay	33157-0000
33-5028-032-0570	DELANN LLC	15391 S DIXIE HWY 57	Palmetto Bay	33157-0000
33-5028-032-0580	WAI YEE CHAN	15391 S DIXIE HWY 58	Palmetto Bay	33157-0000
33-5028-032-0590	PAMELA E KIRCHNER TRS	15391 S DIXIE HWY 59	Palmetto Bay	33157-0000
33-5028-032-0600	GAYLEN ROOBINS TRS	15391 S DIXIE HWY 60	Palmetto Bay	33157-0000
33-5028-032-0610	ZMAC INVESTMENTS LLC	15391 S DIXIE HWY 61	Palmetto Bay	33157-0000

33-5028-032-0620	ZMAC INVESTMENTS LLC	15391 S DIXIE HWY 62	Palmetto Bay	33157-0000
33-5028-032-0630	LISA NOELLE JOHNS	15391 S DIXIE HWY 63	Palmetto Bay	33157-0000
33-5028-033-0010	PAUL R STANTON	9102 SW 159 TER A	Palmetto Bay	33157-0000
33-5028-033-0020	GERMAN E ESTRADA	9106 SW 159 TER B-1	Palmetto Bay	33157-0000
33-5028-033-0030	RICHARD ALEXANDER GUZMAN	9104 SW 159 TER C	Palmetto Bay	33157-0000
33-5028-033-0040	MARIANGELICA RIVILLI LE	9100 SW 159 TER D	Palmetto Bay	33157-0000
33-5028-034-0010	ELSIE K MCPHERSON	15906 SW 91 CT A	Palmetto Bay	33157-0000
33-5028-034-0020	MARCIA REBELO	15902 SW 91 CT B	Palmetto Bay	33157-0000
33-5028-034-0030	HUA WU	15900 SW 91 CT C	Palmetto Bay	33157-0000
33-5028-034-0040	ELSIE K MCPHERSON	15904 SW 91 CT D	Palmetto Bay	33157-0000
33-5028-035-0010	IVAN RODRIGUEZ &W KENIA M	15836 SW 91 CT A	Palmetto Bay	33157-0000
33-5028-035-0020	ANA MARIA CHIESA	15832 SW 91 CT B	Palmetto Bay	33157-0000
33-5028-035-0030	ELEYDE PROPERTIES LLC	15830 SW 91 CT C	Palmetto Bay	33157-0000
33-5028-035-0040	HASHIM JALUDI	15834 SW 91 CT D	Palmetto Bay	33157-0000
33-5028-036-0010	OLGA POL	15826 SW 91 CT A	Palmetto Bay	33157-0000
33-5028-036-0020	JENNIFER A PEART LE	15822 SW 91 CT B	Palmetto Bay	33157-0000
33-5028-036-0030	JUAN C VALLEJO	15820 SW 91 CT C	Palmetto Bay	33157-0000
33-5028-036-0040	JAVIER ANDRES RODRIGUEZ	15824 SW 91 CT D	Palmetto Bay	33157-0000
33-5028-037-0010	ALMA REI LLC	9112 SW 159 TER A	Palmetto Bay	33157-0000
33-5028-037-0020	PERRY FRAIND &W ARLINE	9116 SW 159 TER B	Palmetto Bay	33157-0000
33-5028-037-0030	MEHRAN HADIPOUR	9114 SW 159 TER C	Palmetto Bay	33157-0000
33-5028-037-0040	CATHERINE A ERTEL LE	9110 SW 159 TER D	Palmetto Bay	33157-0000
33-5028-038-0010	FLAVIA D ALFARO	15916 SW 91 CT A	Palmetto Bay	33157-0000
33-5028-038-0020	HUREN AN	15912 SW 91 CT B	Palmetto Bay	33157-0000
33-5028-038-0030	COSTA AZUL ESTATES LLC	15910 SW 91 CT C	Palmetto Bay	33157-0000

33-5028-038-0040	STEPHEN ANDRIS	15914 SW 91 CT D	Palmetto Bay	33157-0000
33-5028-039-0010	GILBERT AVALOS &W LOURDES M	15816 SW 91 CT A	Palmetto Bay	33157-0000
33-5028-039-0020	CHRISTIE VELASCO	15812 SW 91 CT B	Palmetto Bay	33157-0000
33-5028-039-0030	JOHN KENNETH CARRIER	15810 SW 91 CT C	Palmetto Bay	33157-0000
33-5028-039-0040	LIDIA CARIDAD MOC LE	15814 SW 91 CT D	Palmetto Bay	33157-0000
33-5028-040-0010	MARILYN MARTINEZ LE	15806 SW 91 CT A	Palmetto Bay	33157-0000
33-5028-040-0020	MARILYN MARTINEZ LE	15802 SW 91 CT B-P	Palmetto Bay	33157-0000
33-5028-040-0030	ROSARIO D QUINONEZ	15800 SW 91 CT C	Palmetto Bay	33157-0000
33-5028-040-0040	RACIEL DE ARMAS	15804 SW 91 CT D	Palmetto Bay	33157-0000
33-5028-041-0010	FRANCISCO P CAPETILLO JR	15806 SW 90 CT A	Palmetto Bay	33157-0000
33-5028-041-0020	CEDRIC PERPIGNAND	15802 SW 90 CT B	Palmetto Bay	33157-0000
33-5028-041-0030	15800 SW 90 CT PROPERTY LLC	15800 SW 90 CT C	Palmetto Bay	33157-0000
33-5028-041-0040	YOANYS ARMAS &W	15804 SW 90 CT D	Palmetto Bay	33157-0000
33-5028-042-0010	JORGE LUIS PADRON	15906 SW 90 CT A	Palmetto Bay	33157-0000
33-5028-042-0020	MARVIN JEROME JOHNSON	15902 SW 90 CT B	Palmetto Bay	33157-0000
33-5028-042-0030	PILAR T GONZALEZ	15904 SW 90 CT C	Palmetto Bay	33157-0000
33-5028-042-0040	NORMA RUIZ	15900 SW 90 CT D	Palmetto Bay	33157-0000
33-5028-043-0010	SOFIA E HEREDIA	15911 SW 91 CT A	Palmetto Bay	33157-0000
33-5028-043-0020	JADE LEGACY HOLDINGS LLC	15907 SW 91 CT B	Palmetto Bay	33157-0000
33-5028-043-0030	JORGE PEREZ &	15905 SW 91 CT C	Palmetto Bay	33157-0000
33-5028-043-0040	STEVEN D WHITTLE	15909 SW 91 CT D	Palmetto Bay	33157-0000
33-5028-044-0010	DAIMY DIAZ CHAVIANO	15846 SW 90 CT A	Palmetto Bay	33157-0000
33-5028-044-0020	YOLANDA HALL LE	15842 SW 90 CT B	Palmetto Bay	33157-0000
33-5028-044-0030	HAYDEE RUTH MCDERMOTT	15840 SW 90 CT C	Palmetto Bay	33157-0000
33-5028-044-0040	HAYDEE MCDERMOTT	15844 SW 90 CT D	Palmetto Bay	33157-0000
33-5028-045-0010	AILEEN CRESPO	15827 SW 91 CT X-A	Palmetto Bay	33157-0000

33-5028-045-0020	ERIC ELI ADJAMAH TRS	15831 SW 91 CT X-B	Palmetto Bay	33157-0000
33-5028-045-0030	DAVID M FERNANDEZ	15829 SW 91 CT X-C	Palmetto Bay	33157-0000
33-5028-045-0040	LAVINIA BATTLE	15825 SW 91 CT X-D	Palmetto Bay	33157-0000
33-5028-048-0010	GISELLA MAZZILLI	15807 SW 90 CT A	Palmetto Bay	33157-0000
33-5028-048-0020	SUNCREST 1201 LLC	15811 SW 90 CT B	Palmetto Bay	33157-0000
33-5028-048-0030	GISELLA MAZZILLI	15809 SW 90 CT C	Palmetto Bay	33157-0000
33-5028-048-0040	GISELLA MAZZILLI	15805 SW 90 CT D	Palmetto Bay	33157-0000
33-5028-049-0010	KORKMAZ ENTERP LLC	15826 SW 90 CT A	Palmetto Bay	33157-0000
33-5028-049-0020	KORKMAZ ENTERP LLC	15822 SW 90 CT B	Palmetto Bay	33157-0000
33-5028-049-0030	KORKMAZ ENTERPRISES LLC	15820 SW 90 CT C	Palmetto Bay	33157-0000
33-5028-049-0040	KORKMAZ ENTERPRISES LLC	15824 SW 90 CT D	Palmetto Bay	33157-0000
33-5028-050-0010	KAREN GAIL BARTON	15856 SW 90 CT A	Palmetto Bay	33157-0000
33-5028-050-0020	NORMA RUIZ	15852 SW 90 CT B	Palmetto Bay	33157-0000
33-5028-050-0030	INTERACTIVE PROPERTIES INC	15850 SW 90 CT C	Palmetto Bay	33157-0000
33-5028-050-0040	RAFAEL J VELEZ BETANCOURT	15854 SW 90 CT D	Palmetto Bay	33157-0000
33-5028-051-0010	RODOLFO ARANA	15837 SW 91 CT A	Palmetto Bay	33157-0000
33-5028-051-0020	15841 PINEBROOKE CONDO W LLC	15841 SW 91 CT B	Palmetto Bay	33157-0000
33-5028-051-0030	LYDIE MATHON LE	15839 SW 91 CT C	Palmetto Bay	33157-0000
33-5028-051-0040	ERIC ELI ADJAMAH LE	15835 SW 91 CT D	Palmetto Bay	33157-0000
33-5028-052-0010	ANDREW S WONG &W	15817 SW 91 CT A	Palmetto Bay	33157-0000
33-5028-052-0020	JORGE J DE MOYA &ARMOND J DE &	15821 SW 91 CT B	Palmetto Bay	33157-0000
33-5028-052-0030	JOSE A FERRER LE	15819 SW 91 CT C	Palmetto Bay	33157-0000
33-5028-052-0040	ALINA MARRERO	15815 SW 91 CT D	Palmetto Bay	33157-0000
33-5028-053-0010	CAROL AMORELE TANNER	15807 SW 91 CT A	Palmetto Bay	33157-0000
33-5028-053-0020	ADRIAN PRICE	15811 SW 91 CT B	Palmetto Bay	33157-0000
33-5028-053-0030	PABLO MORENO OSES	15809 SW 91 CT C	Palmetto Bay	33157-0000

33-5028-053-0040	ROSA BONILLA	15805 SW 91 CT D	Palmetto Bay	33157-0000
33-5028-058-0010	R A J T A M LLC	9002 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0060	STEVEN P MYERS TRS	9004 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0100	OTINEB FL HOLDINGS LLC	9008 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0140	CF HOLDINGS & INVESTMENTS LLC	9012 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0180	HERE'S HELP INC	9016 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0220	PETER WEBLEY	9020 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0260	ISHWERLAL PATEL	9024 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0300	ISHWERLAL PATEL	9028 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0340	SAMUPL HOLDING LLC	9032 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0380	AMARILYS RAMOS	9036 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0420	EL CHIRO LLC	9040 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0460	CORAL REEF CHIROPRACTIC CENTER	9044 SW 152 ST	Palmetto Bay	33157-0000
33-5028-058-0500	BALLET AND BEYOND LLC	9048 SW 152 ST	Palmetto Bay	33157-0000
33-5028-063-0010	STEPHEN ERIC EZELL TRS	9000 CORAL REEF DR	Palmetto Bay	33157-0000
33-5028-063-0020	9000 CORAL REEF DRIVE 102 LLC	9000 CORAL REEF DR	Palmetto Bay	33157-0000
33-5028-063-0030	S & G MIAMI HOLDINGS INC	9000 CORAL REEF DR 103	Palmetto Bay	33157-0000
33-5028-063-0040	106 CORAL REEF LLC	9000 CORAL REEF DR 104	Palmetto Bay	33157-0000
33-5028-063-0050	EVE S HOPE CORP	9000 CORAL REEF DR 105	Palmetto Bay	33157-0000
33-5028-063-0060	106 CORAL REEF LLC	9000 CORAL REEF DR 106	Palmetto Bay	33157-0000
33-5028-063-0070	ANDRES A DE CARDENAS	9000 CORAL REEF DR 107	Palmetto Bay	33157-0000
33-5028-063-0080	ANDRES A DE CARDENAS	9000 CORAL REEF DR 108	Palmetto Bay	33157-0000
33-5028-063-0090	FRANCISCO J ESPINOSA DMD PA	9000 CORAL REEF DR 201	Palmetto Bay	33157-0000
33-5028-063-0100	INNOVATION CLINICAL TRIALS INC	9000 CORAL REEF DR	Palmetto Bay	33157-0000
33-5028-063-0120	9000 PINO ETTEN CORPORATION	9000 CORAL REEF DR 204	Palmetto Bay	33157-0000
33-5028-063-0130	9000 PINO ETTEN CORP	9000 CORAL REEF DR 205	Palmetto Bay	33157-0000
33-5028-063-0140	9000 PINO ETTEN CORP	9000 CORAL REEF DR 206	Palmetto Bay	33157-0000

33-5028-063-0150	ONT GROUP LLC	9000 CORAL REEF DR 207	Palmetto Bay	33157-0000
33-5028-063-0160	ONT GROUP LLC	9000 CORAL REEF DR 208	Palmetto Bay	33157-0000
33-5028-063-0170	SAHEL MANAGEMENT LLC	9000 CORAL REEF DR 209	Palmetto Bay	33157-0000
33-5028-065-0010	KAIYU LIU	16240 SW 92 AVE 1	Palmetto Bay	33157-0000
33-5028-065-0020	PAUL HORVATH	16242 SW 92 AVE 2	Palmetto Bay	33157-0000
33-5028-065-0030	JEANNE ARCHER SMITH	16244 SW 92 AVE 3	Palmetto Bay	33157-0000
33-5028-065-0040	CHARMEN C AVILA	16246 SW 92 AVE 4	Palmetto Bay	33157-0000
33-5028-065-0050	CLEMINDA I SCHMIDT TRS	16230 SW 92 AVE 5	Palmetto Bay	33157-0000
33-5028-065-0060	JOSEPH R GALLAHER	16232 SW 92 AVE 6	Palmetto Bay	33157-0000
33-5028-065-0070	ROBERT E GALLAGHER TRS	16234 SW 92 AVE 7	Palmetto Bay	33157-0000
33-5028-065-0080	JORGE SALAZAR &W MARIA	16236 SW 92 AVE 8	Palmetto Bay	33157-0000
33-5028-065-0090	ANDREA SPIVAK	16238 SW 92 AVE 9	Palmetto Bay	33157-0000
33-5028-065-0110	MARIA V MATAMOROS	16226 SW 92 AVE 11	Palmetto Bay	33157-0000
33-5028-065-0120	CHRISTIAN AGUADO	16224 SW 92 AVE 12	Palmetto Bay	33157-0000
33-5028-065-0130	ROBERT E GALLAGHER JR	16222 SW 92 AVE 13	Palmetto Bay	33157-0000
33-5028-065-0140	MELISSA STREETER	16220 SW 92 AVE 14	Palmetto Bay	33157-0000
33-5028-065-0150	WENWU JIANG	16218 SW 92 AVE 15	Palmetto Bay	33157-0000
33-5028-065-0160	RAYMOND SANDOVAL	16216 SW 92 AVE 16	Palmetto Bay	33157-0000
33-5028-065-0170	BONITA C HALLIN LE	16214 SW 92 AVE 17	Palmetto Bay	33157-0000
33-5028-065-0180	VIRGINIA GABILONDO	16212 SW 92 AVE 18	Palmetto Bay	33157-0000
33-5028-065-0190	STEPHANIE AILEEN VERGARA	16210 SW 92 AVE 19	Palmetto Bay	33157-0000
33-5028-065-0200	REBECCA LEA YEOMANS	16208 SW 92 AVE 20	Palmetto Bay	33157-0000
33-5028-065-0210	MAYUREE ELLINGTON	16206 SW 92 AVE 21	Palmetto Bay	33157-0000
33-5028-065-0220	ANDRES ELOY MONTERO CADENAS	16204 SW 92 AVE 22	Palmetto Bay	33157-0000
33-5028-065-0230	JENNIFER BERGSTROM	16202 SW 92 AVE 23	Palmetto Bay	33157-0000
33-5028-065-0240	VIVIAN NEWTON GILL JTRS	16200 SW 92 AVE 24	Palmetto Bay	33157-0000

33-5028-070-0010	FELIPE GIAMBARBA	15720 SW 92 AVE 1A	Palmetto Bay	33157-0000
33-5028-070-0020	VANESSA CINDY REYES	15720 SW 92 AVE 2A	Palmetto Bay	33157-0000
33-5028-070-0030	MIRTA PEREZ TRS	15720 SW 92 AVE 3A	Palmetto Bay	33157-0000
33-5028-070-0040	JIANWEN YANG	15720 SW 92 AVE 4A	Palmetto Bay	33157-0000
33-5028-070-0050	MARCO A CUERO	15720 SW 92 AVE 5A	Palmetto Bay	33157-0000
33-5028-070-0060	JOHN CHARLES MOLKENTIN III	15720 SW 92 AVE 6A	Palmetto Bay	33157-0000
33-5028-070-0070	CHRISTIAN G A LEE	15720 SW 92 AVE 7A	Palmetto Bay	33157-0000
33-5028-070-0080	GLORIA M PEREZ LE	15720 SW 92 AVE 8A	Palmetto Bay	33157-0000
33-5028-070-0090	YARAZED LUGO	15720 SW 92 AVE 9A	Palmetto Bay	33157-0000
33-5028-070-0100	AUBREE HIBBE	15800 SW 92 AVE 10B	Palmetto Bay	33157-0000
33-5028-070-0110	TROGON LLC	15800 SW 92 AVE 11B	Palmetto Bay	33157-0000
33-5028-070-0120	RONGCHANG XIN &W LIXIA FAN	15800 SW 92 AVE 12B	Palmetto Bay	33157-0000
33-5028-070-0130	WILLIAM ARIAS	15800 SW 92 AVE 13B	Palmetto Bay	33157-0000
33-5028-070-0140	TADIA SILVA	15800 SW 92 AVE 14B	Palmetto Bay	33157-0000
33-5028-070-0150	JING LI TRS	15800 SW 92 AVE 15B	Palmetto Bay	33157-0000
33-5028-070-0160	JAMES Z ZHOU &W LONGXIU	15800 SW 92 AVE 16B	Palmetto Bay	33157-0000
33-5028-070-0170	TL FLORIDA INVESTMENTS LLC	15800 SW 92 AVE 17B	Palmetto Bay	33157-0000
33-5028-070-0180	HAMPTON PLACE CONDO ASSN INC	15800 SW 92 AVE 18B	Palmetto Bay	33157-0000
33-5028-070-0190	MAUREEN E LYONS	15750 SW 92 AVE 19C	Palmetto Bay	33157-0000
33-5028-070-0200	JIANYIN LIU	15750 SW 92 AVE 20C	Palmetto Bay	33157-0000
33-5028-070-0210	JEFF D TREMBLY	15750 SW 92 AVE 21C	Palmetto Bay	33157-0000
33-5028-070-0220	DAVID I JAMISON	15750 SW 92 AVE 22C	Palmetto Bay	33157-0000
33-5028-070-0230	CAMILLE WALKER	15750 SW 92 AVE 23C	Palmetto Bay	33157-0000
33-5028-070-0240	MARION KAY ALLEN	15750 SW 92 AVE 24C	Palmetto Bay	33157-0000
33-5028-070-0250	SUSAN L ASHLEY TRS	15750 SW 92 AVE 25C	Palmetto Bay	33157-0000

33-5028-070-0260	NOVOA MENENDEZ SUSAN	15750 SW 92 AVE 26C	Palmetto Bay	33157-0000
33-5028-070-0270	JEANETTE GUZMAN &	15750 SW 92 AVE 27C	Palmetto Bay	33157-0000
33-5028-070-0280	HOSHMAND VAZIRI &W FATEMEH	15750 SW 92 AVE 28C	Palmetto Bay	33157-0000
33-5028-070-0290	ROFOUS LLC	15750 SW 92 AVE 29C	Palmetto Bay	33157-0000
33-5028-070-0300	JANE KILBOURNE	15750 SW 92 AVE 30C	Palmetto Bay	33157-0000
33-5028-070-0310	LYNETTE B RIVERA	15750 SW 92 AVE 31C	Palmetto Bay	33157-0000
33-5028-070-0320	TL FLORIDA INVESTMENTS LLC	15750 SW 92 AVE 32C	Palmetto Bay	33157-0000
33-5028-070-0330	ZHIQIANG WANG	15750 SW 92 AVE 33C	Palmetto Bay	33157-0000
33-5028-070-0340	MITCHELL BAKER LE	15740 SW 92 AVE 34D	Palmetto Bay	33157-0000
33-5028-015-0050	FELIPE MENDES NEVES	8720 SW 155 ST	Palmetto Bay	33157-0000
33-5028-015-0060	LJERKA KOLB LE	8700 SW 155 ST	Palmetto Bay	33157-0000
33-5028-015-0070	FELIX GARCIA &W JOHANNA M	15450 SW 87 AVE	Palmetto Bay	33157-0000
33-5028-015-0080	DANA GREGG PEARSON &W COLETTE S	15455 SW 87 CT	Palmetto Bay	33157-0000
33-5028-016-0010	SCOT BRUNSCHWIG &W MELISSA	8800 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0020	CHRISTOPHER R GEORGE	8820 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0030	EDUARDO DENNIS	8850 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0060	FRANK E DAVIS &W DEBORAH J	8800 SW 154 TER	Palmetto Bay	33157-0000
33-5028-016-0070	LOUIS A BUZONE	8820 SW 154 TER	Palmetto Bay	33157-0000
33-5028-016-0080	DEVON PRUETT &W	8850 SW 154 TER	Palmetto Bay	33157-0000
33-5028-016-0090	JOSE SIMON BASAGOITIA TRS	8870 SW 154 TER	Palmetto Bay	33157-0000
30-5021-000-0440	STATE OF FLORIDA	Not Available	Miami	33176-0000
30-5021-000-0445	MIAMI DADE COUNTY	Not Available	Miami	33176-0000
30-5021-001-0010	VILLAGE PINES SCHOOL INC	15000 SW 92 AVE	Miami	33176-0000
30-5021-001-0040	MIAMI-DADE COUNTY	9201 SW 152 ST	Miami	33157-0000
30-5028-000-0290	MIAMI-DADE COUNTY	9300 CORAL REEF DR	Miami	33157-0000
30-5028-000-0330	Q17 HOLDING LLC	Not Available	Miami	33157-0000

30-5028-000-0880	MIAMI-DADE COUNTY	Not Available	Miami	33157-0000
33-5027-000-0680	SO FLA WATER MANAGEMENT	Not Available	Palmetto Bay	33157-0000
33-5028-070-0350	MARIE THERESE CHONG	15740 SW 92 AVE 35D	Palmetto Bay	33157-0000
33-5028-079-0010	SOUTH MOTOR COMPANY OF DADE CO	16165 S DIXIE HWY	Palmetto Bay	33157-0000
33-5028-079-0020	VILLAGE OF PALMETTO BAY	Not Available	Palmetto Bay	33157-0000

Mailing Address	Mailing City and State	Mailing Zip Code	Land Use
PO BOX 2539	SAN ANTONIO, TX	78299	1111
1550 S GOLDENEYE LN	HOMESTEAD, FL	33035-1027	2313
PO BOX 711	DALLAS, TX	75221-0711	2626
PO BOX 2539	SAN ANTONIO, TX	78299	1081
15101 SW 89 AVE	MIAMI, FL	33176	0101
8895 SW 152 ST	PALMETTO BAY, FL	33157	0101
8881 SW 152 ST	MIAMI, FL	33157-2033	0101
7465 SW 127 ST	MIAMI, FL	33156	0101
15050 SW 89 AVE	PALMETTO BAY, FL	33176	0101
15100 SW 89 AVE	PALMETTO BAY, FL	33176	0101
15130 SW 89 AVE	PALMETTO BAY, FL	33176	0101
15125 SW 89 CT	MIAMI, FL	33176-8035	0101
15115 SW 89 CT	PALMETTO BAY, FL	33176	0101
15061 SW 89 CT	PALMETTO BAY, FL	33176	0101
15051 SW 89 CT	PALMETTO BAY, FL	33176	0101
8901 SW 150 TER	MIAMI, FL	33176	0101
160 E OLENTANGY ST	POWELL, OH	43065-9065	0101
15000 SW 89 CT	PALMETTO BAY, FL	33176	0101
15020 SW 89 CT	PALMETTO BAY, FL	33176	0101
15050 SW 89 CT	MIAMI, FL	33176-8036	0101
15070 SW 89 CT	PALMETTO BAY, FL	33157	0101
15100 SW 89 CT	MIAMI, FL	33176	0101
15120 SW 89 CT	MIAMI, FL	33176	0101
8951 SW 152 ST	MIAMI, FL	33156	0101
8977 SW 152 ST	MIAMI, FL	33157	1913
8515 SW 168 TER	PALMETTO BAY, FL	33157	0802
PO BOX 552	MIAMI, FL	33257	0802
1029 NE 4 AVE	MIAMI, FL	33030	0802
8825 SW 150 ST	PALMETTO BAY, FL	33176	0101
8845 SW 150 ST	PALMETTO BAY, FL	33176	0101
8865 SW150 ST	PALMETTO BAY, FL	33176	0101

14975 SW 89 AVE	MIAMI, FL	33176	0101
15001 SW 88 AVE	MIAMI, FL	33176	0101
8765 SW 150 TER	PALMETTO BAY, FL	33176	0101
8740 SW 150 TERR	MIAMI, FL	33176-8052	0101
8760 SW 150 TER	MIAMI, FL	33176	0101
8780 SW 150 TER	PALMETTO BAY, FL	33176	0101
15045 SW 88 AVE	MIAMI, FL	33176-8028	0101
15115 SW 88 AVE	PALMETTO BAY, FL	33176	0101
8755 SW 152 ST	PALMETTO BAY, FL	33157	0101
15110 SW 87 CT	MIAMI, FL	33176	0101
15100 SW 87 CT	PALMETTO BAY, FL	33176	0101
8700 SW 150 TERR	MIAMI, FL	33176-8057	0101
15065 SW 87 CT	PALMETTO BAY, FL	33176	0101
15115 SW 87 CT	PALMETTO BAY, FL	33176	0101
15195 SW 87 CT	PALMETTO BAY, FL	33176	0101
15280 NW 79 CT STE # 251	MIAMI LAKES, FL	33016	0101
10321 SW 140 ST	MIAMI, FL	33176	0101
15100 SW 87 AVE	PALMETTO BAY, FL	33176	0101
15060 SW 87 AVE	MIAMI, FL	33176-8016	0101
8880 SW 150 ST	MIAMI, FL	33176-8048	0101
8860 SW 150 ST	MIAMI, FL	33176	0101
8840 SW 150 ST	MIAMI, FL	33176-8048	0101
8820 SW 150 ST	MIAMI, FL	33176-8048	0101
8800 SW 150 ST	MIAMI, FL	33176	0101
15050 SW 88 AVE	PALMETTO BAY, FL	33176	0101
8825 SW 151 ST	PALMETTO BAY, FL	33176	0101
8845 SW 151 STREET	MIAMI, FL	33176	0101
8700 SW 96 ST	MIAMI, FL	33176	0101
8871 SW 155 TER	PALMETTO BAY, FL	33157	0101
8861 SW 155 TERR	MIAMI, FL	33157-2040	0101

8847 SW 155 TER	PALMETTO BAY, FL	33157	0101
8905 SW 129 ST	MIAMI, FL	33176	0101
8805 SW 155 TERR	MIAMI, FL	33157-2040	0101
8805 SW 154 TERR	MIAMI, FL	33157-2036	0101
8825 SW 154 TERR	MIAMI, FL	33157-2036	0101
8845 SW 154 TER	PALMETTO BAY, FL	33157	0101
8875 SW 154 TER	PALMETTO BAY, FL	33157	0101
8885 SW 154TH TER	PALMETTO BAY, FL	33157	0101
15400 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15410 SW 89 AVE	MIAMI, FL	33157-1904	0101
8901 SW 155 ST	PALMETTO BAY, FL	33157-1929	0101
15325 SW 85 AVE	MIAMI, FL	33157	0101
15335 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15401 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15425 SW 85 AVE	MIAMI, FL	33157-2129	0101
15445 SW 85 AVE	MIAMI, FL	33157-2129	0101
8475 SW 155 TER	PALMETTO BAY, FL	33157	0101
8455 SW 155 TER	PALMETTO BAY, FL	33157	0101
15440 SW 84 CT	MIAMI, FL	33157-2120	0101
7437 SW 52 CT	MIAMI, FL	33143	0101
15400 SW 84 CT	PALMETTO BAY, FL	33157	0101
8440 SW 155 TERR	MIAMI, FL	33157-2159	0101
8430 SW 155 TER	PALMETTO BAY, FL	33157	0101
8420 SW 155 TERR	MIAMI, FL	33157-2159	0101
8425 SW 156 ST	PALMETTO BAY, FL	33157	0101
8435 SW 156 ST	MIAMI, FL	33157-2164	0101

15455 SW 89 CT	PALMETTO BAY, FL	33157	0101
15425 SW 89 CT	PALMETTO BAY, FL	33157	0101
15401 SW 89 CT	PALMETTO BAY, FL	33157	0101
15400 SW 89 CT	PALMETTO BAY, FL	33157	0101
15450 SW 89 CT	PALMETTO BAY, FL	33157	0101
8940 SW 155 ST	PALMETTO BAY, FL	33157	0101
PO BOX 960761	MIAMI, FL	33296-0761	0101
15500 SW 89 AVE	MIAMI, FL	33156	0101
7420 SW 170 TER	PALMETTO BAY, FL	33157	0101
8975 SW 156 ST	MIAMI, FL	33157	0101
201 ALHAMBRA CIR STE 504	CORAL GABLES, FL	33134	2719
2555 SW 8 ST STE 301	MIAMI, FL	33135	1111
2850 TIGERTAIL AVE 8TH FL	MIAMI, FL	33133	0303
8860 SW 160 ST	PALMETTO BAY, FL	33157	0101
8840 SW 160 ST	MIAMI, FL	33157-3523	0101
8820 SW 160 ST	PALMETTO BAY, FL	33157	0101
8800 SW 160 ST	PALMETTO BAY, FL	33157	0101
8780 SW 160 ST	MIAMI, FL	33157-3521	0101
8760 SW 160 ST	PALMETTO BAY, FL	33157-3521	0101
8740 SW 160 ST	MIAMI, FL	33151	0101
8720 SW 160 ST	PALMETTO BAY, FL	33157	0101
8700 SW 160 ST	MIAMI, FL	33157	0101
16020 SW 87 AVE	MIAMI, FL	33157-3667	0101
16100 SW 87 AVE	MIAMI, FL	33157-3666	0101
16120 SW 87 AVE	PALMETTO BAY, FL	33157	0101
8880 SW 160 ST	PALMETTO BAY, FL	33157	0101
8725 SW 161 ST	PALMETTO BAY, FL	33157	0101
8745 SW 161 ST	PALMETTO BAY, FL	33157	0101
8765 SW 161 ST	MIAMI, FL	33157-3513	0101
8785 SW 161 ST	PALMETTO BAY, FL	33157	0101
8805 SW 161 ST	PALMETTO BAY, FL	33157	0101
8825 SW 161 ST	MIAMI, FL	33157-3530	0101
8845 SW 161 ST	PALMETTO BAY, FL	33157	0101
8865 SW 161 ST	PALMETTO BAY, FL	33157	0101

8885 SW 161 ST	PALMETTO BAY, FL	33157	0101
16140 SW 87 AVE	MIAMI, FL	33157	0101
PO BOX 561007	MIAMI, FL	33256-1007	0101
16121 SW 87 CT	PALMETTO BAY, FL	33157	0101
16141 SW 87 CT	MIAMI, FL	33157-3501	0101
8842 SW 161 ST	PALMETTO BAY, FL	33157	0101
8822 SW 161 ST	PALMETTO BAY, FL	33157	0101
8802 SW 161 ST	MIAMI, FL	33157-3514	0101
8782 SW 161 ST	PALMETTO BAY, FL	33157	0101
8762 SW 161 ST	PALMETTO BAY, FL	33157-3529	0101
8742 SW 161 ST	MIAMI, FL	33157-3529	0101
16122 SW 87 CT	PALMETTO BAY, FL	33157	0101
16142 SW 87 CT	PALMETTO BAY, FL	33157	0101
16120 SW 88 AVE RD	PALMETTO BAY, FL	33157	0101
16201 SW 87 CT	PALMETO BAY, FL	33157	0101
16162 SW 87 CT	PALMETTO BAY, FL	33157	0101
16202 SW 87 CT	PALMETTO BAY, FL	33157	0101
16225 SW 88 AVENUE RD	PALMETTO BAY, FL	33157	0101
4649 PONCE DE LEON BLVD 301	CORAL GABLES, FL	33146	0101
8820 SW 162 ST	PALMETTO BAY, FL	33157	0101
8445 SW 156 ST	PALMETTO BAY, FL	33157	0101
8420 SW 156 ST	PALMETTO BAY, FL	33157	0101
15689 SW 84 CT	PALMETTO BAY, FL	33157	0101
15701 SW 84 CT	PALMETTO BAY, FL	33157	0101
8445 SW 158 ST	PALMETTO BAY, FL	33157	0101
8440 SW 156 ST	MIAMI, FL	33157-2173	0101
15615 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15705 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15715 SW 85 AVE	MIAMI, FL	33157-2197	0101
PO BOX 4900	SCOTTSDALE, AZ	85261	0101
8455 SW 158 ST	MIAMI, FL	33157-2180	0101
15720 SW 84 CT	MIAMI, FL	33157	0101
15700 SW 84 CT	MIAMI, FL	33157-2124	0101
15610 SW 84 CT	PALMETTO BAY, FL	33157	0101

15600 SW 84 CT	MIAMI, FL	33157	0101
8490 SW 158 ST	MIAMI, FL	33157-2185	0101
15815 SW 85 AVE	MIAMI, FL	33157	0101
15915 SW 85 AVE	MIAMI, FL	33157-2191	0101
15925 SW 85 AVE	PALMETTO BAY, FL	33157	0101
8495 SW 160 ST	MIAMI, FL	33157-3644	0101
8455 SW 160 ST	PALMETTO BAY, FL	33015	0101
15920 SW 84 CT	PALMETTO BAY, FL	33157	0101
15900 SW 84 CT	PALMETTO BAY, FL	33157	0101
15820 SW 84 CT	PALMETTO BAY, FL	33157	0101
15800 SW 84 CT	MIAMI, FL	33157	0101
5717 SW 81 ST	SO MIAMI, FL	33143	0101
15815 SW 84 CT	PALMETTO BAY, FL	33157	0101
15835 SW 84 CT	PALMETTO BAY, FL	33157	0101
15901 SW 84 CT	MIAMI, FL	33157	0101
8805 SW 162 ST	PALMETTO BAY, FL	33157	0101
8825 SW 162 ST	MIAMI, FL	33157-3515	0101
16145 SW 88 AVE	PALMETTO BAY, FL	33157	0101
16286 SW 88 AVENUE RD	PALMETTO BAY, FL	33157	0101
16272 SW 88 AVE RD	PALMETTO BAY, FL	33157	0101
16258 SW 88 AVENUE RD	PALMETTO BAY, FL	33157	0101
16240 SW 88 AVENUE RD	PALMETTO BAY, FL	33157	0101
2200 BISCAYNE BLVD	MIAMI, FL	33137	0101
16200 SW 88 AVE RD	PALMETTO BAY, FL	33157	0101
16180 SW 88 AVE RD	MIAMI, FL	33157-3506	0101
16160 SW 88 AVE RD	MIAMI, FL	33157-3506	0101
16140 SW 88 AVE RD	MIAMI, FL	33157-3506	0101
14940 SW 250 ST	HOMESTEAD, FL	33032	0101
15920 SW 90 AVE	MIAMI, FL	33157	0101

15910 SW 90 AVE	PALMETTO BAY, FL	33157	0101
8950 SW 159 TERRACE	MIAMI, FL	33157-1923	0101
15830 SW 90 AVE	PALMETTO BAY, FL	33157	0101
15820 SW 90 AVE	MIAMI, FL	33157-1922	0101
15810 SW 90 AVE	PALMETTO BAY, FL	33157	0101
15800 SW 90 AVE	MIAMI, FL	33157-1922	0101
8958 W STATE RD 84 #154	DAVIE, FL	33324	1611
3031 NORTH ROCKY POINT DR W 770	TAMPA, FL	33607	2719
15912 SWW 92 AVE	MIAMI, FL	33157	1813
15912 SW 92 AVE	PALMETTO BAY, FL	33157	1111
9004 SW 163 TER	MIAMI, FL	33157	0101
9014 SW 163 TER	PALMETTO BAY, FL	33157	0101
9024 SW 163 TERR	MIAMI, FL	33157-3568	0101
17303 SW 80 PL	MIAMI, FL	33157	0101
9104 SW 163 TER	PALMETTO BAY, FL	33157	0101
9114 SW 163 TERR	PALMETTO BAY, FL	33157	0101
9124 SW 163 TERR	MIAMI, FL	33157-3571	0101
9134 SW 163 TER	MIAMI, FL	33157	0101
9131 SW 164 ST	MIAMI, FL	33157-3528	0101
9121 SW 164 ST	MIAMI, FL	33157-3528	0101
8935 SW 163 TERR	MIAMI, FL	33157-3558	0101
9101 SW 164 ST	PALMETTO BAY, FL	33157-3528	0101
9031 SW 164 ST	MIAMI, FL	33157-3526	0101
9021 SW 164 ST	MIAMI, FL	33157-3526	0101
9011 SW 164 ST	PALMETTO BAY, FL	33157	0101
9001 SW 164 ST	PALMETTO BAY, FL	33157	0101
1680 MICHIGAN AVE 700	MIAMI BEACH, FL	33139	1111
9415 SUNSET DRIVE STE 274	MIAMI, FL	33173	1813

960 NE 74 ST	MIAMI, FL	33138	1111
8775 SW 164 ST	PALMETTO BAY, FL	33157	0101
16335 SW 88 CT	PALMETTO BAY, FL	33157	0101
16325 SW 88 CT	PALMETTO BAY, FL	33157	0101
16315 SW 88 CT	PALMETTO BAY, FL	33157	0101
16310 SW 88 CT	MIAMI, FL	33157-3543	0101
16320 SW 88 CT	MIAMI, FL	33157-3543	0101
16330 SW 88 CT	PALMETTO BAY, FL	33157	0101
16351 SW 88 PL	PALMETTO BAY, FL	33157	0101
16315 SW 88 PL	MIAMI, FL	33157	0101
16311 SW 88 PL	MIAMI, FL	33157-3580	0101
16468 SW 85 LN	MIAMI, FL	33193	0081
16320 SW 88 PL	PALMETTO BAY, FL	33157	0101
16330 SW 88 PL	PALMETTO BAY, FL	33157	0101
16355 SW 89 CT	PALMETTO BAY, FL	33157	0101
16325 SW 89 CT	PALMETTO BAY, FL	33157	0101
16255 SW 89 CT	PALMETTO BAY, FL	33157	0101
3870 SW 137 AVE	MIAMI, FL	33175	0081
12330 SW 60TH CT	PINECREST, FL	33156-5652	0101
16250 SW 89 CT	MIAMI, FL	33157-3545	0101
8915 SW 163 TER	PALMETTO BAY, FL	33157	0101
8935 SW 163 TER	PALMETTO BAY, FL	33157	0101
8955 SW 163 TER	PALMETTO BAY, FL	33157	0101
16275 SW 89 PL	MIAMI, FL	33157-3553	0101
8940 SW 162 TERR	MIAMI, FL	33157-3556	0101
8930 SW 162 TER	PALMETTO BAY, FL	33157	0101
8920 SW 162 TER	PALMETTO BAY, FL	33157	0101
8925 SW 162 TER	PALMETTO BAY, FL	33157	0101
8935 SW 162 TERR	MIAMI, FL	33157-3556	0101
8945 SW 162ND TERR	PALMETTO BAY, FL	33157-3556	0101
16215 SW 89 PL	MIAMI, FL	33157-3552	0101
16125 SW 89 PL	MIAMI, FL	33157-3550	0101
16120 SW 89 PL	PALMETTO BAY, FL	33157	0101
16140 SW 89 PL	MIAMI, FL	33157-3550	0101

7905 SW 165 ST	PALMETTO BAY, FL	33157	0101
16240 SW 89 PL	MIAMI, FL	33157-3551	0101
16260 SW 89 PL	MIAMI, FL	33157-3551	0101
16320 SW 89 PL	PALMETTO BAY, FL	33157	0101
7412 LIVINGSTON RD	OXON HILL, MD	20745	0101
8960 SW 163 TERR	MIAMI, FL	33157-3557	0101
8940 SW 163 TER	PALMETTO BAY, FL	33157	0101
8920 SW 163 TERR	PALMETTO BAY, FL	33157	0101
16425 SW 89 AVE	MIAMI, FL	33157-3549	0101
1165 HEMLOCK DR	SUCHES, GA	30572	0101
15210 SW 85 AVE	MIAMI, FL	33157	0101
15301 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15241 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15211 SW 86 AVE	MIAMI, FL	33157	0101
8550 SW 152 ST	PALMETTO BAY, FL	33157	0101
15200 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15300 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15305 SW 87 AVE	MIAMI, FL	33157	0101
15223 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15213 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15203 SW 87 AVE	PALMETTO BAY, FL	33157	0101
8600 SW 152 ST	PALMETTO BAY, FL	33157	0101
15220 SW 86 AVE	MIAMI, FL	33157	0101
8600 SW 160 ST	MIAMI, FL	33157-3649	0101
16020 SW 86 AVE	MIAMI, FL	33157	0101
16040 SW 86 AVE	PALMETTO BAY, FL	33157	0101
29 GARDEN COVE DR	KEY LARGO, FL	33037	0101

8621 SW 161 TER	MIAMI, FL	33157	0101
8641 SW 161 TER	PALMETTO BAY, FL	33157	0101
8661 SW 161 TER	PALMETTO BAY, FL	33157	0101
16041 SW 87 AVE	PALMETTO BAY, FL	33157	0101
16021 SW 87 AVE	PALMETTO BAY, FL	33157	0101
8640 SW 160 ST	PALMETTO BAY, FL	33157	0101
8500 SW 160 ST	MIAMI, FL	33157	0101
8520 SW 160 ST	PALMETTO BAY, FL	33157	0101
8540 SW 160 ST	MIAMI, FL	33157-3647	0101
6906 JERSEY ELM PLACE	AMARILLO, TX	79124	0101
16041 SW 86 AVE	PALMETTO BAY, FL	33157	0101
8840 SW 164TH ST	PALMETTO BAY, FL	33157-3559	0101
8830 SW 164 ST	PALMETTO BAY, FL	33157	0101
8820 SW 164 ST	PALMETTO BAY, FL	33157	0101
16430 SW 88 AVE	PALMETTO BAY, FL	33157	0101
8825 SW 165 TERR	MIAMI, FL	33157-3564	0101
8845 SW 165 TER	PALMETTO BAY, FL	33157-3564	0101
16501 SW 89 AVE	PALMETTO BAY, FL	33157	0101
11355 SW 97 AVE	MIAMI, FL	33176	0101
16435 SW 89 AVE	MIAMI, FL	33186	0101
8060 NW 33 ST	MIAMI, FL	33122	0101
16365 SW 87 PL	PALMETTO BAY, FL	33157	0101
16355 SW 87 PL	MIAMI, FL	33157-3538	0101
16340 SW 87 PLACE	MIAMI, FL	33157-3538	0101
16350 SW 87 PL	PALMETTO BAY, FL	33157	0101
16360 SW 87 PL	PALMETTO BAY, FL	33157	0101
8951 SW 160 ST	MIAMI, FL	33157-3524	0101
8941 SW 160 ST	PALMETTO BAY, FL	33157	0101
8931 SW 160 ST	PALMETTO BAY, FL	33157	0101
8921 SW 160 ST	PALMETTO BAY, FL	33157	0101
8911 SW 160 ST	PALMETTO BAY, FL	33157	0101
8901 SW 160 ST	VILLAGE OF PALMETTO BAY, FL	33157-3524	0101

16370 SW 92 CT	PALMETTO BAY, FL	33157	0101
16360 SW 92 CT	MIAMI, FL	33157-3460	0101
16350 SW 92 CT	MIAMI, FL	33157	0101
16351 SW 92 CT	MIAMI, FL	33157-3460	0101
16361 SW 92 CT	PALMETTO BAY, FL	33157	0101
16371 SW 92 CT	MIAMI, FL	33157-3460	0101
15321 S DIXIE HWY STE 310	PALMETTO BAY, FL	33157	1913
15321 S DIXIE HWY 310	MIAMI, FL	33157	2211
16025 SW 89 AVENUE RD	MIAMI, FL	33157	0101
8920 SW 160 ST	MIAMI, FL	33157-3525	0101
16020 SW 89TH AVENUE RD	PALMETTO BAY, FL	33157-3572	0101
16075 SW 89 AVENUE RD	PALMETTO BAY, FL	33157	0101
16045 SW 89 AVENUE RD	MIAMI, FL	33157	0101
8950 SW 160 ST	MIAMI, FL	33157-3525	0101
8940 SW 160 ST	MIAMI, FL	33157	0101
16020 SW 89 AVE RD	MIAMI, FL	33157	0101
16030 SW 89 AVE RD	MIAMI, FL	33157-3572	0101
16040 SW 89 AVENUE RD	PALMETTO BAY, FL	33157	0101
16050 SW 89TH AVE RD	MIAMI, FL	33157	0101
13818 SW 152 ST 257	MIAMI, FL	33177	0101
16070 SW 89 AVENUE RD	PALMETTO BAY, FL	33157	0101
16080 SW 89 AVE RD	PALMETTO BAY, FL	33157-3572	0101
16200 SW 91ST CT	MIAMI, FL	33157	0104
16210 SW 91 CT	PALMETTO BAY, FL	33157	0104
11555 NW 124 ST	MEDLEY, FL	33178	0104
16230 SW 91 CT	MIAMI, FL	33157	0104
16240 SW 91 CT	PALMETTO BAY, FL	33157	0104
16250 SW 91 CT	PALMETTO BAY, FL	33157	0104
9163 SW 163 TERR	MIAMI, FL	33157-3582	0104

9143 SW 163 TER	MIAMI, FL	33157	0104
9123 SW 163 TER	PALMETTO BAY, FL	33157	0104
9103 SW 163 TER	MIAMI, FL	33157	0104
6425 SW 27 ST	MIAMI, FL	33155	0104
9043 SW 163 TERR	PALMETTO BAY, FL	33157-3569	0104
9023 SW 163 TER	PALMETTO BAY, FL	33157	0104
9003 SW 163 TER	CUTLER BAY, FL	33157	0104
16239 SW 90 CT	MIAMI, FL	33157-3889	0104
9010 SW 162 ST	PALMETTO BAY, FL	33157	0104
9009 SW 162 ST	MIAMI, FL	33157	0104
9019 SW 162 ST	PALMETTO BAY, FL	33157	0104
9029 SW 162 ST	PALMETTO BAY, FL	33157	0104
9039 SW 162 ST	MIAMI, FL	33157	0104
9109 SW 162 ST	PALMETTO BAY, FL	33157	0104
9119 SW 162 ST	PALMETTO BAY, FL	33157	0104
9129 SW 162 ST	MIAMI, FL	33157	0104
9128 SW 161 TER	PALMETTO BAY, FL	33157	0104
PO BOX 4900	SCOTTSDALE, AZ	85261	0104
9108 SW 161 TER	PALMETTO BAY, FL	33157	0104
9038 SW 161 TERR	MIAMI, FL	33157-3594	0104
9028 SW 161 TERR	MIAMI, FL	33157-3594	0104
9018 SW 161 TERR	PALMETTO, GA	33157	0104
9008 SW 161 TER	PALMETTO BAY, FL	33157	0104
9007 SW 161 TERR	PALMETTO BAY, FL	33157	0104
8821 SW 136 ST 563144	MIAMI, FL	33176	0104
9131 SW 162 LANE	PALMETTO BAY, FL	33157	0104
9121 SW 162 LN	PALMETTO BAY, FL	33157	0104
9111 SW 162 LN	PALMETTO BAY, FL	33157-3591	0104
9041 SW 162 LN	MIAMI, FL	33157	0104
9031 SW 162 LN	PALMETTO BAY, FL	33157	0104
9030 SW 162 ST	MIAMI, FL	33157	0104
9040 SW 162 ST	MIAMI, FL	33157-3588	0104

9110 SW 162 ST	PALMETTO BAY, FL	33157	0104
9120 SW 162 ST	PALMETTO BAY, FL	33157	0104
9130 SW 162 ST	PALMETTO BAY, FL	33157	0104
9127 SW 161 TER	PALMETTO BAY, FL	33157	0104
9117 SW 161ST TERRACE	PALMETTO BAY, FL	33157	0104
3 TIMES SQUARE	NEW YORK, NY	10036	0104
9057 SW 161 TER	PALMETTO BAY, FL	33157	0104
9047 SW 161 TER	MIAMI, FL	33157	0104
9037 SW 161 TERR	MIAMI, FL	33157-3499	0104
9027 SW 161 TERR	MIAMI, FL	33157-3499	0104
9026 SW 160 TER	MIAMI, FL	33157	0104
9036 SW 160 TERR	MIAMI, FL	33157-3498	0104
9056 SW 160 TERR	PALMETTO BAY, FL	33157-3498	0104
9106 SW 160 TERR	MIAMI, FL	33157-3432	0104
9116 SW 160 TER	PALMETTO BAY, FL	33157	0104
9126 SW 160 TERR	PALMETTO BAY, FL	33157-3432	0104
9025 SW 160 TER	PALMETTO BAY, FL	33157	0104
9035 SW 160 TER	PALMETTO BAY, FL	33157	0104
9045 SW 160 TER	PALMETTO BAY, FL	33157	0104
9055 SW 160 TERR	PALMETTO BAY, FL	33157-3596	0104
9105 SW 160 TERR	MIAMI, FL	33157-3597	0104
19252 FISHER ISLAND DR	MIAMI BEACH, FL	33109-1185	0104
9125 SW 160 TER	PALMETTO BAY, FL	33157	0104
16010 SW 91 CT	PALMETTO BAY, FL	33157-3598	0104
8401 SW 140 ST	PALMETTO BAY, FL	33158	0104
16030 SW 91 CT	PALMETTO BAY, FL	33157	0104
16100 SW 91 CT	MIAMI, FL	33157-3599	0104
16110 SW 91 CT	PALMETTO BAY, FL	33157	0104
16120 SW 91 CT	PALMETTO BAY, FL	33157	0104

16130 SW 91 CT	PALMETTO BAY, FL	33157	0104
16140 SW 91 CT	PALMETTO BAY, FL	33157	0104
18001 OLD CUTLER ROAD STE 643	PALMETTO BAY, FL	33157	0951
16115 SW 89 PL	PALMETTO BAY, FL	33157	0101
9049 SW 162 ST	MIAMI, FL	33157	0104
9059 SW 162 ST	PALMETTO BAY, FL	33157	0104
9058 SW 161 TER	PALMETTO BAY, FL	33157	0104
9048 SW 161 TER	PALMETTO BAY, FL	33157	0104
9061 SW 162 LN	PALMETTO BAY, FL	33157	0104
9051 SW 162 LN	MIAMI, FL	33157-3590	0104
16061 SW 86 AVE	MIAMI, FL	33157-3622	0101
16081 SW 86 AVE	PALMETTO BAY, FL	33157	0101
8600 SW 161 TERR	MIAMI, FL	33157-3660	0101
8620 SW 161 TERR	MIAMI, FL	33157	0101
8640 SW 161 TER	MIAMI, FL	33157-3660	0101
8660 SW 161 TERR	MIAMI, FL	33157-3660	0101
16160 SW 87 AVE	MIAMI, FL	33157-3666	0101
16200 SW 87 AVE	PALMETTO BAY, FL	33157	0101
16295 SW 88 AVE RD	PALMETTO BAY, FL	33157	0101
16298 SW 88 AVENUE RD	PALMETTO BAY, FL	33157	0101
8645 SW 162 ST	PALMETTO BAY, FL	33157	0101
8625 SW 162 ST	MIAMI, FL	33157-3693	0101
8605 SW 162 ST	PALMETTO BAY, FL	33157	0101
8555 SW 162 ST	PALMETTO BAY, FL	33157	0101
9050 SW 162 ST	PALMETTO BAY, FL	33157	0104
9060 SW 162 ST	PALMETTO BAY, FL	33157	0104
16000 SW 91 CT	CUTLER BAY, FL	33157	0104
15715 S DIXIE HWY 203	PALMETTO BAY, FL	33157	1813

9046 SW 160 TER	PALMETTO BAY, FL	33157	0104
15875 SW 90 AVE	PALMETTO BAY, FL	33157	0101
15885 SW 89 CT	PALMETTO BAY, FL	33157	0101
8620 SW 162 ST	MIAMI, FL	33157	0101
8600 SW 162 ST	MIAMI, FL	33157-3633	0101
8550 SW 162 ST	MIAMI, FL	33157-3695	0101
8551 SW 163 TERR	MIAMI, FL	33157-3661	0101
8601 SW 163 TER	MIAMI, FL	33157	0101
16225 SW 87 AVE	MIAMI, FL	33157	0101
8640 SW 163 TERR	MIAMI, FL	33156	0101
8620 SW 163 TERR	MIAMI, FL	33157-3662	0101
16030 SW 84 PL	MIAMI, FL	33157-3673	0101
16060 SW 84 PL	PALMETTO BAY, FL	33157	0101
16090 SW 84 PL	PALMETTO BAY, FL	33157	0101
16130 SW 84 PL	PALMETTO BAY, FL	33157	0101
16160 SW 84 PL	PALMETTO BAY, FL	33157	0101
16055 SW 84 PL	PALMETTO BAY, FL	33157	0101
16025 SW 84 PLACE	PALMETTO BAY, FL	33157	0101
1150 E ATLANTIC BLVD STE A	POMPANO BEACH, FL	33060	2611
8700 SW 153 TER	PALMETTO BAY, FL	33157	0101
15350 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15351 SW 87 CT	MIAMI, FL	33157	0101
15350 SW 89 AVE	MIAMI, FL	33157-1903	0101
15912 SW 92 AVE	MIAMI, FL	33157-1842	1081
15912 SW 92 AVE	PALMETTO BAY, FL	33157-1842	1713
15300 SW 89 AVE	MIAMI, FL	33157-1903	0101
15301 SW 89 CT	PALMETTO BAY, FL	33157	0101
15201 SW 89 CT	PALMETTO BAY, FL	33157	0101

15200 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15280 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15293 SW 89 CT	PALMETTO BAY, FL	33157	0101
15395 SW 89 CT	PALMETTO BAY, FL	33157	0101
15300 SW 89 CT	MIAMI, FL	33157-1916	0101
5301 BLUE LAGOON DR #180	MIAMI, FL	33126	2111
15920 SW 90 AVE	PALMETTO BAY, FL	33157	0101
15955 SW 90 AVE	PALMETTO BAY, FL	33157	0101
15935 SW 90 AVE	PALMETTO BAY, FL	33157	0101
9055 SW 158 ST	PALMETTO BAY, FL	33157	0101
9070 SW 157 ST	MIAMI, FL	33157-1940	0303
PO BOX 161859	MIAMI, FL	33116	1111
21500 BISCAYNE BLVD 401	AVENTURA, FL	33180	2719
3301 GUN CLUB RD	WEST PALM BEACH, FL	33406	9585
15912 SW 92 AVE	MIAMI, FL	33157-1842	1229
15750 SW 90 AVE	PALMETTO BAY, FL	33157	0101
15700 SW 90 AVE	PALMETTO BAY, FL	33157	0101
16401 SW 90 AVE	PERRINE, FL	33157-3509	7742
8900 SW 168 ST	PALMETTO BAY, FL	33157	5002
16455 SW 91 AVE	PALMETTO BAY, FL	33157	0101
16450 SW 90 AVE	PALMETTO BAY, FL	33157	0101
16500 SW 90 AVE	PALMETTO BAY, FL	33157	0101
16501 SW 91 AVE	MIAMI, FL	33157-3516	0101
PO BOX 4900	SCOTTSDALE, AZ	85261	0101
9030 SW 164 ST	MIAMI, FL	33157-3527	0101
16550 SW 90 AVE	PALMETTO BAY, FL	33157	0101

16525 SW 91 AVE	PALMETTO BAY, FL	33157	0101
9001 SW 158 ST	PALMETTO BAY, FL	33157	0101
9025 SW 158 ST	PALMETTO BAY, FL	33157	0101
9000 SW 156 ST	PALMETTO BAY, FL	33157	0101
9016 SW 156 ST	MIAMI, FL	33157-1934	0101
9020 SW 156 ST	MIAMI, FL	33157-1934	0101
9040 SW 156 ST	PALMETTO BAY, FL	33157	0101
1325 SW 87 AVE	MIAMI, FL	33174	0101
9060 SW 156 ST	MIAMI, FL	33157	0101
9070 SW 156 ST	PALMETTO BAY, FL	33157	0101
9080 SW 156 ST	MIAMI, FL	33157-1934	0101
15605 SW 92 AVE	PALMETTO BAY, FL	33157	0101
15755 SW 86 AVE	PALMETTO BAY, FL	33157	0101
21450 SW 240 ST	HOMESTEAD, FL	33031	0101
9039 SW 157 ST	MIAMI, FL	33157	0101
9061 SW 157 ST	MIAMI, FL	33157-1939	0101
18630 SW 92 AVE	CUTLER BAY, FL	33157	0101
1226 JEFFERSON ST	HOLLYWOOD, FL	33019	0101
9025 SW 157 ST	PALMETTO BAY, FL	33157	0101
15700 SW 90 AVE	PALMETTO BAY, FL	33157	0101
9001 SW 157 ST	MIAMI, FL	33157	0101
PO BOX 167	WINSTON SALEM, NC	27102-0167	2313
15700 SW 90 AVE	PALMETTO BAY, FL	33157	0101
9010 SW 157 ST	PALMETTO BAY, FL	33157-1940	0101
9020 SW 157TH STREET	PALMETTO BAY, FL	33157	0101
9040 SW 157 ST	PALMETTO BAY, FL	33157	0101
9058 SW 157 ST	MIAMI, FL	33157-1940	0101
9078 SW 157 ST	MIAMI, FL	33157	0101
9078 SW 157 ST	PALMETTO BAY, FL	33157	0101

8950 SW 159 TER	PALMETTO BAY, FL	33157	0101
9078 SW 157 ST	PALMETTO BAY, FL	33157	0101
177 OCEAN LANE DR # 1004	KEY BISCAYNE, FL	33149-1428	2865
15220 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15300 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15320 SW 85 AVE	VILLAGE OF PALMETTO BAY, FL	33157	0101
7920 SW 128 ST	MIAMI, FL	33156	0101
15400 SW 85 AVE	MIAMI, FL	33157	0101
15420 SW 85 AVE	MIAMI, FL	33157-2130	0101
3422 SW 106 AVE	MIAMI, FL	33165	0101
15500 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15520 SW 85TH AVE	PALMETTO BAY, FL	33157-2131	0101
15521 SW 86 AVE	MIAMI, FL	33157-2140	0101
15501 SW 86 AVE	MIAMI, FL	33157-2140	0101
15431 SW 86 AVE	MIAMI, FL	33157-2138	0101
15401 SW 86 AVE	MIAMI, FL	33157-2138	0101
15341 SW 86 AVE	MIAMI, FL	33157	0101
15321 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15320 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15340 SW 86 AVE	MIAMI, FL	33157-2100	0101
15400 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15420 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15500 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15520 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15525 SW 87 AVE	PALMETTO BAY, FL	33157	0101

15505 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15425 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15405 SW 87TH AVE	PALMETTO BAY, FL	33157-2051	0101
15345 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15325 SW 87 AVE	MIAMI, FL	33157	0101
15201 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15301 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15315 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15325 SW 88 AVE	MIAMI, FL	33157	0101
15345 SW 88 AVE	PALMETTO BAY, FL	33157-2014	0101
15401 SW 88 AVE	MIAMI, FL	33157-2016	0101
15425 SW 88 AVE	MIAMI, FL	33157	0101
15445 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15501 SW 88 AVE	MIAMI, FL	33157	0101
8745 SW 155 TER	PALMETTO BAY, FL	33157	0101
8725 SW 155 TER	MIAMI, FL	33157	0101
8715 SW 155 TER	PALMETTO BAY, FL	33157	0101
8701 SW 155 TER	PALMETTO BAY, FL	33157	0101
15200 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15300 SW 88 AVE	MIAMI, FL	33157-2015	0101
8807 SW 153 TERR	PALMETTO BAY, FL	33157-2063	0101
8817 SW 153 TER	PALMETTO BAY, FL	33157	0101
15301 SW 88 CT	PALMETTO BAY, FL	33157	0101
15201 SW 88 CT	MIAMI, FL	33157-2024	0802
15220 SW 88 CT	MIAMI, FL	33157-2025	0101

15300 SW 88 CT	PALMETTO BAY, FL	33157	0101
15320 SW 88 CT	MIAMI, FL	33176	0101
15325 SW 89 AVE	MIAMI, FL	33157	0101
15301 SW 89 AVE	MIAMI, FL	33157-1902	0101
15221 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15201 SW 89 AVE	PALMETTO BAY, FL	33157	0101
8800 SW 153 TER	PALMETTO BAY, FL	33157	0101
8805 SW 149TH ST	PALMETTO BAY, FL	33176-8043	0101
8830 SW 153 ST	MIAMI, FL	33157-2035	0101
8840 SW 153 TER	PALMETTO BAY, FL	33157	0101
8850 SW 153 TERR	MIAMI, FL	33157-2035	0101
8860 SW 153 TERR	MIAMI, FL	33157-2035	0101
8805 SW 156 TERR	MIAMI, FL	33157-2042	0101
8815 SW 156 TER	PALMETTO BAY, FL	33157	0101
8825 SW 156 TERR	MIAMI, FL	33157-2042	0101
1226 JEFFERSON ST	HOLLYWOOD, FL	33019	0101
15630 SW 87 CT	MIAMI, FL	33157-2009	0101
15660 SW 87 COURT	PALMETTO BAY, FL	33157	0101
15710 SW 87 CT	PALMETTO BAY, FL	33157	0101
15720 SW 87 CT	MIAMI, FL	33157	0101
8245 SW 149 DR	PALMETTO BAY, FL	33158	0101
8740 SW 158 ST	PALMETTO BAY, FL	33157	0101
8720 SW 158 ST	MIAMI, FL	33157	0101
8700 SW 158 ST	MIAMI, FL	33157	0101
8701 SW 159 ST	PALMETTO BAY, FL	33157	0101
8721 SW 159 ST	PALMETTO BAY, FL	33157	0101
8741 SW 159 ST	MIAMI, FL	33157-2044	0101

15815 SW 88 AVE	MIAMI, FL	33157-2022	0101
15805 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15781 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15751 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15731 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15701 SW 88 AVE	MIAMI, FL	33157	0101
15647 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15621 SW 88 AVE	PALMETTO BAY, FL	33157	0101
8740 SW 155 TER	PALMETTO BAY, FL	33157	0101
8730 SW 155 TERR	MIAMI, FL	33157-2001	0101
15620 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15630 SW 87 AVE	MIAMI, FL	33157	0101
15700 SW 87 AVE	PALMETTO BAY, FL	33157	0101
16363 SW 87 CT	MIAMI, FL	33157	0101
15720 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15730 SW 87 AVE	MIAMI, FL	33157	0101
15735 SW 87 CT	MIAMI, FL	33157-2010	0101
15725 SW 87 CT	PALMETTO BAY, FL	33157	0101
15715 SW 87 CT	PALMETTO BAY, FL	33157	0101
15705 SW 87 CT	MIAMI, FL	33157-2010	0101
15635 SW 87 CT	MIAMI, FL	33157-2008	0101
15625 SW 87 CT	MIAMI, FL	33157-2008	0101
8720 SW 155 TER	PALMETTO BAY, FL	33157	0101
8700 SW 155 TERR	MIAMI, FL	33157-2039	0101
8600 SW 155 TERRACE	MIAMI, FL	33157	0101

15600 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15620 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15640 SW 86 AVE	MIAMI, FL	33157-2143	0101
15700 SW 86 AVE	MIAMI, FL	33157	0101
15730 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15750 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15800 SW 86 AVE	MIAMI, FL	33157-2187	0101
15820 SW 86 AVE	PALMETTO BAY, FL	33157	0101
8605 SW 159 ST	PALMETTO BAY, FL	33157	0101
15845 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15825 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15805 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15755 SW 87 AVE	MIAMI, FL	33157-2056	0101
15735 SW 87 AVE	MIAMI, FL	33157	0101
15715 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15645 SW 87 AVE	MIAMI, FL	33157-2054	0101
15625 SW 87 AVE	PALMETTO BAY, FL	33157	0101
15605 SW 87 AVE	PALMETTO BAY, FL	33157	0101
8650 SW 155 TER	PALMETTO BAY, FL	33157	0101
8500 SW 155 TER	PALMETTO BAY, FL	33157	0101
15600 SW 85 AVE	MIAMI, FL	33157-2133	0101
15620 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15640 SW 85 AVE	PALMETTO BAY, FL	33157	0101
12940 SW 69 AVE	PALMETTO BAY, FL	33156	0101
15720 SW 85 AVE	MIAMI, FL	33157	0101

15740 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15760 SW 85 AVENUE	PALMETTO BAY, FL	33157	0101
15800 SW 85 AVE	PALMETTO BAY, FL	33157-2135	0101
650 NE 32 ST 3103	MIAMI, FL	33137	0101
9706 DOULTON CT	FAIRFAX, VA	22032	0101
15900 SW 85 AVE	MIAMI, FL	33157	0101
15920 SW 85 AVE	PALMETTO BAY, FL	33157	0101
15940 SW 85 AVE	PALMETTO BAY, FL	33157	0101
8535 SW 160 ST	PALMETTO BAY, FL	33157	0101
8605 SW 160 ST	PALMETTO BAY, FL	33157	0101
8625 SW 160 ST	MIAMI, FL	33157	0101
10500 SW 67 AVE	MIAMI, FL	33156-3205	0101
8640 SW 159 ST	PALMETTO BAY, FL	33157	0101
13611 DEERING BAY DR SIENA #604	CORAL GABLES, FL	33158	0101
8600 SW 159 ST	PALMETTO BAY, FL	33157	0101
15841 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15821 SW 86 AVE	MIAMI, FL	33157	0101
15801 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15755 SW 86 AVE	MIAMI, FL	33157-2188	0101
15721 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15711 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15641 SW 86 AVE	MIAMI, FL	33157-2142	0101
15621 SW 86 AVE	PALMETTO BAY, FL	33157	0101
15601 SW 86 AVE	PALMETTO BAY, FL	33157	0101
8570 SW 155 TER	PALMETTO BAY, FL	33157	0101
15650 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15660 SW 88 AVE	MIAMI, FL	33157	0101

15670 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15770 SW 88 AVE	MIAMI, FL	33157	0101
15790 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15800 SW 88 AVE	PALMETTO BAY, FL	33157	0101
15810 SW 88 AVE	MIAMI, FL	33157-2023	0101
15820 SW 88 AVE	PALMETTO BAY, FL	33157	0101
8760 SW 159 ST	PALMETTO BAY, FL	33157-2045	0101
8750 SW 159 ST	MIAMI, FL	33157	0101
8740 SW 159 ST	MIAMI, FL	33157-2045	0101
8720 SW 159 ST	MIAMI, FL	33157-2045	0101
8700 SW 159 ST	PALMETTO BAY, FL	33157	0101
15920 SW 87 AVE	MIAMI, FL	33157-2061	0101
8715 SW 160 ST	PALMETTO BAY, FL	33157	0101
8725 SW 160 ST	MIAMI, FL	33157-3520	0101
10605 SW 62 AVE	MIAMI, FL	33156	0101
8745 SW 160 ST	MIAMI, FL	33157-3520	0101
8805 SW 160 ST	MIAMI, FL	33157-3522	0101
8815 SW 160 ST	PALMETTO BAY, FL	33157	0101
8825 SW 160 ST	PALMETTO BAY, FL	33157	0101
8845 SW 160 ST	MIAMI, FL	33157-3522	0101
8830 SW 159 ST	MIAMI, FL	33157-2046	0101
15825 SW 88 CT	MIAMI, FL	33157	0101
15815 SW 88 CT	MIAMI, FL	33157-2030	0101
16400 SW 91 AVE	PALMETTO BAY, FL	33157	0101
16420 SW 91 AVE	MIAMI, FL	33157	0101
554 PARKWOOD LN	NAPLES, FL	34103-8535	0101
16501 SW 92 AVE	MIAMI, FL	33157	0101
16421 SW 92 AVE	PALMETTO BAY, FL	33157	0101
16401 SW 92 AVE	MIAMI, FL	33157	0101

9240 SW 164TH ST	PALMETTO BAY, FL	33157	0101
9220 SW 164 ST	PALMETTO BAY, FL	33157	0101
9200 SW 164 ST	MIAMI, FL	33157-3455	0101
9201 SW 165 ST	MIAMI, FL	33157-3450	0101
15200 SW 87 AVE	MIAMI, FL	33157-2048	0101
15280 SW 87 AVE	MIAMI, FL	33157	0101
15300 SW 87 AVE	MIAMI, FL	33157-2050	0101
15287 SW 87 CT	MIAMI, FL	33157	0101
15251 SW 87 COURT	MIAMI, FL	33157	0101
15201 SW 87 CT	PALMETTO BAY, FL	33157	0101
15200 SW 87 CT	MIAMI, FL	33157	0101
15250 SW 87 CT	MIAMI, FL	33157	0101
15300 SW 87 CT	PALMETTO BAY, FL	33157	0101
15350 SW 87 CT	MIAMI, FL	33157	0101
15390 SW 87 CT	PALMETTO BAY, FL	33157	0101
15400 SW 87 CT	MIAMI, FL	33157	0101
8760 SW 155 ST	MIAMI, FL	33157	0101
9299 SW 152 ST STE 100	MIAMI, FL	33157	1818
5858 SW 68 ST	MIAMI, FL	33143	1818
5858 SW 68 ST	MIAMI, FL	33143	1818
11801 SW 90 ST STE 201	MIAMI, FL	33186	1818
7120 SW 110 TER	MIAMI, FL	33156	1818
PO BOX 565438	MIAMI, FL	33256	1818
9299 SW 152 ST 201	MIAMI, FL	33157	1818
208 S BISCAYNE BLVD #4100	MIAMI, FL	33131	1818
8950 SW 57 AVE	PINECREST, FL	33156	1818
112 COCONUT KEY CT	PALM BEACH GARDENS, FL	33418	1818

9299 SW 152 ST 205	MIAMI, FL	33157	1818
9299 SW 152 ST 206	MIAMI, FL	33157	1818
9299 SW 152 ST STE 207	CUTLER BAY, FL	33157	1818
8861 SW 151 ST	PALMETTO BAY, FL	33176	0101
15095 SW 89 AVE	MIAMI, FL	33176	0101
8840 SW 151 ST	MIAMI, FL	33176-8051	0101
8820 SW 151 ST	MIAMI, FL	33176	0101
8800 SW 151 ST	PALMETTO BAY, FL	33176	0101
15190 SW 88 AVE	MIAMI, FL	33176-8059	0101
17304 WALKER AVE 111	MIAMI, FL	33157	0101
8851 SW 152 ST	MIAMI, FL	33157-2033	0101
PO BOX 2539	SAN ANTONIO, TX	78299	1111
15100 SW 86 AVE	PALMETTO BAY, FL	33158	0101
15121 SW 87 AVE	MIAMI, FL	33176-8054	0101
15101 SW 87 AVE	PALMETTO BAY, FL	33176	0101
15825 SW 90 CT 1A	PALMETTO BAY, FL	33157	0407
15736 SW 50 TER	MIAMI, FL	33185	0407
15825 SW 90 CT UNIT 1-C	MIAMI, FL	33157-1993	0407
15825 SW 90 CT 1D	PALMETTO BAY, FL	33157	0407
15845 SW 90 CT UNIT 2-A	MIAMI, FL	33157-1999	0407
15845 SW 90 CT #2B	MIAMI, FL	33157	0407
15845 SW 90 CT UNIT 2C	PALMETTO BAY, FL	33157	0407
15845 SW 90 CT 2D	PALMETTO BAY, FL	33157	0407
15857 SW 90 CT A	PALMETTO BAY, FL	33157	0407
15861 SW 90 CT # B	PALMETTO BAY, FL	33157	0407
15736 SW 50 TER	MIAMI, FL	33185	0407

15855 SW 90 CT D	PALMETTO BAY, FL	33157	0407
15907 SW 90 CT UNIT A	MIAMI, FL	33157-1982	0407
7680 US-98 APT 211	PENSACOLA, FL	32506	0407
15909 SW 90 CT #C	MIAMI, FL	33157-1982	0407
9120 SW 162 ST	MIAMI, FL	33157	0407
15917 SW 90 CT	PALMETTO BAY, FL	33157	0407
15921 SW 90 CT B	PALMETTO BAY, FL	33157	0407
9374 SW 173RD TER	PALMETTO BAY, FL	33157-5724	0407
9931 HAITIAN DR	MIAMI, FL	33157	0407
9032 SW 159 TERR	MIAMI, FL	33157	0407
9036 SW 159 TERR UNIT B	MIAMI, FL	33157-1949	0407
9034 SW 159 TERR UNIT C	MIAMI, FL	33157-1949	0407
8788 SW 62 CT	PINECREST, FL	33156	0407
9042 SW 159 TERR #A	MIAMI, FL	33157-1949	0407
9046 SW 159 TER	MIAMI, FL	33157	0407
9044 SW 159 TERR UNIT C	MIAMI, FL	33157-1949	0407
9040 SW 159 TERR #D	MIAMI, FL	33157-1949	0407
15385 S DIXIE HWY 1	PALMETTO BAY, FL	33157	0407
15385 S DIXIE HWY #2	MIAMI, FL	33157-1846	0407
12932 SW 200 TER	MIAMI, FL	33177	0407
10999 SW 61 CT	MIAMI, FL	33156	0407
15385 S DIXIE HWY #5	MIAMI, FL	33157	0407
15385 S DIXIE HWY UNIT #6	MIAMI, FL	33157	0407
15385 S DIXIE HWY APT 7C	MIAMI, FL	33157-1859	0407
15385 S DIXIE HWY UNIT 8	PALMETTO BAY, FL	33157	0407
15385 S DIXIE HWY APT 9	MIAMI, FL	33157-1859	0407

15385 S DIXIE HWY 10	MIAMI, FL	33157	0407
15385 S DIXIE HWY UNIT 11C	MIAMI, FL	33157-1859	0407
PO BOX 611621	MIAMI, FL	33261-1621	0407
1510 TRILLO AVE	CORAL GABLES, FL	33146	0407
15385 S DIXIE HWY #14	MIAMI, FL	33157-1860	0407
15385 S DIXIE HWY 15	MIAMI, FL	33157	0407
9240 SUNSET DR SUITE 114	MIAMI, FL	33173-3433	0407
15385 S DIXIE HWY 17	PALMETTO BAY, FL	33157	0407
15385 S DIXIE HWY 18-C	PALMETTO BAY, FL	33157	0407
15385 S DIXIE HWY 19	PALMETTO BAY, FL	33157	0407
14600 SNAPPER DR	MIAMI, FL	33158	0407
7582 SW 102 ST 102	PINECREST, FL	33156	0407
7445 SW 164 ST	PALMETTO BAY, FL	33157	0407
10800 SW 67 AVE	MIAMI, FL	33156	0407
15385 S DIXIE HWY 24	PALMETTO BAY, FL	33157	0407
13065 SW 95 AVE	MIAMI, FL	33176	0407
15389 S DIXIE HWY UNIT 26	PALMETTO BAY, FL	33157	0407
1510 TORILLO AVE	CORAL GABLES, FL	33146	0407
15389 S DIXIE HWY 28	MIAMI, FL	33157	0407
15389 S DIXIE HWY #29	MIAMI, FL	33157-1847	0407
13381 EARLY FROST CIR	ORLANDO, FL	32828	0407
15389 S DIXIE HWY 31	MIAMI, FL	33157	0407
15389 S DIXIE HWY 32	PALMETTO BAY, FL	33157	0407
9100 SW 118 ST	MIAMI, FL	33176	0407
15839 S DIXIE HWY 34	MIAMI, FL	33157	0407
9101 SW 189 ST	CUTLER BAY, FL	33157	0407

15389 S DIXIE HWY 36	MIAMI, FL	33157	0407
9240 SUNSET DR SUITE 114	MIAMI, FL	33173-3433	0407
9331 SW 165 ST	PALMETTO BAY, FL	33157	0407
9240 SUNSET DR SUITE 114	MIAMI, FL	33173-3433	0407
15389 S DIXIE HWY #40	MIAMI, FL	33157-1863	0407
15389 S DIXIE HWY 41	PALMETTO BAY, FL	33157	0407
15389 S DIXIE HWY 42	PALMETTO BAY, FL	33157	0407
15389 SOUTH DIXIE HIGHWAY #43	PALMETTO BAY, FL	33157	0407
1481 LAURENTIAN PASS	FLINT, MI	48532	0407
8230 SW 144 ST	PALMETTO BAY, FL	33158	0407
15389 S DIXIE HWY 46	PALMETTO BAY, FL	33157	0407
15389 S DIXIE HWY 47	PALMETTO BAY, FL	33157	0407
11514 SW 125 TER	MIAMI, FL	33176	0407
1510 TRILLO AVE	CORAL GABLES, FL	33146-2315	0407
15389 S DIXIE HWY 50	PALMETTO BAY, FL	33157	0407
14601 SW 67 AVE	MIAMI, FL	33158	0407
7920 SW 128TH ST	MIAMI, FL	33156-6147	0407
22527 SW 94 PATH	CUTLER BAY, FL	33190	0407
15391 S DIXIE HWY 55	PALMETTO BAY, FL	33157	0407
15321 SW 78 PL	PALMETTO BAY, FL	33157	0407
17091 SW 92 CT	MIAMI, FL	33157-4518	0407
15391 S DIXIE HWY 58	PALMETTO BAY, FL	33157	0407
7965 SW 173 TER	PALMETTO BAY, FL	33157	0407
11231 SW 69 CT	MIAMI, FL	33156	0407
12973 SW 112 ST #205	MIAMI, FL	33186	0407

12973 SW 112 ST 205	MIAMI, FL	33186	0407
15391 S DIXIE HWY 63	PALMETTO BAY, FL	33157	0407
9102 SW 159 TER # A	MIAMI, FL	33157	0407
4131 SW 13 ST	MIAMI, FL	33134	0407
9104 SW 159 TER C	PALMETTO BAY, FL	33157	0407
6721 SW 127 PL	MIAMI, FL	33183	0407
15904 SW 91 CT	PALMETTO BAY, FL	33157	0407
15902 SW 91 CT B	PALMETTO BAY, FL	33159	0407
15900 SW 91 CT #C	MIAMI, FL	33157	0407
15904 SW 91 CT UNIT D	MIAMI, FL	33157-1990	0407
15836 SW 91 CT #A	MIAMI, FL	33157-1951	0407
15832 SW 91 CT #B	MIAMI, FL	33157	0407
9420 SW 103 ST	MIAMI, FL	33176	0407
15834 SW 91 CT	PALMETTO BAY, FL	33157	0407
15826 SW 91 CT #A	MIAMI, FL	33157-1951	0407
5215 TIMBER RIDGE RD	MARIETTA, GA	33157-1951	0407
18503 SW 89 PL	MIAMI, FL	33157-7164	0407
15824 SW 91 CT	PALMETTO BAY, FL	33157	0407
6619 S DIXIE HIGHWAY #622	MIAMI, FL	33143	0407
9116 SW 159 TERR #B	PALMETTO BAY, FL	33157-1949	0407
1900 N BAYSHORE DR UNIT 1612	MIAMI, FL	33132	0407
9110 SW 159 TER	MIAMI, FL	33157	0407
15916 SW 91 CT VILLAGE OF	PALMETTO BAY, FL	33157	0407
15912 SW 91 CT # B	PALMETTO BAY, FL	33157	0407
1172 S DIXIE HWY 330	CORAL GABLES, FL	33146	0407

15914 SW 91 CT D	PALMETTO BAY, FL	33157	0407
12602 SW 78 ST	MIAMI, FL	33183-3514	0407
11929 SW 74 TER	MIAMI, FL	33183	0407
15810 SW 91 CT #C	MIAMI, FL	33157-1951	0407
15814 SW 91 CT D	PALMETTO BAY, FL	33157	0407
2501 SW 117 AVE	MIAMI, FL	33157	0407
2501 SW 117 AVE	MIAMI, FL	33175	0407
15800 SW 91 CT C	MIAMI, FL	33157	0407
11503 SW 129 PL	MIAMI, FL	33186	0407
15806 SW 90 CT A	MIAMI, FL	33157	0407
15802 SW 90 CT #B	PALMETTO BAY, FL	33157	0407
18908 SW 80 CT	MIAMI, FL	33157	0407
15804 SW 90 CT #D	PALMETTO BAY, FL	33157-1948	0407
3120 SW 105 CT	MIAMI, FL	33165	0407
8950 SW 159 TER	PALMETTO BAY, FL	33157	0407
15904 SW 90 CT	MIAMI, FL	33157	0407
15900 SW 90 CT	PALMETTO BAY, FL	33157	0407
15911 SW 91 CT # 1	PALMETTO BAY, FL	33157-1985	0407
7501 SW 165 TER	MIAMI, FL	33157	0407
15905 SW 91 CT #C	PALMETTO BAY, FL	33157-1985	0407
15909 SW 91 CT #D	MIAMI, FL	33157-1985	0407
15846 SW 90 CT A	PALMETTO BAY, FL	33157	0407
15851 SW 281 ST	HOMESTEAD, FL	33033	0407
15840 SW 90 CT UNIT 5-C	MIAMI, FL	33157-1948	0407
15844 SW 90 CT #D	MIAMI, FL	33157-1948	0407
15827 SW 91 CT	PALMETTO BAY, FL	33157-1950	0407

12374 SW 143 LN	MIAMI, FL	33186	0407
15829 SW 91 CT X C	PALMETTO BAY, FL	33157	0407
15825 SW 91 CT UNIT X-D	MIAMI, FL	33157-1950	0407
9381 SW 51 TER	MIAMI, FL	33165	0407
5850 SUNCREST DRIVE	MIAMI, FL	33156	0407
15809 SW 90 CT C	PALMETTO BAY, FL	33157	0407
9381 SW 51 TER	MIAMI, FL	33165	0407
13624 SW 92 CT	MIAMI, FL	33176-6858	0407
13624 SW 92 CT	MIAMI, FL	33176-6858	0407
13624 SW 92 CT	MIAMI, FL	33176-6858	0407
13624 SW 92 CT	MIAMI, FL	33176	0407
10835 SW 112 AVE 305	MIAMI, FL	33176	0407
15900 SW 90 CT #D	MIAMI, FL	33157	0407
15850 SW 90 CT #C	MIAMI, FL	33157	0407
15854 SW 90 CT # D	MIAMI, FL	33157	0407
15781 SW 88 AVE	PALMETTO BAY, FL	33157	0407
9460 SW 146 ST	MIAMI, FL	33176	0407
10624 SW 74 TER	MIAMI, FL	33173	0407
12374 S 143 LN	MIAMI, FL	33186	0407
12300 SW 70 CT	PINECREST, FL	33156-5444	0407
14600 SW 136 ST	MIAMI, FL	33186	0407
17758 SW 81 CT	PALMETTO BAY, FL	33157	0407
15815 SW 91 CT #D	MIAMI, FL	33157-1950	0407
9078 SW 157 ST	PALMETTO BAY, FL	33157	0407
15811 SW 91ST CT	PALMETTO BAY, FL	33157	0407
15809 SW 91 CT C	PALMETTO BAY, FL	33157	0407

828 BIGHORN ST	OVIEDO, FL	32765	0407
9002 SW 152 ST	MIAMI, FL	33157	1118
12360 NW 8 ST	PLANTATION, FL	33325	1118
9008 SW 152 ST #10	PALMETTO BAY, FL	33157	1118
9012 SW 152 ST	PALMETTO BAY, FL	33157	1118
15100 NW 27 AVE	OPA LOCKA, FL	33054-2642	1118
10731 SW 172 ST	MIAMI, FL	33157-4143	1118
4341 SW 155TH CT	MIAMI, FL	33185-4503	1118
4341 SW 155 CT	MIAMI, FL	33185	1118
9032 SW 152 ST	MIAMI, FL	33157-1928	1118
9036 SW 152 ST	PALMETTO BAY, FL	33157	1118
9040 SW 152 ST	PALMETTO BAY, FL	33157	1118
9044 SW 152 ST	MIAMI, FL	33157-1928	1118
14190 SW 77 AVE	MIAMI, FL	33158	1118
13442 SW 144 TER	MIAMI, FL	33186	1918
9000 CORAL REEF DR#102	MIAMI, FL	33157	1918
5056 TIMBER RACE COURSE	HOLLYWOOD, SC	29449	1918
9000 SW 152 ST STE 106	PALMETTO BAY, FL	33157	1918
9000 SW 152 ST UNIT 105	PALMETTO BAY, FL	33157	1918
9000 SW 152 ST STE 106	PALMETTO BAY, FL	33157	1918
9000 SW 152 ST #108	MIAMI, FL	33157-1941	1918
9000 SW 152 ST #108	MIAMI, FL	33157	1918
9000 CORAL REEF DR #201	VILLAGE BAY OF PALMETTO, FL	33157-1942	1918
9000 SW 152 ST 202	MIAMI, FL	33157	1918
7900 SW 170 ST	MIAMI, FL	33157	1918
10370 SW 97 ST	MIAMI, FL	33176-2715	1918
10370 SW 97 ST	MIAMI, FL	33176-2715	1918

11771 SW 24 TER	MIAMI, FL	33175	1918
9000 SW 152 ST 208	MIAMI, FL	33157	1918
7690 SW 128 ST	PINECREST, FL	33156	1918
7270 SW 113TH ST	MIAMI, FL	33156-4628	0407
16242 SW 92 AVE # 2	MIAMI, FL	33157	0407
16244 SW 92 AVE #3	MIAMI, FL	33157-3462	0407
16246 SW 92 AVE #4	MIAMI, FL	33157-3462	0407
16230 SW 92 AVE 5	MIAMI, FL	33157	0407
9820 SW 118 ST	MIAMI, FL	33176	0407
16655 SW 87 PL	MIAMI, FL	33157-3894	0407
8204 SW 190 TER	CUTLER BAY, FL	33157	0407
16238 SW 92 AVE #9	MIAMI, FL	33157-3462	0407
16226 SW 92 AVE 11	PALMETTO BAY, FL	33157	0407
16224 SW 92 AVE 12	PALMETTO BAY, FL	33157	0407
9225 SW 158 LN UNIT C	PALMETTO BAY, FL	33157	0407
16220 SW 92 AVE #14	MIAMI, FL	33157	0407
13701 NW 18 ST	PEMBROKE PINES, FL	33028	0407
16216 SW 92 AVE #16	MIAMI, FL	33157-3404	0407
16214 SW 92 AVE 17	MIAMI, FL	33157	0407
16212 SW 92 AVE	PALMETTO BAY, FL	33157	0407
16210 SW 92 AVE 19	PALMETTO BAY, FL	33157	0407
16208 SW 92ND AVE	PALMETTO BAY, FL	33157-3404	0407
16206 SW 92 AVE #21	PALMETTO BAY, FL	33157	0407
16204 SW 92 AVE UNIT 22	PALMETTO BAY, FL	33157	0407
16202 SW 92 AVE #23	MIAMI, FL	33157-3404	0407
16200 SW 92 AVE 24	PALMETTO BAY, FL	33157	0407

15720 SW 92 AVE 1A	MIAMI, FL	33157	0407
15720 SW 92 AVE # 2A	PALMETTO BAY, FL	33157	0407
600 BILTMORE WAY 903	CORAL GABLES, FL	33134	0407
15720 SW 92 AVE #4A	MIAMI, FL	33157-1986	0407
14937 SW 16th Ter	Miami, FL	33185-5792	0407
15720 SW 92 AVE 6A	MIAMI, FL	33157	0407
3008 GANTQUARTER S DR	MARIETTA, GA	30068	0407
15720 SW 92 AVE #8A	MIAMI, FL	33157	0407
15720 SW 92 AVE #9A	PALMETTO BAY, FL	33157	0407
15800 SW 92 AVE 10B	MIAMI, FL	33157	0407
3061 NW 82 AVE	MIAMI, FL	33122	0407
15800 SW 92 AVE #12B	MIAMI, FL	33157-1977	0407
15800 SW 92 AVE UNIT # 13 B	PALMETTO BAY, FL	33157	0407
255 SUNRISE DR UNIT 101	KEY BISCAYNE, FL	33149	0407
15800 SW 92 AVE #15	MIAMI, FL	33157-1977	0407
8991 SW 95 AVE	MIAMI, FL	33176	0407
9155 S DADELAND BLVD STE 1716	MIAMI, FL	33156	0407
5000 SW 75 AVE	MIAMI, FL	33157	0007
15750 SW 92 AVE #19C	MIAMI, FL	33157-1989	0407
15750 SW 92 AVE 20C	MIAMI, FL	33157	0407
15750 SW 92 AVE 21C	PALMETTO BAY, FL	33157	0407
15750 SW 92 AVE #22	MIAMI, FL	33157-1989	0407
15750 SW 92 AVE 23 C	PALMETTO BAY, FL	33157	0407
9220 SW 178TH TER	PALMETTO BAY, FL	33157-5749	0407
15750 SW 92 AVE 25C	PALMETTO BAY, FL	33157	0407

15750 SW 92 AVE # 26C	PALMETTO BAY, FL	33157	0407
15750 SW 92 AVE UNIT #27C	MIAMI, FL	33157-1991	0407
7620 SW 161 TER	PALMETTO BAY, FL	33157	0407
3061 NW 82 AVE	MIAMI, FL	33122	0407
15750 SW 92 AVE #30	MIAMI, FL	33157-1991	0407
15750 SW 92 AVE #31C	MIAMI, FL	33157-1991	0407
9155 S DADELAND BLVD 1716	MIAMI, FL	33156	0407
15750 SW 92 AVE #33C	MIAMI, FL	33157	0407
15740 SW 92 AVE 34	PALMETTO BAY, FL	33157	0407
8720 SW 155 ST	PALMETTO BAY, FL	33157	0101
8700 SW 155 ST	MIAMI, FL	33157	0101
15450 SW 87 AVE	MIAMI, FL	33157-2052	0101
15455 SW 87 CT	MIAMI, FL	33157-2006	0101
8800 SW 155 TERR	MIAMI, FL	33157-2041	0101
8820 SW 155 TER	PALMETTO BAY, FL	33157	0101
8850 SW 155 TER	PALMETTO BAY, FL	33157	0101
8800 SW 154 TERR	MIAMI, FL	33157-2037	0101
8820 SW 154 TERR	MIAMI, FL	33157	0101
8850 SW 154 TER	MIAMI, FL	33157	0101
8870 SW 154 TERR	MIAMI, FL	33157	0101
1000 NW 111 AVE	MIAMI, FL	33172	8080
111 NW 1 ST STE 2460	MIAMI, FL	33128	8080
15000 SW 92 AVE	MIAMI, FL	33176	1713
9300 NW 41 ST	MIAMI, FL	33178-2312	8647
275 NW 2 ST 4FL	MIAMI, FL	33128-1794	8647
1602 ALTON RD 602	MIAMI, FL	33139	9981

701 NW 1 CT STE 1700	MIAMI, FL	33136-3902	8080
3301 GUN CLUB RD	WEST PALM BEACH, FL	33406	9585
15740 SW 92 AVE #35D	MIAMI, FL	33157-1988	0407
18010 S DIXIE HWY	MIAMI, FL	33157	2719
9705 E HIBISCUS ST	PALMETTO BAY, FL	33157	1081

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HARVEY RUVIN, CLERK DADE COUNTY, FL

WARRANTY DEED

THIS INDENTURE, Made this 5TH day of JUNE, 2000.

BETWEEN John C. Eckhoff, a single man, of the County of Miami-Dade, and State of Florida, party of the first part, and **John C. Eckhoff, a single man, and Juan Jose Reyes, a single man, as joint tenants with the right of survivorship**, whose mailing address is: 8920 S.W. 157th Street, Miami, Florida 33157, County of Miami-Dade and State of Florida, party of the second part, **WITNESSETH**, that the said party of the first part, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations to be in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Miami-Dade and State of Florida, more particularly described as follows:

Lot 2, Block 8, CORAL REEF HOMESITES, according to the Plat thereof, as recorded in Plat Book 45, at Page 94 of the Public Records of Dade County, Florida, and the East 66 feet of the West 563.38 feet of NE 1/4, SW 1/4, NE 1/4, less the North 405 feet of Section 28, Township 55 South, Range 40 East, Dade County, Florida.

Lots 3 and 4, Block 8 in CORAL REEF HOMESITES, according to the Plat thereof, as recorded in Plat Book 45, at Page 94 of the Public Records of Dade County, Florida.

Subject to easements, conditions, restrictions and limitations of record and taxes for the year 2000 and subsequent years; this reference said restrictions shall not operate to reimpose the same.

GRANTOR AND GRANTEE ACKNOWLEDGE a covenant passing with the land herein described, by and between GRANTOR and John H. Donovan, joined by his wife, Mary M. Donovan, whose post office address is 52 Jackson Avenue, Valpariso, Florida 32580, (the "Former Grantor") that the Former Grantee is now the owner of the South 25 feet of the above described land, referred to above as being subject to a road easement, and this deed hereby reserves said south 25 feet for use as a public road for the use of the Grantee herein, adjoining land owners and the public. Grantee herein shall have the right to utilize said right-of-way subject only to the permanent easement for right-of-way purposes herein expressed.

Folio Nos. 30-5028-001-0470
30-5028-001-0460

Together with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: **To Have and to Hold** the same in fee simple forever.

And the said party of the first part does covenant with the said party of the second part that it is lawfully seized of the said premises, that it is are free from all encumbrances and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

GRANTOR HEREBY ACKNOWLEDGES THAT FOR PURPOSES OF FLORIDA STATUTES SECTION 689.111 THAT THE SUBJECT PROPERTY IS HIS LEGAL HOMESTEAD FOR PROPERTY TAX PURPOSES, SHALL REMAIN HIS LEGAL HOMESTEAD DURING THE BALANCE OF HIS LIFETIME.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year above written.

Signed, sealed and
delivered in our presence:

Witness
Melodyf Eckhoff
(Please Print Name)

Witness
Judy D. Folsom
(Please Print Name)

John C. Eckhoff (L.S.)
John C. Eckhoff
8920 S.W. 157th Street
Miami, Florida 33157

STATE OF Maine)
:ss
COUNTY OF Piscataquis)

The foregoing instrument was acknowledged before me this 5th day of June, 2000 by John C. Eckhoff, a single man, who is (✓) personally known to me or (____) has produced _____ and _____ as identification.

My Commission Expires: 4/12/2003

Notary Public State of ME
at Large
Luke Muzzy
Typed or Printed Name of Notary Public

LUKE MUZZY NOTARY PUBLIC MAINE

THIS INSTRUMENT WAS PREPARED BY:

Howard E. Kurzweil, Esquire
Howard E. Kurzweil, P.A.
Union Planters Bank Building
2151 Le Jeune Road, Mezzanine
Coral Gables, FL 33134
(305) 442-7085

C:\MyFiles\estate planning\EckhoffJohnC.wd.wpd

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

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45-94

CORAL REEF HOMESITES

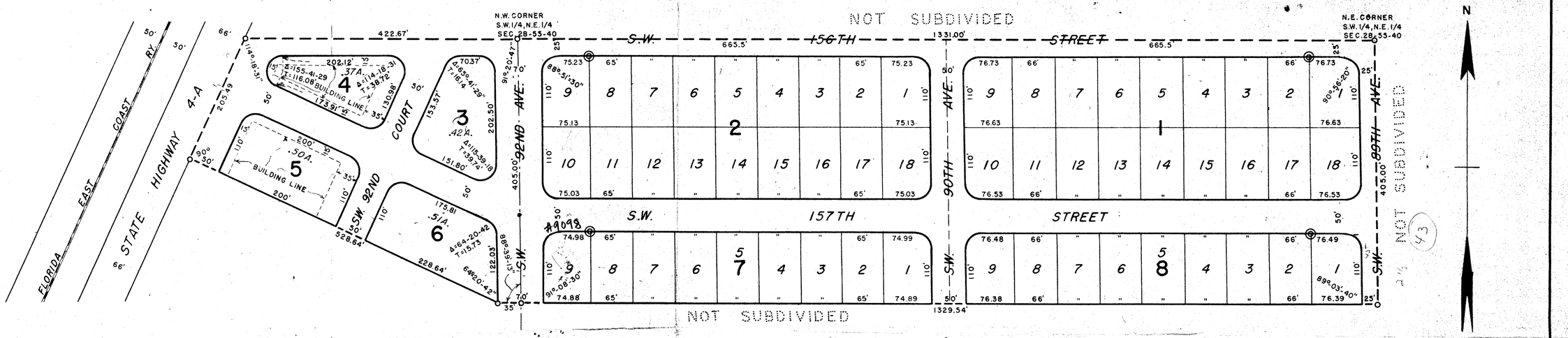
LOCATED IN THE S.W. 1/4 OF THE N.E. 1/4 & THE S.E. 1/4 OF THE N.W. 1/4 SECTION 28-TOWNSHIP 55 SOUTH-RANGE 40 EAST DADE COUNTY-FLORIDA

SCALE IN FEET
0 25 50 100 200 300

SCALE 1"=100'

CRAWSHAW ENGINEERING CO.
MIAMI-FLA.

OCTOBER 1946

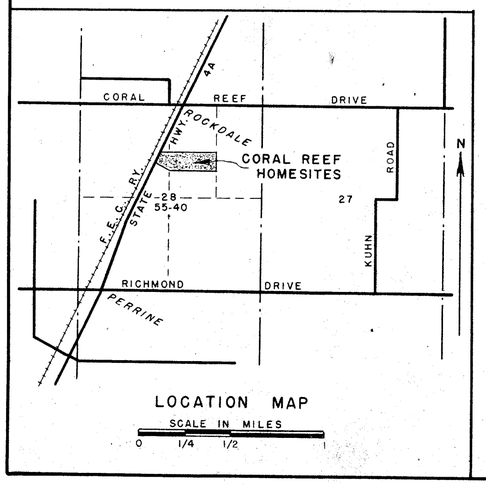


NOTE:

◎ Denotes Permanent Reference Monuments

All radii are 25' unless otherwise shown.

Distances on lots having rounded corners are to the intersection of lot lines extended unless otherwise shown.



This plat approved by Dade County Zoning Department.

By _____ Director

This plat approved by Resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 22 day of October A.D. 1946.

This approval shall not be construed as a commitment by the Board of County Commissioners, aforesaid, to build or maintain the roads and streets shown on said plat.

Attested, E.B. Leatherman, Clerk of Circuit Court — Signed _____ Chairman of Board

By _____ Deputy Clerk — Approved By _____ County Engineer

WE HEREBY CERTIFY That the attached plat of Coral Reef Homesites is true and correct representation of the land recently surveyed and platted by us and that Permanent Reference Monuments were set on the 8TH day of October A.D. 1946 in accordance with Section 7, Chapter 10,275, Laws of the State of Florida.

CRAWSHAW ENGINEERING CO.

G. A. Crawshaw
Registered Engineer #1557
Registered Surveyor #198

Filed for Record this 24th day of October A.D. 1946 at 3:43 PM in Book 45 of Plats, Page 94 Public Records of Dade County, Florida. This plat complies with provisions of Chapter 10,275 (No.253) Laws of the State of Florida.

E.B. Leatherman, Clerk of Circuit Court

By _____ Deputy Clerk

KNOW ALL MEN BY THESE PRESENTS:

That John Myers and Mary Jane Myers, his wife, owners and holders of a certain Mortgage dated JANUARY 2, 1946 and recorded in Mortgage Book 1624 at Page 351 of the Public Records of Dade County, Florida, the same encumbering the land on the attached plat, do hereby agree and consent to the platting and recording of said plat.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 10 day of OCTOBER A.D. 1946.

Witnessed By

Dorothy Annis — John Myers

Ralph Fossey — Mary Jane Myers

COUNTY OF DADE
STATE OF FLORIDA

I hereby certify that on this day personally appeared before me, John Myers and Mary Jane Myers his wife to me well known to be the persons who executed the foregoing instrument and who acknowledge that they executed the same freely and voluntarily for the purposes expressed therein.

I further certify that on a separate and private examination made apart from her said husband, the said Mary Jane Myers, known to me to be the wife of the said John Myers, did acknowledge that she executed the same freely and voluntarily without any compulsion, constraint apprehension or fear of or from her said husband.

Witness my hand and official seal this 10 day of OCT A.D. 1946

My Commission expires MAY 23, 1950

Ralph Fossey
Notary Public State of Florida at large

KNOW ALL MEN BY THESE PRESENTS:

That Emile L. Cotton and Mildred G. Cotton, his wife, owners of the north 405 feet of the S.W. 1/4 of the N.E. 1/4 and that part of the S.E. 1/4 of the N.W. 1/4 described as follows:

Beginning at the Northwest corner of the S.W. 1/4 of the N.E. 1/4; thence westerly along the north line of the S.E. 1/4 of the N.W. 1/4 a distance of 422.67 feet to its intersection with the easterly right of way line of State Highway 4-A; thence southwesterly along said easterly right of way line a distance of 205.49 feet to a point; thence southeasterly at an angle of 90 degrees to the said easterly right of way line a distance of 528.64 feet to a point; thence easterly parallel with the north line of the S.E. 1/4 of the N.W. 1/4 a distance of 35 feet to the west line of the S.W. 1/4 of the N.E. 1/4; thence north along said west line of the S.W. 1/4 of the N.E. 1/4 a distance of 405 feet to the point of beginning; all in Section 28, Township 55 South, Range 40 East, Dade County, Florida; have caused to be made the attached plat entitled "Coral Reef Homesites."

The Streets, Avenues, Highway & Courts as shown together with all existing and future planting, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the Public for proper purposes, reserving to the said Emile L. Cotton and Mildred G. Cotton, his wife, their heirs, successors or assigns, the reversion or reversions thereof when ever discontinued by law.

Dade County Zoning Regulations as now in effect or as same may be from time to time amended or changed, applicable to the area within which this subdivision is located shall be observed.

In accordance with covenant by deed at no time shall the land included in this plat or any building erected thereon be occupied by any negro or person of negro extraction. This prohibition, however, does not include the occupancy by a negro servant in approved quarters while employed in or about the premises herein.

IN WITNESS Where of the said Emile L. Cotton and Mildred G. Cotton, his wife, have hereon to set their hands and seals this 10TH day of OCTOBER A.D. 1946.

Witnessed By

Dorothy Annis — Emile L. Cotton

Ralph Fossey — Mildred G. Cotton

COUNTY OF DADE SS.
STATE OF FLORIDA

I hereby certify that on this day personally appeared before me, Emile L. Cotton and Mildred G. Cotton, his wife, to me well known to be the persons who executed the foregoing instrument and who acknowledge that they executed the same freely and voluntarily for the purposes expressed therein.

I further certify that on a separate and private examination made apart from her said husband, the said Mildred G. Cotton known to me to be the wife of the said Emile L. Cotton, did acknowledge that she executed the same freely and voluntarily without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this 10 day of OCT, A.D. 1946

My Commission Expires MAY 23 1950

Ralph Fossey
Notary Public, State of Florida at large

45-94

AGENDA ITEM NO. 6.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **RESOLUTIONS REQUIRING PUBLIC HEARING**

SUBJECT:

Applicant: GEORGE CASALI
Location: 8917 SW 158 STREET
Folio: 33-5028-000-0245
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.3, R-1 ZONING DISTRICT; AUTHORIZING LOT WIDTH VARIANCE REQUEST AT 8917 SW 158 STREET (FOLIO NO. 33-5028-000-0245), TO PERMIT A LOT WIDTH OF 66 FEET WHERE 75 FEET IS REQUIRED FOR A PARCEL PROPOSED TO BE ZONED SINGLE FAMILY RESIDENTIAL (R-1); AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION:

ATTACHMENTS:
V-26-001_-_Variance_for_Lot_Width_Resolution.docx
Exhibit A - Survey.pdf
V-26-001 - Variance for Lot Width Staff Report.docx
Attachment A - Application, Letter of Intent, Survey.pdf
Attachment B - Public Notice.pdf
Attachment C - Warranty Deed 2000.pdf

Attachment D - Coral Reef Homesites Plat.pdf

RESOLUTION NO. 2026-____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.3, R-1 ZONING DISTRICT; AUTHORIZING LOT WIDTH VARIANCE REQUEST AT 8917 SW 158 ST (FOLIO NO. 33-5028-000-0245), TO PERMIT A LOT WIDTH OF 66 FEET WHERE 75 FEET IS REQUIRED FOR A PARCEL PROPOSED TO BE ZONED SINGLE FAMILY RESIDENTIAL (R-1); AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

WHEREAS, George Casali (the "Applicant"), has applied for a variance to allow a minimum lot width for a rezoning to Single Family Residential ("R-1"); and

WHEREAS, the subject property is located at 8917 SW 158 St and is identified by Folio Number 33-5028-000-0245; and

WHEREAS, the property is designated Agricultural District ("AG") on the Village of Palmetto Bay Zoning Map; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application at Village Hall, 9705 East Hibiscus Street on March 16, 2026; and

WHEREAS, the Village Council finds, based on substantial competent evidence in the record, that the application for the variance is consistent with the Village of Palmetto Bay's Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Village Council determined to approve the application, as provided in this Resolution.

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

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

Section 2. Public Hearing. A public hearing on the present application was held on March 16, 2026 in accordance with the Village of Palmetto Bay Land Development Code. Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law, and final order.

Section 3. Findings of Fact.

1. That the subject property is located at 8917 SW 158 St and is identified as folio number 33-5028-000-0245.

2. After hearing testimony from Village Staff, the Applicant and the public, the Village Council accepted the findings of Village Staff as they relate to Section 30-30.6, 'Variances,' and Section 30-50.3, 'Single Family Residential ("R-1") District.' The Council further finds that the variance meets the standards for approval under Section 30-30.6, including demonstrating practical difficulties and unnecessary hardship, and is therefore consistent with the Village's Land Development Code, as specified in the Planning and Zoning Department Staff Report.

3. The Village Council adopts and incorporates by reference the Planning and Zoning Division Staff Report.

Section 4. Conclusions of Law. The application for the variance was reviewed pursuant to Section 30-30.6, "Variances" and Section 30-50.3 "Single Family Residential (R-1)" of the Village's Land Development Code and was found to be consistent.

Section 5. Order. The Mayor and Village Council hereby approve the application for a lot width variance for the property located at 8917 SW 158 ST (Folio No. 33-5028-000-0245), to permit a lot width of 66 feet where 75 feet is required. This approval is granted pursuant to Section 30-30.6, "Variances," and Section 30-50.3, "Single Family Residential (R-1)," of the Village Land Development Code, as depicted in Exhibit A and subject to the following conditions:

1. The variance is granted for a lot width of 66 feet where 75 feet is required, in substantial accordance with the boundary survey prepared by Efrain Lopez, Licensed Surveyor, dated 08/19/2025.

2. Prior to the issuance of a building permit, the Applicant shall record a Declaration of Restrictive Covenants, in a form approved by the Village Attorney, which shall run with the land and prohibit any further subdivision of the property, limiting development to one (1) single-family residence.

3. The variance shall be valid for 365 days from the date of this resolution. The Planning and Zoning Director shall have the discretion to grant an additional 120 days.

This is the final order.

Section 6. Record. The record shall consist of the notice of hearing, the Planning and Zoning Division Staff Report, the application, all documents submitted by the applicant and the owner to the Village of Palmetto Bay in connection with the application, the testimony and documents presented at the public hearing, and the tape and minutes of the hearing.

Section 7. Effective Date. This Resolution shall take effect immediately upon approval.

Section 8. Recordation. This Resolution shall be recorded on the public records of Miami-Dade County at the cost of the Applicant.

PASSED AND RESOLVED this 16th of March 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:

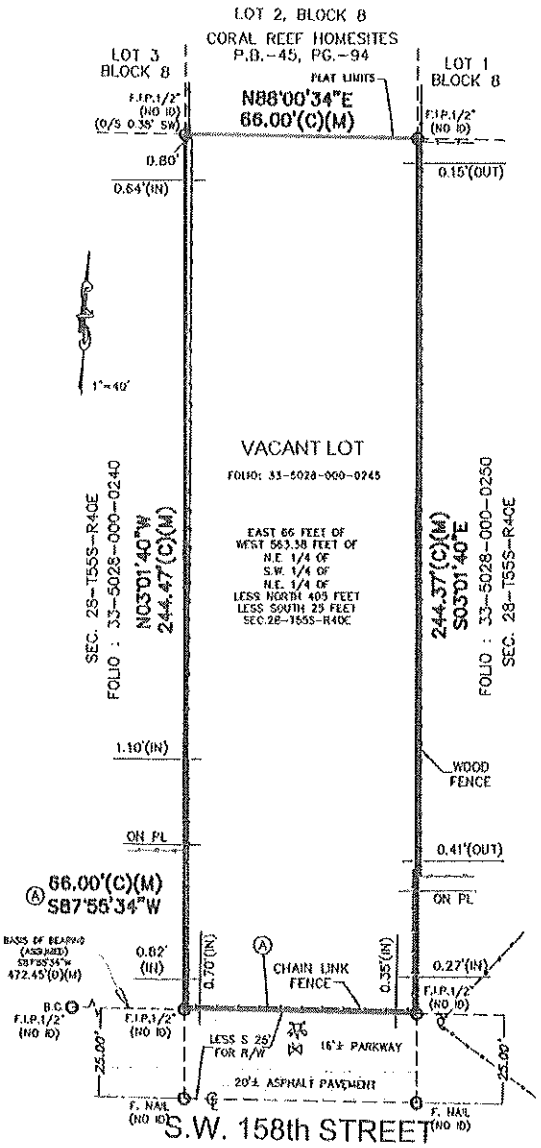
_____

John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

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

This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
S.W. 158 Street & S.W. 89 Avenue Folio No. 33-5028-000-0245
Palmetto Bay, FLORIDA 33157

Notes: NO NOTES

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION IN THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427.027 FLORIDA STATUTES.

SIGNED _____ FOR THE FIRM
Efrain Lopez
STATE OF FLORIDA
P.S.M. No. 6792

PROFESSIONAL SURVEYOR & MAPPER NO. 6792 STATE OF FLORIDA 08/19/25

*NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

ME LAND

Surveyor's Legend

	LAND/ACCESS RIGHT-OF-WAY LINE						
	PROPERTY LINE						
	STRUCTURE LINE	FND	FOUND (UNLESS OTHERWISE NOTED)	BR	BEARING REFERENCE	DE	DECIDUOUS TREE
	CONCRETE BLOCK WALL				CENTRAL ANGLE (DELTA)	DP	DISPLAY POLE
—x—x—	CHAIN LINK FENCE/BARRIER	EIR	EXISTING IRON	R	RADIUS	EOB	ELECTRIC UTILITY BOX
—//—//—	WOOD FENCE	ESI	EXISTING SPIKE	RAD	RADIAL	SEP	SEPTIC
—•—•—	BARRIER	FMD	FOUND MAG NAIL	RR	RAILROAD	BT	BASEBOARD
	EASEMENT	SET	SET IRON	TYP	TYPICAL	AC	AIR CONDITIONER
	CENTERLINE	▲	CONTROL POINT	UR	UNKNOWN	SW	SIDEWALK
	WOOD DECK	■	CONCRETE MONUMENT	UP	UTILITY POLE	DWY	DRIVEWAY
	ASPHALT			WD	WOOD DECK	SCR	SCREENED
	BRICK/TILE		BENCHMARK	INITIAL	PARKER-KALON NAIL	GAR	GARAGE
	WATER	ELEV	ELEVATION	DR	DRILL HOLE	ENCL	ENCLOSURE
	APPROXIMATE EDGE OF WATER	P.T.	POINT OF TANGENCY		WELL	MES	MAILBOX
	CONCRETE	P.C.	POINT OF CURVATURE		EASEMENT	FF	FINISHED FLOOR
	TREE	PRM	PERMANENT REFERENCE MONUMENT		HYDRANT	TOB	TOP OF BANK
	POWER POLE	P.C.C.	POINT OF COMPOUND CURVATURE	CHE	CHAIN LINK FENCE	EOW	EDGE OF WATER
	CATCH BASIN	P.R.C.	POINT OF REVERSE CURVATURE	BRWK	BRICK/PAVER	E.O.P.	EDGE OF PAVEMENT
		P.O.B.	POINT OF BEGINNING	CATV	CABLE RISER	C.V.G.	CONCRETE VALLEY GUTTER
		P.O.C.	POINT OF COMMENCEMENT		WATER METER	R.S.C.	RAILROAD SPIKE/CROSSTIE
		P.C.P.	PERMANENT CONTROL POINT	ME	ELECTRIC EQUIPMENT	R.E.	RAILROAD TIE
		M	FIELD MEASUREMENT	CONC	CONCRETE SLAB	℄	CENTERLINE
		D	DEED	FND	FOUND	R/W	RIGHT-OF-WAY
C.B.S.	CONCRETE BLOCK STRUCTURE	C	CALCULATED	BF	BASKET FASTENER	P.U.E.	PUBLIC UTILITY EASEMENT
H.A.C.	HANDICAP ACCESSIBLE	LMC	LAKE MAINTENANCE EASEMENT AND ACCESS EASEMENT	LAE	LAKE MAINTENANCE EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
U.I.	UTILITY EASEMENT	D.E.	DRAINAGE EASEMENT	L.A.E.	LAKE MAINTENANCE EASEMENT	M	MEASUREMENT
P	ELECTRIC POLE	CMW	CONCRETE	MCR	MIAMI-DADE COUNTY RECORDS	ID	IDENTIFICATION
INT	TAGE	CSW	CONCRETE SIDEWALK	FIR	FOUND IRON REBAR	BC	BLOCK CORNER
P.B.	PLAT BOOK	L	CURVE LENGTH	WF	WOOD FENCE		

Property Address:

S.W. 158 Street & S.W. 89 Avenue
Folio No. 33-5028-000-0245
Palmetto Bay, FLORIDA 33157

Flood Information:

Community Number: 120687
Panel Number: 12086C0602
Suffix: L
Date of Firm Index: 09/11/2009
Flood Zone: X
Base Flood Elevation:
Date of Field Work: 08/14/2025
Date of Completion: 08/19/2025

General Notes:

1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the p'al.
6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
7.) Fence ownership is not determined.
8.) Bearings referenced to line noted B.R also are assumed.
9.) Dimensions shown are platted and measured unless otherwise shown.
10.) No identification found on property corners unless noted.
11.) Not valid unless sealed with the signing surveyors embossed seal.
12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
14.) This is a BOUNDARY SURVEY unless otherwise noted.
15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

The East 66 feet of the West 563.38 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 less the North 405 feet and less the South 25 feet for Right of Way, of Section 28, Township 55 South, Range 40 East, of Miami-Dade County, Florida.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:
George Casali
Law Office of Rene E. Coto (Miami Lakes)
Old Republic National Title Insurance Company
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez *, for M.E. Land Surveying, LLC., dated* 08/19/2025 *bearing Job #* B-159458 *:*

a. *NO NOTES*

M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

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: March 16, 2026

To: Honorable Mayor and Village Council

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

Subject: Variance – Lot Width

Application: V-26-001 | George Casali

REQUEST

George Casali (the "Applicant"), seeks a variance to minimum required lot width for a rezoning of the property located at 8917 SW 158 St. The request is to permit a lot width of 66 feet, where 75 feet is required. The Applicants property is located in a single family residential neighborhood consistent with R-1 homes.

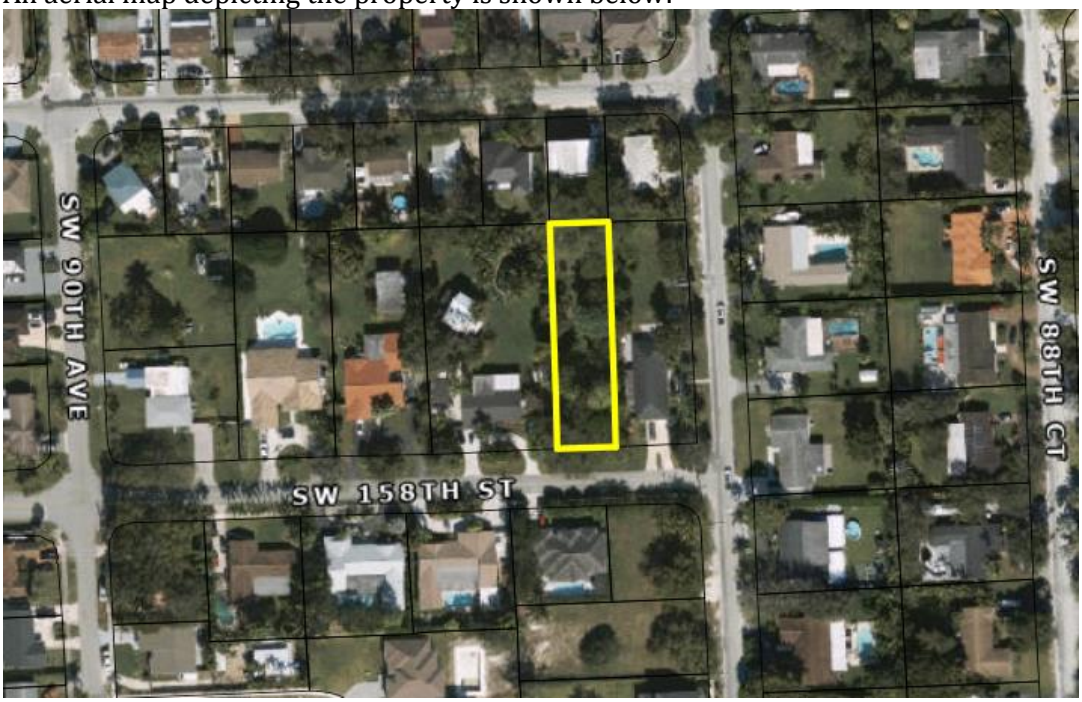
GENERAL INFORMATION

Owner / Applicant	George Casali
Property Address	8917 SW 158 St
Site Acreage	0.364 Acres (15,860 sq. ft.)
Folio Number	33-5028-000-0245
Future Land Use	Low Medium Density Residential
Zoning District	AG, Agricultural District
Existing Land Use	Vacant

ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

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

An aerial map depicting the property is shown below:



Current site conditions:



NOTICE REQUIREMENTS

The Village of Palmetto Bay Land Development Code requires public notice for all variances. The following requirements must be met:

1. Publication in a local newspaper 30 days prior to the hearing.
2. Mailed to property owners within a 500-foot radius of the affected property at least 30 days prior to the public hearing.
3. Posted on the property 20 days prior to the hearing.

The legal advertisement and mailing notices are attached as Attachment B.

BACKGROUND

The Applicant is requesting a variance to permit a lot width of 66 feet, where 75 feet is required by Sec. 30-50.3(d)(3) for the Single-Family Residential (R-1) District. This request is being heard concurrently with a rezoning application (RZ-26-001) to rezone the property from Agricultural (AG) to R-1.

The legal history of this parcel proves it is a long-standing "companion parcel" to the adjacent residential neighborhood. The property was originally part of the land area shown on the Coral Reef Homesites Plat recorded in October 1946. A copy of the Coral Reef Homesites Plat is provided in Attachment C. While the residential lots directly to the north were formally subdivided into blocks and lots, the subject area was labeled on the plat as "Not Subdivided". Despite this label, the land was maintained with a 66-foot width, perfectly matching the width of the platted residential lots in Block 8.

Notably, the 1946 Coral Reef Homesites Plat specifically illustrates that within Block 8—the block immediately associated with the subject property—the interior lots were uniformly platted with this same 66-foot width. This historical data confirms that the subject property's dimensions are not a rare occurrence; rather, they perfectly mirror the original design intent, the prevailing character of the neighborhood, and the established 80-year development pattern of the street.

A recorded Warranty Deed dated June 5, 2000 confirms that the subject property and the adjacent platted lot were historically held and transferred as a single legal entity. A copy of the Deed is provided in Attachment D. This deed included two distinct legal descriptions together:

- Lot 2, Block 8: A formally platted lot to the north with folio 33-5028-001-0460.
- The Subject Property: A metes and bounds parcel described as the East 66 feet of the West 563.38 feet... less the North 405 feet.

While the property has existed as a distinct legal description since at least 2000, Property Appraiser records show that a specific folio number (33-5028-000-0245) was formally assigned to the subject parcel in October 2008. This administrative action further solidified its status as a separate lot of record prior to the adoption of the Village's current nonconforming lot regulations in 2009.

The subject property is not a "newly created" lot. It is a historical companion to the R-1 neighborhood that was simply left with an outdated Agricultural (AG) designation. Because it was legally recorded prior to August 20, 2009, it maintains vested rights as a "legal lot of record" under Sec. 30-10.3(c). Rezoning this parcel to R-1 honors its history as a residential-sized strip of land and aligns its zoning with the actual built environment of the surrounding community.

To ensure the orderly development of the neighborhood, Staff has included a condition requiring a Restrictive Covenant to prohibit any future subdivision of the parcel, permanently capping the density at one (1) single-family home.

VARIANCE APPROVAL CRITERIA

Per Sec. 30-30.6(e) - Village council action and criteria for approval, the Council may consider a variance application under the requirements of practical difficulty as set forth in the referenced section. Any approval or approval with modification and/or conditions, of a variance, requires a majority vote of the members of the Council present at the meeting. The Council must balance the rights of property owners in the Village against the individual property owner's need to deviate from the code requirements, based on an evaluation of the following factors. *All these factors must be considered and given their due weight; however, no single factor is dispositive*:

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners;
b. Whether approval of the variance would be compatible with development patterns in the village;
c. Whether the essential character of the neighborhood would be preserved;
d. Whether the variance can be approved without causing substantial detriment to adjoining properties;
e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;
f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome; and
g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.
h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance, unless a hardship exists.

EVALUATION

Variance: The Applicant requests a variance from Sec. 30-50.3(d)(3) to permit a lot width of 66 feet, where a minimum of 75 feet is required. This variance is a companion request to Application RZ-26-001, which seeks to rezone the subject property from Agricultural District (AG) to Single-Family Residential District (R-1).

Applicant's justification: Granting this variance would bring regularity to the neighborhood and complete the uniformity, it would allow me access to reasonable regulations for development on the property that others have enjoyed.

Approval Criteria Evaluation

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners.

Applicant's Response: Refer to Applicant's Letter of Intent in Attachment A.

Staff Evaluation: While the Village has not received formal written support from two adjacent owners, the absence of support does not constitute a formal objection. Per Factor (h), the

presence of a demonstrable physical hardship allows the Council to consider the variance without neighbor concurrence. **CRITERIA NOT MET.**

b. Whether approval of the variance would be compatible with development patterns in the village.

Applicant's Response: Refer to Applicant's Letter of Intent in Attachment A.

Staff Evaluation: The variance is highly compatible with the Village's residential patterns. The requested 66-foot width mirrors the established lot dimensions created by the 1946 Coral Reef Homesites Plat. Transitioning this "companion parcel" to an R-1 development standard aligns it with the existing suburban character of the street. **CRITERIA MET.**

c. Whether the essential character of the neighborhood would be preserved.

Applicant's Response: Refer to Applicant's Letter of Intent in Attachment A.

Staff Evaluation: The neighborhood character is preserved as the request maintains a single-family residential use. Notably, the parcel directly to the rear of the subject property shares the exact same 66-foot width and is currently being developed with a new home under the same R-1 standards proposed here. **CRITERIA MET.**

d. Whether the variance can be approved without causing substantial detriment to adjoining properties.

Applicant's Response: Refer to Applicant's Letter of Intent in Attachment A.

Staff Evaluation: No detriment is anticipated. The variance is limited strictly to Lot Width. The applicant must still comply with all other R-1 standards, including height, lot coverage, and setbacks. This ensures that the building envelope maintains the same separation from neighbors as any other home in the district. **CRITERIA MET.**

e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief.

Applicant's Response: Refer to Applicant's Letter of Intent in Attachment A.

Staff Evaluation: Granting the variance provides substantial justice by resolving a zoning conflict. Under the current AG setbacks (50' front, 25' Rear, and 20' sides), the building envelope would be restricted to a width of only 26 feet. This would force a 'narrow' style floor plan that is inconsistent with modern R-1 residential standards and the 0.364-acre size of the lot. This constitutes a demonstrable physical hardship due to the land's dimensions. **CRITERIA MET.**

f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome.

Applicant's Response: Refer to Applicant's Letter of Intent in Attachment A.

Staff Evaluation: The plight is unique and stems from the property's history. The parcel was platted in 1946, long before the Village's incorporation or the 75-foot frontage requirement. Furthermore, the property is currently non-conforming in its AG designation (failing to meet the

5-acre minimum), making strict conformity with existing zoning impossible and burdensome. **CRITERIA MET.**

g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Applicant's Response: Refer to Applicant's Letter of Intent in Attachment A.

Staff Evaluation: The lot dimensions were established by the 1946 Plat and subsequent legal descriptions in the 2000 Warranty Deed. These are pre-existing physical conditions created nearly 80 years ago, entirely beyond the control of the current applicant. **CRITERIA MET**

h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance unless a hardship exists.

Applicant's Response: Refer to Applicant's Letter of Intent in Attachment A.

Staff Evaluation: While the applicant lacks concurrence from contiguous owners, a clear physical hardship exists. The property is a Vested Lot of Record with a width that cannot be altered. The hardship is a result of historical platting rather than any action by the applicant. **CRITERIA MET VIA HARDSHIP EXCEPTION.**

RECOMMENDATION

Staff finds that the variance request meets the standards for Practical Difficulty. The subject parcel is a vested lot of record that does not function as an Agricultural lot. Granting this variance allows the property to be rezoned to R-1, bringing it into harmony with the established 1946 neighborhood pattern. Staff recommends Approval.

CONDITIONS

Should the Mayor and Village Council approve the requested variance, Staff recommends the following conditions be attached to the approval:

1. Prior to the issuance of a Building Permit, the Applicant shall submit to the Village for review and approval a Declaration of Restrictive Covenants, to be recorded in the Public Records of Miami-Dade County at the Applicant's expense. This Covenant shall:

    a. Prohibit any further subdivision of the subject parcel (Folio 33-5028-000-0245);

    b. Restructure the development rights of the property to a maximum of one (1) single-family residence; and

    c. Bind all subsequent owners, heirs, and assigns to these restrictions in perpetuity.

ATTACHMENTS

Attachment A – Application, Letter of Intent, Survey
Attachment B – Legal Notice and Public Notice
Attachment C – Coral Reef Homesites Plat
Attachment D – Warranty Deed 2000

V	**Village of Palmetto Bay** APPLICATION FOR VARIANCE (PUBLIC HEARING)

Date: _____
Application No: _____

Petitioner / Applicant: GEORGE CASALI

Petitioner / Applicant Address: 15700 S.W. 90 AVE.

Phone: 305/551-7000 E-mail: GEORGECASALI@YAHOO.COM

Petitioner's Relation to Subject Property: OWNER

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____

Signature of Petitioner: _____

Address of Property: 8917 SW. 158 ST.

Folio: # 33-5028-000-0245

SUBMITTAL REQUIREMENTS:

- Letter of Intent outlining the variance request and how the request meets the review criteria in Section 30-30.6(e) of the Village's Land Development Regulations.
- Current Survey of Site including legal description
- Building elevations, site plan, and landscape plan, if applicable
- Signature approval card signed by contiguous neighbors (preferred)

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for variance, 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 12 day of January 2026, by George Casali.

☐ He/She is personally known to me or

☑ He/She has presented FL Driver's License as identification.

Notary Public State of Florida
Melissa J Dodge
My Commission
HH 231635
Exp. 5/10/2026

Signature of Notary Public Melissa J. Dodge
Type or Print Name Melissa J. Dodge

FOR STAFF USE ONLY
Fee Paid: _____ Date: _____
Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions

Revision 12/2022

Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM

I, GEORGE CASALI, have applied for a Variance, to allow A ZONING CHANGE FROM AGRICULTURAL (AU) TO R-1, AND A VARIANCE TO ALLOW FOR A 66ft (SIXTY SIX) FRONTAGE.

I, an undersigned property owner, have read (or have had read to me) the information applicable to this request for a variance from the Village of Palmetto Bay's Land Development Regulations and fully understand that by subscribing my name to this consent form, I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant to this form and to the plans accompanying this application.

Name (Type or Print) ALEX ALONSO, MD Date _____
Address 8918 SW. 157 ST
Signature

Name (Type or Print) ALEX STURMAN Date _____
Address 8910 SW 157 STREET
Signature

Name (Type or Print) Heather Quinlan Date 8/14/25
Address ~~8910~~ 15700 89 AVE
Signature

Name (Type or Print) _____ Date _____
Address 15750 SW 89 Ave
Signature

Name (Type or Print) _____ Date _____
Address 8925 SW 158 ST
Signature

Revision 1/12a22

January 7, 2025

RE: Property located at 8917 S.W. 158th Street, Palmetto Bay, Florida 33157
Folio: 33-5028-000-0245

To whom it may concern:

I am requesting the Village of Palmetto Bay granting a variance of the property frontage from required 75 feet to proposed existing 66 feet.

I would like to rezone the property from AG (Agricultural District) to R-1 (Single-Family Residential District).

Thank you.

George Casali, Owner

(305) 551-7000

Outlook

Variance Criteria

From Edgar Medero <emedero@palmettobay-fl.gov>
Date Wed 2/25/2026 4:13 PM
To george casali <georgecasali@yahoo.com>

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners;
b. Whether approval of the variance would be compatible with development patterns in the village;
c. Whether the essential character of the neighborhood would be preserved;
d. Whether the variance can be approved without causing substantial detriment to adjoining properties;
e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;
f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome; and
g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.
h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance, unless a hardship exists.

Sincerely,

Edgar Medero Jr, *Principal Planner*
Office 305.454.1362 | Main Fax 305.259.1293
9705 East Hibiscus Street, Palmetto Bay, FL 33157
emedero@palmettobay-fl.gov | www.palmettobay-fl.gov

A) Yes.
B) Yes, connected property to the rear north is 66 feet wide (R-1). 8910 SW 157 Street, Palmetto Bay, Florida 33157 was part of this property.
C) Yes, construction of a single-family home would be in harmony with the neighborhood.
D) Yes, no detriment to adjoining property.
E) Yes. It would do substantial justice to "ALL" the property owners.
F) The property was subdivided before the Village was incorporated making a legal lot of record. Approval of variance would be compatible with the surrounding areas.
G) Yes, under "AG" zoning (20 feet side setback), it would leave a 26 feet wide home. Granting the variance and zoning change would be compatible with the neighborhood.
H) I cannot build on the property with the existing zoning conditions.

Village of Palmetto Bay
Planning & Zoning Department
9705 East Hibiscus Street
Palmetto Bay, FL 33157
T 305.259.1243 | Fax 305.259.1290

September 19, 2025

George Casali
15700 SW 90 Ave
Palmetto Bay, Florida 33157

Subject: Address Request for Folio no. 33-5028-000-0245

Dear Mr. Casali,

This letter is in response to your request for address assignment for the lot generally located north of SW 158 Street and east of SW 90 Ave. The Planning & Zoning Department hereby assigns the following address:

Address	Folio (Master)
8917 SW 158 Street	33-5028-000-0245

Please note that these addresses are for Village of Palmetto Bay and Miami-Dade County permitting purposes. Once the waiver of plat or platting process has been completed, our office will work with Miami-Dade County, United States Postal Service, and other applicable agencies to issue the address.

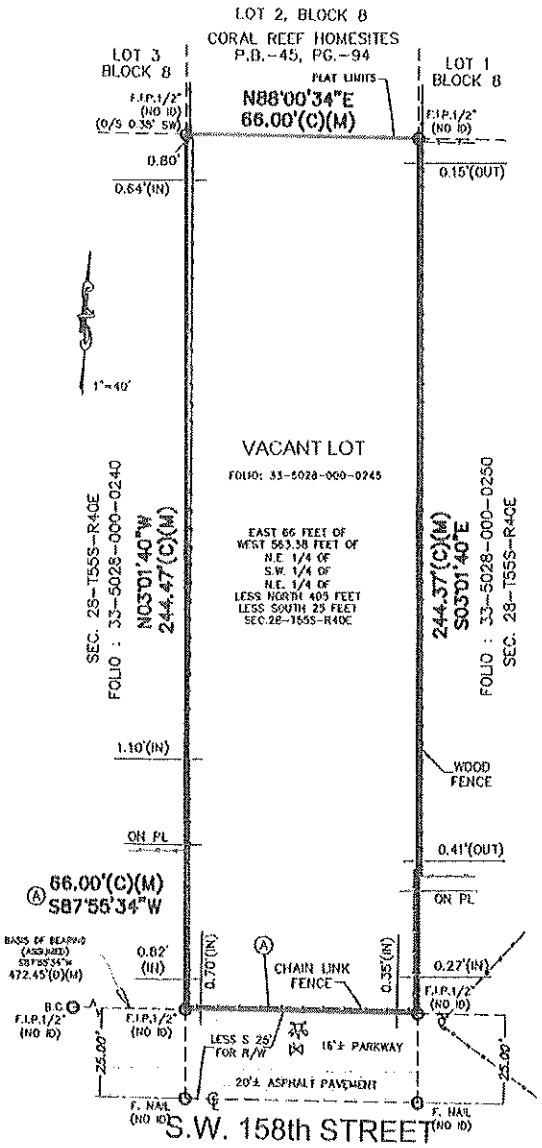
Please do not hesitate to contact the Planning and Zoning Department at 305-259-1243 or zoning@palmettobay-fl.gov if you have any further questions.

Sincerely,

Edgar Medero
Interim Principle Planner

Cc: Javier Gonzalez; Planning and Zoning Director

This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
S.W. 158 Street & S.W. 89 Avenue Folio No. 33-5028-000-0245
Palmetto Bay, FLORIDA 33157

Notes: NO NOTES

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NO. 6792

SIGNED _____ FOR THE FIRM
Efrain Lopez
STATE OF FLORIDA
08/19/25
P.S.M. No. 6792

STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

*NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
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	PROPERTY LINE						
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	CONCRETE BLOCK WALL				CENTRAL ANGLE (DELTA)	UP	UTILITY POLE
—x—x—	CHAIN LINK FENCE/ OTHER FENCE	MEAS	MEASURED (DISTANCE)	R	RADIUS	ELEC	ELECTRICAL BOX
—//—//—	WOOD FENCE	CM	CONCRETE MONUMENT	RAD	RADIAL	SEP.	SEPTIC
—•—•—	IRON FENCE	CALC	CALCULATED POINT	NR	NON-RADIAL	BT.	BASELINE
	EASEMENT	SET	SET IRON	TYP	TYPICAL	AC	AIR CONDITIONER
	CENTERLINE	▲	CONTROL POINT	IR	IRON ROD	SW	SIDEWALK
	WOOD DECK	■	CONCRETE MONUMENT	IP	IRON PIPE	DWY	DRIVEWAY
	ASPHALT			NAD	NAIL AND DISC	SCR	SCREENED
	BRICK/TILE		BENCHMARK	(N/A)	(NOT APPLICABLE)	GAR	GARAGE
	WATER	ELEV	ELEVATION	DH	DRILL HOLE	ENCL	ENCLOSURE
	APPROXIMATE EDGE OF WATER	P.T.	POINT OF TANGENCY		WELL	MES	MITERED END SECTION
	CONCRETE AREA	PC	POINT OF CURVATURE		EASEMENT	FF	FINISHED FLOOR
	TREE	PRM	PERMANENT REFERENCE MONUMENT		MANHOLE	TOB	TOP OF BANK
	POWER POLE	PCC	POINT OF COMPOUND CURVATURE	CHIC	CHAIN LINK FENCE	EOW	EDGE OF WATER
	CATCH BASIN	PRC	POINT OF REVERSE CURVATURE	(R&M)	(RECORD AND MEASURED)	EOP	EDGE OF PAVEMENT
		POB	POINT OF BEGINNING	CATV	CABLE TV RISER	CVG	CONCRETE VALLEY GUTTER
		POC	POINT OF COMMENCEMENT		WATER METER	RRT	RAILROAD TRACK/LINE
		PCP	PERMANENT CONTROL POINT	PE	POOL EQUIPMENT	BLE	BUILDING LINE
		M	FIELD MEASUREMENT	CONC	CONCRETE SLAB	℄	CENTERLINE
		D	DEED	FLOR	FLORIDA	R/W	RIGHT OF WAY
CLF	CHAIN LINK FENCE	U	UNLOCKED	DE	DRAINAGE EASEMENT	PUE	PUBLIC UTILITY EASEMENT
(R&C)	(RECORD AND CALCULATED)	LMC	LAKE MAINTENANCE EASEMENT OR EASEMENT	LBE	LANDSCAPE BUFFER EASEMENT	CME	CANAL MAINTENANCE EASEMENT
(C)	CALCULATED	ROE	ROOF OVERHANG EASEMENT	LAE	LAKE ACCESS EASEMENT	AE	ACCESS EASEMENT
(R)	ELECTRIC POLE	CMD	CONCRETE	MDCR	MIAMI-DADE COUNTY RECORDS	ID	IDENTIFICATION
INT	FASE	CSW	CONCRETE SIDEWALK	FIR	FOUND IRON ROD/REBAR	BC	BLOCK CORNER
PB	PLAT BOOK	L	CURVE LENGTH	WF	WOOD FENCE		

Property Address:

S.W. 158 Street & S.W. 89 Avenue
Folio No. 33-5028-000-0245
Palmetto Bay, FLORIDA 33157

Flood Information:

Community Number: 120687
Panel Number: 12086C0602
Suffix: L
Date of Firm Index: 09/11/2009
Flood Zone: X
Base Flood Elevation:
Date of Field Work: 08/14/2025
Date of Completion: 08/19/2025

General Notes:

1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the p'al.
6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
7.) Fence ownership is not determined.
8.) Bearings referenced to line noted B.R also are assumed.
9.) Dimensions shown are platted and measured unless otherwise shown.
10.) No identification found on property corners unless noted.
11.) Not valid unless sealed with the signing surveyors embossed seal.
12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
14.) This is a BOUNDARY SURVEY unless otherwise noted.
15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

The East 66 feet of the West 563.38 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 less the North 405 feet and less the South 25 feet for Right of Way, of Section 28, Township 55 South, Range 40 East, of Miami-Dade County, Florida.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:
George Casali
Law Office of Rene E. Coto (Miami Lakes)
Old Republic National Title Insurance Company
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez *, for M.E. Land Surveying, LLC., dated* 08/19/2025 *bearing Job #* B-159458 *:*

a. *NO NOTES*

M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a *hybrid* Zoning Hearing on **MONDAY, MARCH 16, 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 *First Reading* is 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 30-70.5 OF THE VILLAGE LAND DEVELOPMENT CODE ENTITLED "OFF-STREET PARKING REQUIREMENTS," 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)*

Applicant: George Casali
Location: 8917 SW 158th Street
Folio No.: 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 SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8917 SW 158 ST (FOLIO NO. 33-5028-000-0245), PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

The following Resolutions requiring a public hearing is being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Richard Mixson Revocable Trust
Location: 15560 SW 67th Court
Folio No.: 33-5026-005-0060
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, VACATING A PORTION OF A CERTAIN PUBLIC RIGHT-OF-WAY LOCATED AT APPROXIMATELY 15560 SW 67TH COURT; PROVIDING THAT SAID RIGHT-OF-WAY SHALL REVERT TO ADJACENT PROPERTY OWNERS IN ACCORDANCE WITH PREVALING LAW; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Public Services Director, Dionisio Torres)*

Applicant: George Casali
Location: 8917 SW 158th Street
Folio No.: 33-5028-000-0245
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.3, R-1 ZONING DISTRICT; AUTHORIZING A LOT WIDTH VARIANCE REQUEST AT 8917 SW 158 ST (FOLIO NO. 33-5028-000-0245), TO PERMIT A LOT WIDTH OF 66 FEET WHERE 75 FEET IS REQUIRED FOR A PARCEL PROPOSED TO BE ZONED SINGLE FAMILY RESIDENTIAL (R-1); AND PROVIDING 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**

From 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

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:
GEORGE CASALI

Property Address and Folio Number(s):

8917 S.W. 158 ST PAL. BAY, FL. 33157 FOLIO # 33-5028-000-0245

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) 2/12/2026, 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: GEORGE CASALI

Affiant's Signature:

Date: 2/12/2026

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 12th day of February, 20 26, personally appeared George Casali, being personally known to me (/) or having produced as identification Florida Drivers License, 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: Melissa J. Dodge

Print Name: Melissa J. Dodge

Notary Public Stamp:

Notary Public State of Florida
Melissa J Dodge
My Commission
HH 231635
Exp. 5/10/2026

My Commission Expires: 5-10-2026

VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING

Monday, March 16th, 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: 8917 SW 158 ST

PROPERTY FOLIO: 33-5028-000-0245

APPLICANT: GEORGE CASALI

ZONING APPLICATION: RZ-26-001/V-26-001

REQUEST: THE APPLICANT REQUESTS A REZONING FROM AGRICULTURAL ("AG") TO SINGLE FAMILY RESIDENTIAL ("R-1"); ADDITIONALLY, A VARIANCE IS REQUESTED TO ALLOW FOR A 66-FOOT LOT WIDTH, WHERE THE R-1 DISTRICT NORMALLY REQUIRES A MINIMUM OF 75 FEET.

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 HALL
9705 E HIBISCUS ST
PURPOSE OF HEARING:
DATE:
3/16/26
TIME:
7:00 PM
HEARING No:
AZ-26-001 / V-26-001
PALMETTO BAY
FLORIDA
FOR FURTHER DETAILS CALL:
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

Folio	Property Owner Name	Property Address	Property City	Property Zip Code
33-5028-000-0160	GEORGE CASALI LE	8995 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0164	CARL HOLDCO LLC	15755 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-000-0193	DONNA J MARAKAS TRS	8940 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0194	OTMARA FUNDORA JTRS	8930 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0220	MARIA TERESA SUAREZ	8900 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0221	LEONARDO DELGADO	Not Available	Palmetto Bay	33157-0000
33-5028-000-0222	LT SYNERGY LLC	Not Available	Palmetto Bay	33157-0000
33-5028-000-0230	ALDO OMAR MANRESA	8945 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0240	ALAN PIGGOT	8925 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0241	CHAD AARON RUBIN	8935 SW 158 ST	Palmetto Bay	33157-0000
33-5028-000-0245	GEORGE CASALI LE	Not Available	Palmetto Bay	33157-0000
33-5028-000-0250	ALVAR JOSE ANTILLON	15750 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-001-0010	DAVID A PACK &W CHRISTINE M	15610 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-001-0020	MARK K MATTHEWS	8910 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0030	PALM8920 LLC	8920 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0040	THUY TRAN	8930 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0050	SEBASTIAN ERNESTO MANZANO	8940 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0060	ALEX M FUENTE	8950 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0070	PALMETTO 8970 LLC	8970 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0080	WALTERIO CECILIO CLARKE JR	8980 SW 156 ST	Palmetto Bay	33157-0000
33-5028-001-0090	CARLOS AYALA	15601 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-001-0100	FRANK H OSORIO	8995 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0110	MARITZA MARTINEZ	8985 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0120	MICHAEL WILLIAM EDENS	8975 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0130	ADAM B KURZWEIL	8965 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0140	ANTONNE G DURBY TRS	8947 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0150	WILLIAM MEDINA LE	8935 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0160	ALEJANDRO E LAFUENTE ARIAS	8921 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0170	YUEPENG LI	8911 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0180	HEIDI ELEANOR GAMBOA	8901 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0450	HEATHER QUINLAN	15700 SW 89 AVE	Palmetto Bay	33157-0000

33-5028-001-0460	ALEX MARK STURMAN	8910 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0465	ALEX ALONSO	8918 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0470	QUALITY BUILDERS OF FLORIDA INC	8920 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0480	MATHIEU G GRAYSON	8940 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0490	ROBIN L WEBB	8968 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0500	MICHAEL FRANCISCO ABARCA	8980 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0510	LUZ P CERDA	8988 SW 157 ST	Palmetto Bay	33157-0000
33-5028-001-0520	NATALIE MARTINEZ	8990 SW 157 ST	Palmetto Bay	33157-0000
33-5028-005-0710	MARTIN HEBERT	8835 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-0720	MARFED INVESTMENTS LLC	8845 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-0730	JOSE M GABARONI &W ALICIA S	8855 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-1860	SICONG JACK FAN	15785 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1870	EVERALDO SARDINAS & MARIA BARROS	15735 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1880	MARIA JULIA GARCIA	15725 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1890	CARY I CASS &W FAYE F	15715 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1900	JULIE L GARCIA TRS	15705 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1910	INVESTMENT ZONE PA LLC	8820 SW 156 TER	Palmetto Bay	33157-0000
33-5028-005-1920	MIAMI-DADE COUNTY	Not Available	Palmetto Bay	33157-0000
33-5028-005-1930	CYNTHIA L MOORE TRS	15650 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1940	RICHARD DUARTE	15700 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1950	LLOYD G HICKS & OLGA M VAZQUEZ	15710 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1960	BENEDICT LAWRENCE CARROLL IV	15720 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1970	JOSE A TRESPALACIOS TRS	15730 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1980	JASON M WHITELOCK	15800 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-1990	JONATHAN C LONG	15810 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-2000	ALEXYZ MILIAN	15820 SW 88 CT	Palmetto Bay	33157-0000
33-5028-005-2010	ROBERT HERNANDEZ	15825 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2020	PETER HANNA	15815 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2030	NATALIA M MAS	15745 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2040	ENRIQUE VALLS JR	15735 SW 89 AVE	Palmetto Bay	33157-0000

33-5028-005-2050	FERNANDO CHEONG CISNAR	15725 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2060	MICHAEL G SACO &W DACYL P	15715 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2070	DACYI PATRICIA SACO TRS	15705 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-005-2080	MMK DEERWOOD LLC	8856 SW 156 TER	Palmetto Bay	33157-0000
33-5028-016-0040	ELIZABETH M AGUIAR LE	8860 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0050	ASHLEY LAUREN WOLARY	8890 SW 155 TER	Palmetto Bay	33157-0000
33-5028-016-0330	SW 156 ST PROPERTY LLC	8901 SW 156 ST	Palmetto Bay	33157-0000
33-5028-016-0340	JOHN DOMINIC MANCINI	8915 SW 156 ST	Palmetto Bay	33157-0000
33-5028-016-0350	PATRICIA L MOORE	8931 SW 156 ST	Palmetto Bay	33157-0000
33-5028-016-0360	MARGARET J CATHEY	Not Available	Palmetto Bay	33157-0000
33-5028-016-0370	DAVID MARTIN	8965 SW 156 ST	Palmetto Bay	33157-0000
33-5028-046-0010	MELISSA BAQUET BARRETO	15805 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-046-0020	M JEROME JOHNSON	15835 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-046-0030	MICHAEL I LYNCH	8960 SW 158 ST	Palmetto Bay	33157-0000
33-5028-060-0070	ALEXANDER J CATLAW	8900 SW 159 TER	Palmetto Bay	33157-0000
33-5028-060-0080	JOSHUA BYABASHAIJA	8910 SW 159 TER	Palmetto Bay	33157-0000
33-5028-060-0090	JULIO ALMEYDA	8920 SW 159 TER	Palmetto Bay	33157-0000
33-5028-060-0100	IRENE ALEXANDER	8930 SW 159 TER	Palmetto Bay	33157-0000
33-5028-060-0120	MARVIN JEROME JOHNSON	8950 SW 159 TER	Palmetto Bay	33157-0000
33-5028-076-0010	JAMES JOSEPH METKA II	15855 SW 90 AVE	Palmetto Bay	33157-0000
33-5028-076-0030	MARCO ANTONIO RAMIREZ	15880 SW 89 CT	Palmetto Bay	33157-0000
33-5028-076-0040	ILEANA CAMBLOR ROMERO	15870 SW 89 CT	Palmetto Bay	33157-0000
33-5028-076-0050	SAQIB SAKRANI	15820 SW 89 AVE	Palmetto Bay	33157-0000
33-5028-076-0060	MICHAEL ORTIZ	8905 SW 159 TER	Palmetto Bay	33157-0000
33-5028-076-0070	HUSTON DEANGELO LORENZO	8915 SW 159 TER	Palmetto Bay	33157-0000
33-5028-076-0080	ISAAC E PALMA	8925 SW 159 TER	Palmetto Bay	33157-0000
33-5028-076-0090	XAVIER ENRIQUE MARTINEZ	15885 SW 89 CT	Palmetto Bay	33157-0000

33-5028-076-0100	JUAN CARLOS ABELAIRAS JR	15865 SW 89 CT	Palmetto Bay	33157-0000
33-5028-076-0110	JUAN CARLOS ONATE RINCON	15845 SW 89 CT	Palmetto Bay	33157-0000

Mailing Address	Mailing City and State	Mailing Zip Code	Land Use
15700 SW 90 AVE	PALMETTO BAY, FL	33157	0101
10785 SW 31 ST	MIAMI, FL	33165	0081
8940 SW 158 ST	MIAMI, FL	33157	0101
8930 SW 158 ST	PALMETTO BAY, FL	33157	0101
8900 SW 158 STREET	MIAMI, FL	33157	0101
13731 SW 103 TER	MIAMI, FL	33186	0081
11823 SW 233 TER	HOMESTEAD, FL	33032	0081
8945 SW 158 ST	PALMETTO BAY, FL	33157	0101
8925 SW 158 ST	PALMETTO BAY, FL	33157	0101
8935 SW 158 ST	PALMETTO BAY, FL	33157	0101
9000 SW 157 ST	PALMETTO BAY, FL	33157	0081
15750 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15610 SW 89 AVE	MIAMI, FL	33157-1907	0101
8910 SW 156 ST	MIAMI, FL	33157-1932	0101
301 SW 11 ST	FORT LAUDERDALE, FL	33315	0101
8930 SW 156 ST	MIAMI, FL	33157	0101
10505 SW 117 ST	MIAMI, FL	33176	0101
8950 SW 156 ST	MIAMI, FL	33157	0101
8970 SW 156 ST	PALMETTO BAY, FL	33157	0101
8980 SW 156 ST	PALMETTO BAY, FL	33157	0101
15601 SW 90 AVE	PALMETTO BAY, FL	33157	0101
8995 SW 157 ST	PALMETTO BAY, FL	33157	0101
8985 SW 157 ST	MIAMI, FL	33157-1937	0101
8975 SW 157 ST	PALMETTO BAY, FL	33157	0101
8965 SW 157 ST	PALMETTO BAY, FL	33157	0101
8947 SW 157 ST	PALMETTO BAY, FL	33157	0101
8935 SW 157 ST	PALMETTO BAY, FL	33157	0101
8921 SW 157 ST	PALMETTO BAY, FL	33157	0101
8911 SW 157 ST	PALMETTO BAY, FL	33157	0101
8901 SW 157 ST	PALMETTO BAY, FL	33157	0101
15647 SW 88 AVE	MIAMI, FL	33157	0101

9055 SW 73RD CT APT 406	MIAMI, FL	33156-2939	0081
8918 SW 157 ST	PALMETTO BAY, FL	33157	0101
13364 SW 128 ST	MIAMI, FL	33186	0101
8940 SW 157 ST	PALMETTO BAY, FL	33157	0101
8968 SW 157 ST	CUTLER BAY, FL	33157	0101
8980 SW 157 ST	PALM BAY, FL	33157	0101
8988 SW 157 ST	PALMETTO BAY, FL	33157-1938	0101
8990 SW 157 ST	PALMETTO BAY, FL	33157	0101
8835 SW 156 TER	PALMETTO BAY, FL	33157	0101
104 CRANDON BLVD 415	KEY BISCAYNE, FL	33149	0101
8855 SW 156 TERR	MIAMI, FL	33157-2042	0101
15785 SW 88 CT	PALMETTO BAY, FL	33157	0101
15735 SW 88 CT	MIAMI, FL	33157-2028	0101
15725 SW 88 CT	PALMETTO BAY, FL	33157	0101
15715 SW 88 CT	MIAMI, FL	33157-2028	0101
15705 SW 88 CT	PALMETTO BAY, FL	33157	0101
10475 SW 165 TER	MIAMI, FL	33147	0101
3071 SW 38 AVE	MIAMI, FL	33146-1520	8080
15650 SW 88 CT	MIAMI, FL	33157	0101
15700 SW 88 CT	MIAMI, FL	33157	0101
15710 SW 88 CT	MIAMI, FL	33157-2029	0101
15720 SW 88 CT	PALMETTO BAY, FL	33157	0101
15730 SW 88 CT	PALMETTO BAY, FL	33157	0101
15800 SW 88 CT	PALMETTO BAY, FL	33157	0101
15810 SW 88 CT	MIAMI, FL	33157-2031	0101
15820 SW 88 CT	PALMETTO BAY, FL	33157	0101
15825 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15815 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15745 SW 89 AVE	PALMETTO BAY, FL	33157	0101
15735 SW 89 AVE	PALMETTO BAY, FL	33157	0101

15725 SW 89TH AVE	PALMETTO BAY, FL	33157	0101
15715 SW 89 AVE	MIAMI, FL	33157-1908	0101
15705 SW 89 AVE	MIAMI, FL	33157	0101
13955 SW 119 AVE	MIAMI, FL	33186	0101
8860 SW 155 TER	PALMETTO BAY, FL	33157	0101
8890 SW 155 TERR	MIAMI, FL	33157	0101
7420 SW 170 TER	PALMETTO BAY, FL	33157	0101
8915 SW 156 ST	PALMETTO BAY, FL	33157	0101
8931 SW 156 ST	MIAMI, FL	33157-1931	0101
8945 SW 156 ST	MIAMI, FL	33157-1931	0101
8965 SW 156 ST	MIAMI, FL	33157-1931	0101
15805 SW 90 AVE	PALMETTO BAY, FL	33157	0101
8950 SW 159 TER	PALMETTO BAY, FL	33157	0802
8960 SW 158 ST	MIAMI, FL	33157-1944	0101
8900 SW 159 TER	PALMETTO BAY, FL	33157	0101
8910 SW 159 TER	PALMETTO BAY, FL	33157	0101
8920 SW 159 TER	MIAMI, FL	33157	0101
8930 SW 159 TER	MIAMI, FL	33157-1900	0101
8950 SW 159 TERRACE	PALMETTO BAY, FL	33157	0101
15855 SW 90 AVE	PALMETTO BAY, FL	33157	0101
15880 SW 89 CT	PALMETTO BAY, FL	33157	0101
15870 SW 89 CT	PALMETTO BAY, FL	33157	0101
15820 SW 89 AVE	PALMETTO BAY, FL	33157	0101
8905 SW 159 TER	PALMETTO BAY, FL	33157	0101
8915 SW 159 TER	PALMETTO BAY, FL	33157	0101
8925 SW 159 TER	PALMETTO BAY, FL	33157	0101
15885 SW 89 CT	PALMETTO BAY, FL	33157	0101

15865 SW 89 CT	MIAMI, FL	33157	0101
15845 SW 89 CT	PALMETTO BAY, FL	33157	0101

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OFF. REC. 19165PG2992

DOCSTPDEE 0.60 SURTX 0.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

WARRANTY DEED

THIS INDENTURE, Made this 5TH day of JUNE, 2000.

BETWEEN John C. Eckhoff, a single man, of the County of Miami-Dade, and State of Florida, party of the first part, and **John C. Eckhoff, a single man, and Juan Jose Reyes, a single man, as joint tenants with the right of survivorship**, whose mailing address is: 8920 S.W. 157th Street, Miami, Florida 33157, County of Miami-Dade and State of Florida, party of the second part, **WITNESSETH**, that the said party of the first part, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations to be in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Miami-Dade and State of Florida, more particularly described as follows:

Lot 2, Block 8, CORAL REEF HOMESITES, according to the Plat thereof, as recorded in Plat Book 45, at Page 94 of the Public Records of Dade County, Florida, and the East 66 feet of the West 563.38 feet of NE 1/4, SW 1/4, NE 1/4, less the North 405 feet of Section 28, Township 55 South, Range 40 East, Dade County, Florida.

Lots 3 and 4, Block 8 in CORAL REEF HOMESITES, according to the Plat thereof, as recorded in Plat Book 45, at Page 94 of the Public Records of Dade County, Florida.

Subject to easements, conditions, restrictions and limitations of record and taxes for the year 2000 and subsequent years; this reference said restrictions shall not operate to reimpose the same.

GRANTOR AND GRANTEE ACKNOWLEDGE a covenant passing with the land herein described, by and between GRANTOR and John H. Donovan, joined by his wife, Mary M. Donovan, whose post office address is 52 Jackson Avenue, Valparaiso, Florida 32580, (the "Former Grantor") that the Former Grantee is now the owner of the South 25 feet of the above described land, referred to above as being subject to a road easement, and this deed hereby reserves said south 25 feet for use as a public road for the use of the Grantee herein, adjoining land owners and the public. Grantee herein shall have the right to utilize said right-of-way subject only to the permanent easement for right-of-way purposes herein expressed.

Folio Nos. 30-5028-001-0470
30-5028-001-0460

Together with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: **To Have and to Hold** the same in fee simple forever.

And the said party of the first part does covenant with the said party of the second part that it is lawfully seized of the said premises, that it is are free from all encumbrances and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

GRANTOR HEREBY ACKNOWLEDGES THAT FOR PURPOSES OF FLORIDA STATUTES SECTION 689.111 THAT THE SUBJECT PROPERTY IS HIS LEGAL HOMESTEAD FOR PROPERTY TAX PURPOSES, SHALL REMAIN HIS LEGAL HOMESTEAD DURING THE BALANCE OF HIS LIFETIME.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year above written.

Signed, sealed and
delivered in our presence:

Witness
Michael Eckson
(Please Print Name)

Witness
Judy D. Folsom
(Please Print Name)

John C. Eckhoff (L.S.)
John C. Eckhoff
8920 S.W. 157th Street
Miami, Florida 33157

STATE OF Maine)
:ss
COUNTY OF Piscataquis)

The foregoing instrument was acknowledged before me this 5th day of June, 2000 by John C. Eckhoff, a single man, who is (✓) personally known to me or (____) has produced _____ and _____ as identification.

My Commission Expires: 4/12/2003

Notary Public State of ME
at Large
Luke Muzzy
Typed or Printed Name of Notary Public

LUKE MUZZY NOTARY PUBLIC MAINE

THIS INSTRUMENT WAS PREPARED BY:

Howard E. Kurzweil, Esquire
Howard E. Kurzweil, P.A.
Union Planters Bank Building
2151 Le Jeune Road, Mezzanine
Coral Gables, FL 33134
(305) 442-7085

C:\MyFiles\estate planning\EckhoffJohnC.wd.wpd

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

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45-94

CORAL REEF HOMESITES

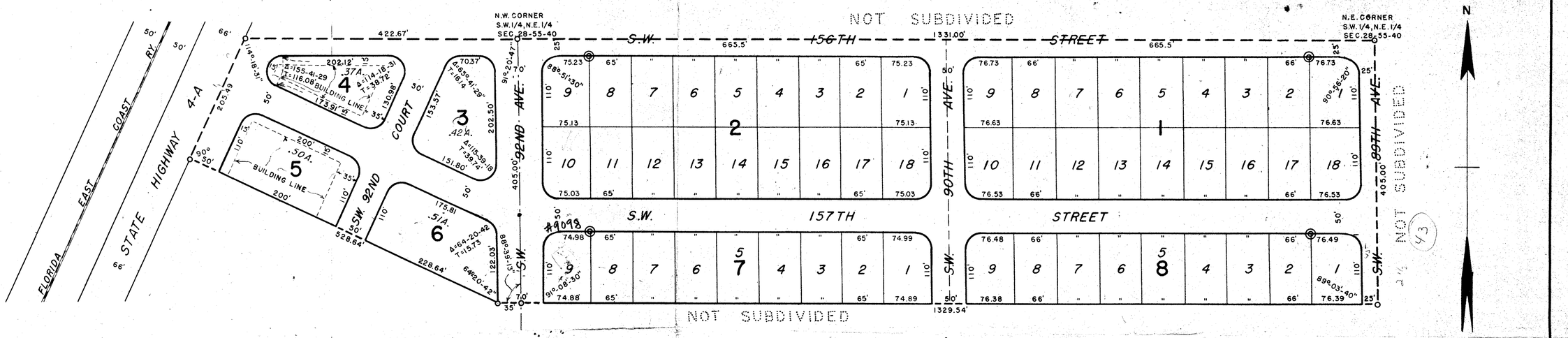
LOCATED IN THE S.W. 1/4 OF THE N.E. 1/4 & THE S.E. 1/4 OF THE N.W. 1/4 SECTION 28-TOWNSHIP 55 SOUTH-RANGE 40 EAST DADE COUNTY-FLORIDA

SCALE IN FEET
0 25 50 100 200 300

SCALE 1"=100'

CRAWSHAW ENGINEERING CO.
MIAMI-FLA.

OCTOBER 1946



NOTE:

◎ Denotes Permanent Reference Monuments

All radii are 25' unless otherwise shown.

Distances on lots having rounded corners are to the intersection of lot lines extended unless otherwise shown.

This plat approved by Dade County Zoning Department.

By _____ Director

This plat appeoved by Resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 22 day of October A.D. 1946.

This approval shall not be construed as a commitment by the Board of County Commissioners, aforesaid, to build or maintain the roads and streets shown on said plat.

Attested, E.B. Leatherman, Clerk of Circuit Court

Signed _____ Chairman of Board

By _____ Deputy Clerk

Approved By _____ County Engineer

WE HEREBY CERTIFY That the attached plat of Coral Reef Homesites is true and correct representation of the land recently surveyed and platted by us and that Permanent Reference Monuments were set on the 8TH day of October A.D. 1946 in accordance with Section 7, Chapter 10,275, Laws of the State of Florida.

CRAWSHAW ENGINEERING CO.

G. A. Crawshaw
Registered Engineer #1557
Registered Surveyor #198

Filed for Record this 24th day of October A.D. 1946 at 3:43 PM in Book 45 of Plats, Page 94 Public Records of Dade County, Florida. This plat complies with provisions of Chapter 10,275 (No.253) Laws of the State of Florida.

E.B. Leatherman, Clerk of Circuit Court

By _____ Deputy Clerk

KNOW ALL MEN BY THESE PRESENTS:

That John Myers and Mary Jane Myers, his wife, owners and holders of a certain Mortgage dated JANUARY 2, 1946 and recorded in Mortgage Book 1624 at Page 351 of the Public Records of Dade County, Florida, the same encumbering the land on the attached plat, do hereby agree and consent to the platting and recording of said plat.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 10 day of OCTOBER A.D. 1946.

Witnessed By

Dorothy Annis — John Myers

Ralph Frosey — Mary Jane Myers

COUNTY OF DADE
STATE OF FLORIDA

I hereby certify that on this day personally appeared before me, John Myers and Mary Jane Myers his wife to me well known to be the persons who executed the foregoing instrument and who acknowledge that they executed the same freely and voluntarily for the purposes expressed therein.

I further certify that on a separate and private examination made apart from her said husband, the said Mary Jane Myers, known to me to be the wife of the said John Myers, did acknowledge that she executed the same freely and voluntarily without any compulsion, constraint apprehension or fear of or from her said husband.

Witness my hand and official seal this 10 day of OCT A.D. 1946

My Commission expires MAY 23, 1950

Ralph Frosey
Notary Public State of Florida at large

KNOW ALL MEN BY THESE PRESENTS:

That Emile L. Cotton and Mildred G. Cotton, his wife, owners of the north 405 feet of the S.W. 1/4 of the N.E. 1/4 and that part of the S.E. 1/4 of the N.W. 1/4 described as follows:

Beginning at the Northwest corner of the S.W. 1/4 of the N.E. 1/4; thence westerly along the north line of the S.E. 1/4 of the N.W. 1/4 a distance of 422.67 feet to its intersection with the easterly right of way line of State Highway 4-A; thence southwesterly along said easterly right of way line a distance of 205.49 feet to a point; thence southeasterly at an angle of 90 degrees to the said easterly right of way line a distance of 528.64 feet to a point; thence easterly parallel with the north line of the S.E. 1/4 of the N.W. 1/4 a distance of 35 feet to the west line of the S.W. 1/4 of the N.E. 1/4; thence north along said west line of the S.W. 1/4 of the N.E. 1/4 a distance of 405 feet to the point of beginning; all in Section 28, Township 55 South, Range 40 East, Dade County, Florida; have caused to be made the attached plat entitled "Coral Reef Homesites."

The Streets, Avenues, Highway & Courts as shown together with all existing and future planting, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the Public for proper purposes, reserving to the said Emile L. Cotton and Mildred G. Cotton, his wife, their heirs, successors or assigns, the reversion or reversions thereof when ever discontinued by law.

Dade County Zoning Regulations as now in effect or as same may be from time to time amended or changed, applicable to the area within which this subdivision is located shall be observed.

In accordance with covenant by deed at no time shall the land included in this plat or any building erected thereon be occupied by any negro or person of negro extraction. This prohibition, however, does not include the occupancy by a negro servant in approved quarters while employed in or about the premises herein.

IN WITNESS Where of the said Emile L. Cotton and Mildred G. Cotton, his wife, have hereon to set their hands and seals this 10TH day of OCTOBER A.D. 1946.

Witnessed By

Dorothy Annis — Emile L. Cotton

Ralph Frosey — Mildred G. Cotton

COUNTY OF DADE SS.
STATE OF FLORIDA

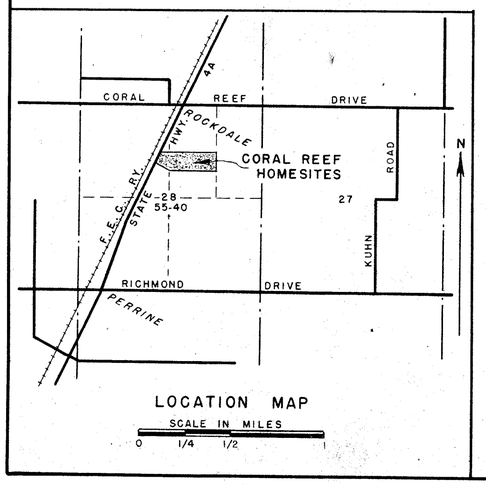
I hereby certify that on this day personally appeared before me, Emile L. Cotton and Mildred G. Cotton, his wife, to me well known to be the persons who executed the foregoing instrument and who acknowledge that they executed the same freely and voluntarily for the purposes expressed therein.

I further certify that on a separate and private examination made apart from her said husband, the said Mildred G. Cotton known to me to be the wife of the said Emile L. Cotton, did acknowledge that she executed the same freely and voluntarily without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this 10 day of OCT, A.D. 1946

My Commission Expires MAY 23 1950

Ralph Frosey
Notary Public, State of Florida at large



LOCATION MAP

SCALE IN MILES
0 1/4 1/2 1

45-94

AGENDA ITEM NO. 6.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: March 16, 2026

SUBMITTED BY: Javier Gonzalez, Public Services

ITEM TYPE: Resolution

AGENDA SECTION: **RESOLUTIONS REQUIRING PUBLIC HEARING**

SUBJECT:

Applicant: RICHARD MIXSON REVOCABLE TRUST
Location: 15560 SW 67TH COURT
Folio: 33-5026-005-0060
Request: A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, VACATING A CERTAIN PUBLIC RIGHT-OF-WAY LOCATED AT 15560 SW 67TH COURT, FOLIO #33-5026-005-0060; PROVIDING THAT SAID RIGHT-OF-WAY SHALL REVERT TO THE ADJACENT PROPERTY OWNER, THE RICHARD MIXSON REVOCABLE TRUST; PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION:

ATTACHMENTS:

4CZ542603-Reso_-_Vacate_Public_ROW 3-4-26.DOCX
Exhibit A - Mixon_Letter.pdf
Exhibit B - 15560_SW_67_CT.pdf
Exhibit C - Sketch_15560_SW_67_CT.pdf

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, VACATING A PORTION OF A CERTAIN PUBLIC RIGHT-OF-WAY LOCATED AT APPROXIMATELY 15560 SW 67TH COURT; PROVIDING THAT SAID RIGHT-OF-WAY SHALL REVERT TO ADJACENT PROPERTY OWNERS IN ACCORDANCE WITH PREVAILING LAW; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Dionisio Torres, Public Services Director)*

WHEREAS, the Village received a request from the property owner, the Richard Mixson Revocable Trust, to vacate the public right-of-way adjacent to their property located at 15560 SW 67th Court, Folio #33-5026-005-0060 (a copy of this request is attached hereto as Exhibit "A"); and

WHEREAS, the right-of-way proposed to be vacated (the "ROW") is depicted in (i) the sketch with highlighted ROW attached as Exhibit "B"; and (ii) the sketch and legal description attached as Exhibit "C" hereto; and

WHEREAS, the ROW was originally dedicated to the Village's predecessor-in-interest, Miami-Dade County, but has never been utilized as a road or for any other public purpose since its dedication; and

WHEREAS, the ROW is currently in its natural state and does not serve any transportation, utility, or public access function; and

WHEREAS, the proposed use after vacation is to maintain the ROW area in its current and natural condition, consistent with the property owners' intent; and

WHEREAS, the Village Council finds that the ROW is no longer required for the public use and convenience; and

WHEREAS, the Village Council finds that vacating the ROW will not adversely affect public interest, health, safety, or welfare, and that the vacation is consistent with the Village's comprehensive plan and land use policies.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, THAT:

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

Section 2. Approval of Vacation. The Village, as successor-in-interest to Miami-Dade County, hereby vacates any and all interest that the Village may have in the ROW without any representation or warranty as to ownership or title to the ROW.

Section 3. Reversion to Property Owner. Title to the ROW shall revert to the adjacent property owner, the Richard Mixson Revocable Trust, consistent with applicable law.

Section 4. Public Interest. The Village Council finds that the vacation of the ROW is no longer required for the public use and convenience and does not impair access, utilities, or public use.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED and **ADOPTED** this 16th day of March 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

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member Steve Cody _____

Council Member Marsha Matson _____

Vice-Mayor Mark Merwitzer _____

Mayor Karyn Cunningham _____

Richard Mixson
Richard Mixson TRS
15500 SW 67th Ct.
15560 SW 67th Ct.
Palmetto Bay, Florida 33157

March 31, 2025

Attn: Mr. Nick Marano
Village Manager of Palmetto Bay
9705 E. Hibiscus Street
Palmetto Bay, Florida 33157

My name is Richard Mixson and I'm a longtime resident of Palmetto Bay. It's where I raised my family and have proudly called the Village my home for the past 35 years. I own a house that is my homestead located at 15500 SW 67th Ct. (Folio : 33-5026-005-0061). I also own the adjacent property at 15560 SW 67th Ct. (Folio: 33-5026-005-0060).

Pursuant to communication received on March 12, 2025, from the Village's Field Operations Manager, Danny Casals, please allow this to serve as my formal proposal to the Village of Palmetto Bay to vacate and revert SW 156th Street in Palmetto Bay as this road has been abandoned for over 50 years. The request is being made on behalf of the property owners, Richard and Michele Mixson.

Currently, there is no actual road for public use, and the only entrance to the property is through a gate technically on the right of way which shows as SW 156th St. This gate / entrance to the property was already in place when I purchased the lot in 2014, and has been there in the exact location going back 30 years or more. The area of concern runs along the southern portion of my property and borders the north perimeter of the Deering Estate. The properties are separated by a chain link fence that has been in the exact location for the past 30 years or more, and was installed by Deering Estate.

1) The area requested to be vacated and reverted is:

   Folio: 33-5026-005-0060 -- N58*12'25"W -- 272.88 feet long by 25 feet wide

2) The problem specific to this request is, there is currently a gate at the only entrance to the property that has been in the exact location for over 30 years, long pre-dating my purchase of the property in 2014. Even though there is no actual road, and there hasn't been for over 50 years, it appears that it may technically be on a right of way owned by the Village.

3) The current right of way condition is part of the natural condition of the lot (Oak trees, Gumbo limbo trees, natural vegetation and a cleared open area. It has been maintained by myself and the previous owners since the time it was abandoned.

4) The proposed use is to leave it in its current natural condition.

Upon review, there are various roads that appear on the Property Appraisers map of the area that simply do not exist today. One such example is SW 67th Place, which connected to SW 156th Street on the west side, and has been abandoned and reverted. It is currently my neighbor, Mr. Juan Alayo's driveway.

Included for reference:

i. Boundary Survey of 15560 SW 67th Ct (Folio: 33-5026-005-0060) with all legal descriptions

ii. Complete property information with full legal descriptions

iii. Photographs of the areas in question

iv. Agreement pertaining to the prescriptive easement and right of way on SW 67th Ct. Dated and Recorded: 5/27/2011

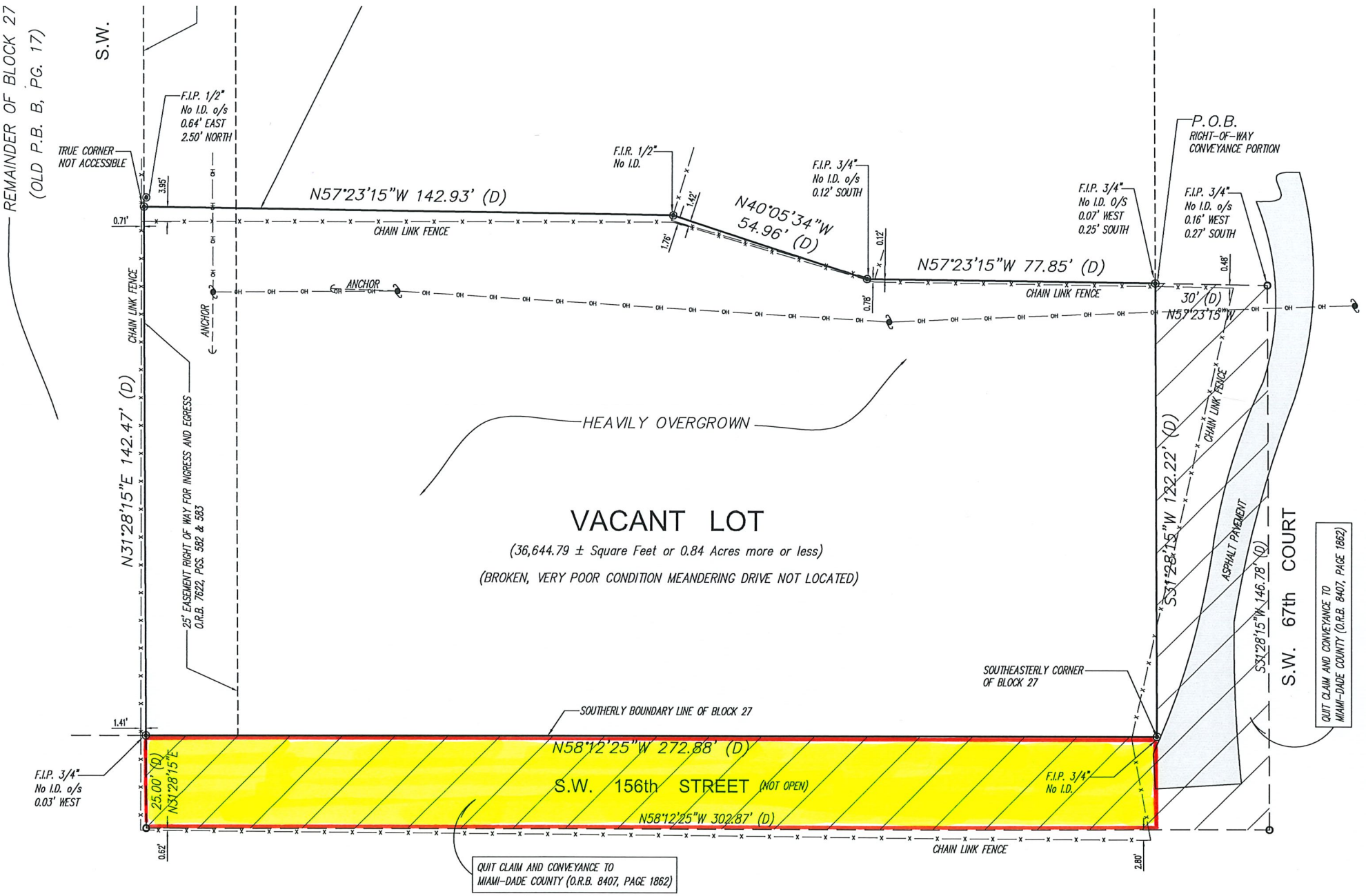
v. General road map of the neighborhood (highlighting the originally platted roads that do not exist today)

Going forward, I invite you to visit the property to see the area of concern, and welcome any questions you may have. Please contact me at any time at (305) 801-1016, or richard@hidef.us.

I cordially request that this proposal be approved by the Village, and appreciate your assistance resolving the matter.

Respectfully Submitted,

Richard Mixson


REMAINDER OF BLOCK 27
(OLD P.B. B, PG. 17)
S.W.
F.I.P. 1/2"
No I.D. o/s
0.64' EAST
2.50' NORTH
TRUE CORNER
NOT ACCESSIBLE
N57°23'15"W 142.93' (D)
CHAIN LINK FENCE
F.I.R. 1/2"
No I.D.
F.I.P. 3/4"
No I.D. o/s
0.12' SOUTH
N40°05'34"W
54.96' (D)
F.I.P. 3/4"
No I.D. O/S
0.07' WEST
0.25' SOUTH
P.O.B.
RIGHT-OF-WAY
CONVEYANCE PORTION
F.I.P. 3/4"
No I.D. o/s
0.16' WEST
0.27' SOUTH
N57°23'15"W 77.85' (D)
CHAIN LINK FENCE
30' (D)
N57°23'15"W
ANCHOR
ANCHOR
CHAIN LINK FENCE
N31°28'15"E 142.47' (D)
25' EASEMENT RIGHT OF WAY FOR INGRESS AND EGRESS
O.R.B. 7622, PGS. 582 & 583
HEAVILY OVERGROWN
VACANT LOT
(36,644.79 ± Square Feet or 0.84 Acres more or less)
(BROKEN, VERY POOR CONDITION MEANDERING DRIVE NOT LOCATED)
S31°28'15"W 122.22' (D)
CHAIN LINK FENCE
ASPHALT PAVEMENT
S31°28'15"W 146.78' (D)
S.W. 67th COURT
QUIT CLAIM AND CONVEYANCE TO
MIAMI-DADE COUNTY (O.R.B. 8407, PAGE 1862)
SOUTHEASTERLY CORNER
OF BLOCK 27
SOUTHERLY BOUNDARY LINE OF BLOCK 27
N58°12'25"W 272.88' (D)
S.W. 156th STREET (NOT OPEN)
N58°12'25"W 302.87' (D)
F.I.P. 3/4"
No I.D. o/s
0.03' WEST
25.00' (D)
N31°28'15"E
F.I.P. 3/4"
No I.D.
CHAIN LINK FENCE
QUIT CLAIM AND CONVEYANCE TO
MIAMI-DADE COUNTY (O.R.B. 8407, PAGE 1862)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
EXHIBIT "A"

LEGAL DESCRIPTION:
A portion of land lying within Section 26, Township 55 South, Range 40 East, Miami-Dade County, Florida more particularly described as follows:

Beginning at the Southeasterly corner of Block 27, Richmond's Survey of Cutler, according to the Plat thereof as recorded in Plat Book B, Page 17, of the Public Records of Dade County, Florida; thence run N 58° 12' 25" W along the Southerly boundary line of Block 27 for a distance of 272.88 feet; thence run S 31° 28' 15" W for a distance of 25.00 feet; thence run S 58° 12' 25" E for a distance of 272.88 feet; thence run N 31° 28' 15" E for a distance of 25.00 to the Point of Beginning.

Said lands lying and being in the City of Palmetto Bay, Miami-Dade County, Florida containing 6,820.43 square feet, or 0.156 acres more or less.

SURVEYOR'S NOTES:
Subject lands lie within Section 26, Township 55 South, Range 40 East, Miami-Dade County, Florida.

All distances as shown are based on the US Survey foot.

Said lands situate, lying and being in the City of Palmetto Bay, Miami-Dade County, Florida.

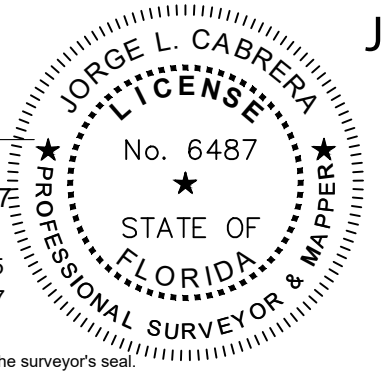
Bearings are based referred to an assumed meridian where the Southerly boundary line of Block 27 of Richmond's Survey of Cutler, according to the Plat thereof as recorded in Plat Book B, Page 17, of the Public Records of Dade County, Florida bears N 58° 12' 25" W.

This is not a Boundary Survey, but only a graphic depiction of the description shown hereon.

This instrument was conducted for the purpose of a "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This document does not reflect or determine ownership. This "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" was prepared without the benefit of a Title Commitment. No title research has been performed to determine if there is any conflict existing or arising out of the creation of this Sketch to Accompany Legal Description.

SURVEYOR'S CERTIFICATE:
This is to certify to the herein named firm and/or persons, that in my professional opinion, this "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat meets the Standards of Practice Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" as defined in Section 5J-17.050.





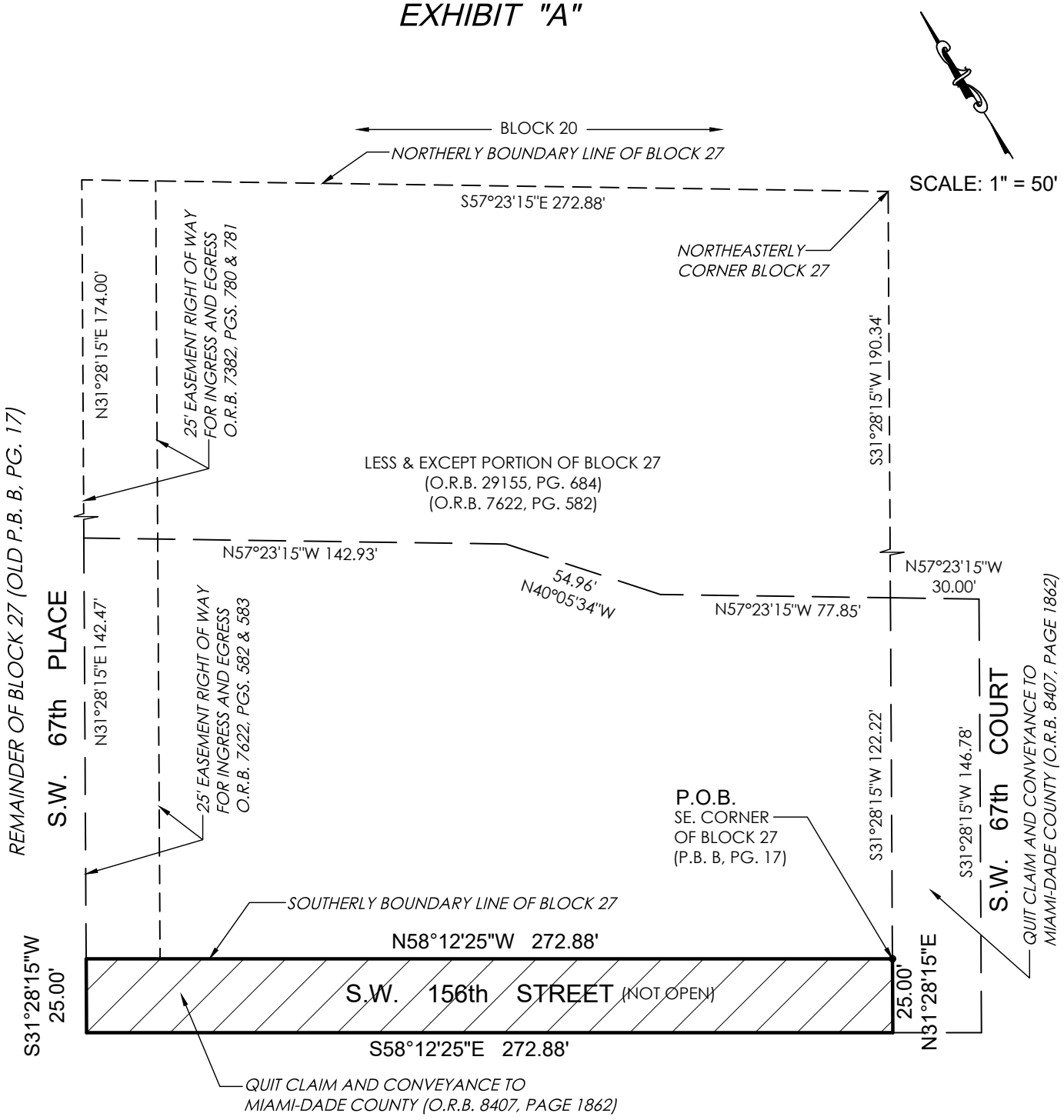
Jorge L Cabrera
Digitally signed by Jorge L Cabrera
Date: 2025.07.24 09:16:23 -04'00'

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgelcabrerapls@gmail.com

This drawing are not valid unless Signed and embossed with the surveyor's seal.

CHECKED BY:	JLC.
DRAWN BY:	ELF.
DATE:	7/21/2025
JOB No.:	25-8514-SKLGD
Sheet	1 of 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
EXHIBIT "A"



"CHARLES-DEARING ESTATE" (P.B. 34, PG. 30)

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JORGE L. CABRERA LICENSE No. 6487 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

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NOT VALID WITHOUT ALL PAGES
(SHEET 1 OF 2 CONTAINS LEGAL DESCRIPTION & SURVEYORS NOTES)

ABBREVIATIONS

PB = PLAT BOOK
PG = PAGE
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK

JOB No. 25-8514-SKLGD

Sheet 2 of 2