Holland & Knight

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Mercy S. Arce 305 349 2178 mercy.arce@hklaw.com

June 28, 2024

ELECTRONIC DELIVERY

Ms. Stephanie Puglia Development Review Coordinator City of Doral - Planning & Zoning Department 8401 NW 53 Terrace Doral, FL 33166

Re: HARBORGENIX, LLC / LOCAL PLANNING AGENCY MEETING AND COUNCIL MEETING / AUGUST 14, 2024 / HEARING NO. 24-06-DOR-08 & 24-06-DOR-03

Dear Ms. Puglia:

This letter shall affirm that on June 28, 2024, the enclosed City of Doral Notice of Public Hearing was mailed to all property owners within 500 feet of the property subject to the above-referenced matter. The notices were mailed out via certified mail. Enclosed herewith, please find the copies of the hearing notice, postmarked certified mail receipts, and the property owner mailing list with radius map. Please let me know if you have any questions or require any additional information.

Sincerely,

HOLLAND & KNIGHT LLP

Mercy S. Arce

Land Use Consultant

Enclosures



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified a LOCAL PLANNING AGENCY MEETING on <u>August 14, 2024</u> beginning at 5:30 PM to consider an amendment to the City's Official Zoning Map. This meeting will be held at the City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, Florida, 33166.

The City of Doral proposes to adopt the following Resolution:

RESOLUTION No. 24-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY, RECOMMENDING APPROVAL / DENIAL OF, OR GOING FORWARD WITHOUT A RECOMMENDATION TO THE LOCAL GOVERNING BODY, AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM INDUSTRIAL DISTRICT (I) TO INDUSTRIAL COMMERCIAL DISTRICT (IC) FOR A ±0.028-ACRE PARCEL OF LAND LOCATED AT 10450 NORTHWEST 33 STREET; PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 24-06-DOR-08

APPLICANT: Harborgenix, LLC (the "Applicant") **PROJECT NAME:** Harborgenix, LLC Rezoning

PROPERTY OWNER: Harborgenix, LLC LOCATION: 10450 NW 33 Street, Doral, FL

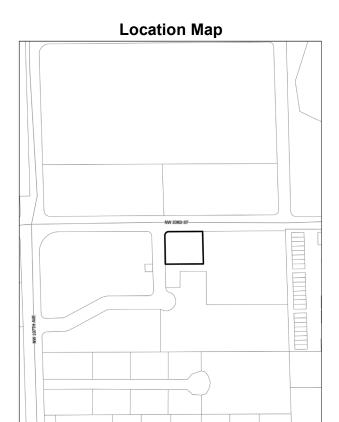
FOLIO NUMBER: 35-3029-118-0001 **SIZE OF PROPERTY**: ±0.028 acres

FUTURE LAND USE MAP CATEGORY: Industrial

ZONING DISTRICT: Industrial (I)

REQUEST: The Applicant is requesting a zoning map amendment from Industrial (I) to

Industrial Commercial (IC) for the property located at 10450 NW 33 Street.



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, any person who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

Connie Diaz, MMC City Clerk City of Doral



CITY OF DORAL NOTICE OF PUBLIC HEARING

All residents, property owners and other interested parties are hereby notified of a COUNCIL MEETING on <u>August 14, 2024</u> beginning at 6:00 PM to consider an amendment to the City's Official Zoning Map. The City Council will consider this item for <u>FIRST READING</u>. The meeting will be held at the City of Doral, Government Center, Council Chambers located at 8401 NW 53rd Terrace, Doral, Florida, 33166.

The City of Doral proposes to adopt the following Ordinance:

ORDINANCE No. 2024-18

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM INDUSTRIAL DISTRICT (I) TO INDUSTRIAL COMMERCIAL DISTRICT (IC) FOR A ±0.028-ACRE PARCEL OF LAND LOCATED AT 10450 NORTHWEST 33 STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 24-06-DOR-03

APPLICANT: Harborgenix, LLC (the "Applicant") **PROJECT NAME:** Harborgenix, LLC Rezoning

PROPERTY OWNER: Harborgenix, LLC LOCATION: 10450 NW 33 Street, Doral, FL

FOLIO NUMBER: 35-3029-118-0001 SIZE OF PROPERTY: ±0.028 acres

FUTURE LAND USE MAP CATEGORY: Industrial

ZONING DISTRICT: Industrial (I)

REQUEST: The Applicant is requesting a zoning map amendment from Industrial (I) to

Industrial Commercial (IC) for the property located at 10450 NW 33 Street.

Location Map



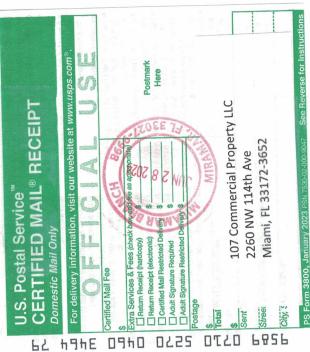
Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL. The application file may be examined at the City of Doral Planning and Zoning Department located at 8401 NW 53 Terrace, Doral, FL 33166.

Pursuant to Section 286.0105, Florida Statutes If a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act, any person who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Planning and Zoning Department at 305-59-DORAL no later than three (3) business days prior to the proceeding.

Connie Diaz, MMC City Clerk City of Doral



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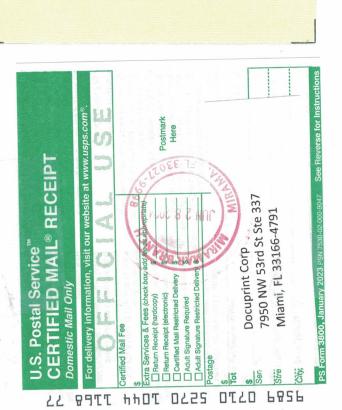
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D. Is delivery address different from item 1?If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. 	A. Signature Agent Addressee
Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by (Printed Name) C. Date of Delivery
1. Article Addressed to:	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
A D R Mia Invest LLC 10438 NW 31st Ter	
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PS Form 3811, July 2020 PSN 7530-02-000-9053



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	Insco Metrology Inc 10434 NW 31st Ter # 15		
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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Article Addressed to:	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
L A D Worldwide Invts 10430 LLC 10430 NW 31st Ter Doral, FL 33172-1200	
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For delivery information, visit our website at www.usps.com®.

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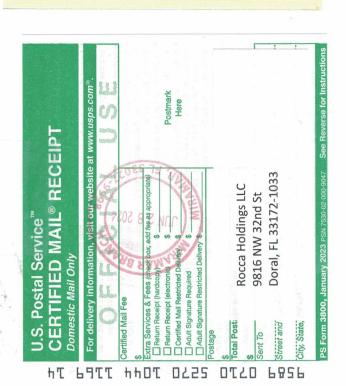
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₩ 80°	SENDER: COMPLETE THIS SECTION	■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you.	allpiece,	1. Article Addressed to:	Guacua Lllp 6640 NW 105th Ave Doral, FL 33178-3052	9590 9402 8207 3030 3326 96	2 Article Number (Transfer from service labe) 10 9 10 10 10 10 10 10 10 10 10 10 10 10 10

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U)	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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☐ Agent☐ Addressee

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C. Date of Delivery

B. Received by (Printed Name)

Attach this card to the back of the mailpiece,

or on the front if space permits.

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Print your name and address on the reverse

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so that we can return the card to you.

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D. Is delivery address different from item 1?
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For delivery information, visit our website at www.usps.com® Postmark Here CERTIFIED MAIL® RECEIPT Doral, FL 33172-2134 Sfph Group 4624 LLC 3059 NW 107th Ave U.S. Postal Service" xtra Services & Fees (check box, add) PS Form 3800, January 2023 Domestic Mail Only Adult Signature Restricted Deliv Certified Mail Restricted Deliv Return Receipt (hardcopy), Return Receipt (electronic) Adult Signature Required fied Mail City, State, Z Total Postag treet and A **LALL** 6856 HHOT 0225 סבצם

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PS Form 3811, July 2020 PSN 7530-02-000-9053

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PS Form 3800, January 2023

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For delivery information, visit our website at www.usps.com® Postmark Here CERTIFIED MAIL® RECEIPT 2051 NW 112th Ave Ste 114 Miami, FL 33172-1829 U.S. Postal Service" Eurocon LLC | State Services & Fees (check fox, and | Extra Services & Fees (check fox, and | Extra Receipt (electromia) | Extra Receipt (electromia) | Certified Mail Restricted Delivery | State | Adult Signature Required | Adult Signature Restricted Delivery | State | Adult Signature Restricted Delivery | State | Extra Restricted Delivery | Ex Domestic Mail Only Sertified Mail Fee City, Ste \$ Total Po 9540 6856 STOT 0752 סבצם

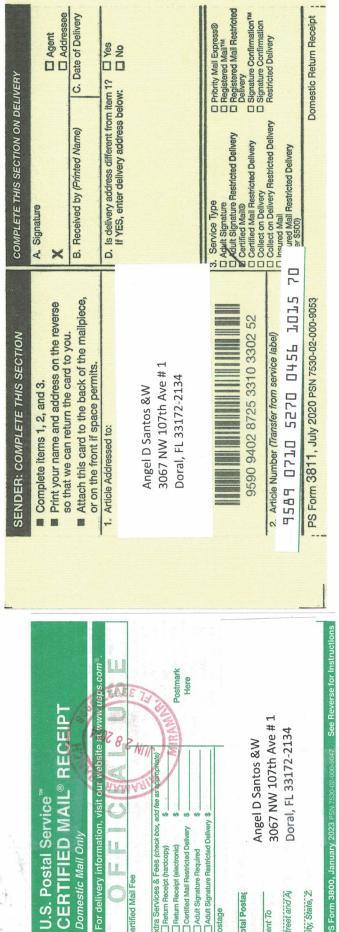
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PS Form 3811, July 2020 PSN 7530-02-000-9053



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	COMPLETE THIS SECTION ON DELIVERY	X A Addressee B. Received by (Printed Name) C. Date of Delivery	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		3. Service Type Cadult Signature Adult Signature Adult Signature Adult Signature Coertified Mail® Coertified Mail® Collect on Delivery Collect on Delivery Collect on Delivery Collect on Delivery Signature Confirmation Collect on Delivery Signature Confirmation Signature Confirma	Domestic Return Receipt
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9737 NW 41st St # 384	
Doral, FL 33178-2924	
	3. Service Type
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COMPLETE THIS SECTION ON DELIVERY	A. Signature Agent Addressee	B. Received by (Printed Name) C. Date of Delivery	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No			I DOD DO	Connection Delivery Restricted Delivery Restricted Delivery Restricted Delivery Restricted Delivery International Restricted Delivery International Restricted Delivery Restricted Deliver	Domestic Return Receipt
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For delivery information, visit our website at www.usps. com°

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CERTIFIED MAIL® RECEIPT

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Domestic Mail Only

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PS Form 3800, January 2023

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Inversiones Molina LLC 9737 NW 41st St # 998 Doral, FL 33178-2924

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Narvis M Torres

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1. Article Addressed to:

9851 NW 58th St Unit 125

Usky Realty LLC

Doral, FL 33178-2718

Print your name and address on the reverse

Complete items 1, 2, and 3.

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Doral Corporate Group LLC

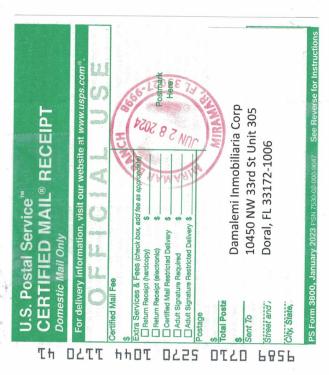
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Doral, FL 33172-1006		
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SEN	U.S. Postal Service GERTIFIED MAIL® RECEIPT Domestic Mail Only so	For delivery information, visit our website at www.usps.com.		\$ Extra Services & Fees (check box, add fee as appropriate) Services & Fees (check box, add fee as appropriate) Services & Fees (check box, add fee as appropriate) Services & Fees (check box, add fee as appropriate)	ied Mail Restricted Delivery \$ Signature Required Signature Restricted Delivery \$	Samt To 14310 SW 8th St Ste 1208

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Home Miami LLC Realtors		
10091 NW 32nd Ter		
Doral, FL 33172-5915		
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Print your name and address on the reverse

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so that we can return the card to you.

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PS Form 3811, July 2015 PSN 7530-02-000-9053

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CERTIFIED MAIL® RECEIPT

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Doral, FL	Doral, FL 33178-4411		
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☐ Agent ☐ Addressee C. Date of Delivery

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CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com® Moonshine Research Center Inc CERTIFIED MAIL® RECEIPT 8181 NW 36th St Ste 11 Doral, FL 33166-6647 U.S. Postal Service" PS Form 3800, January 2023 Domestic Mail Only \$ Total Pos Street and Sent To City, State 60 LTOT 9540 0752 סבצם 6856

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Doral, FL 33166-6647

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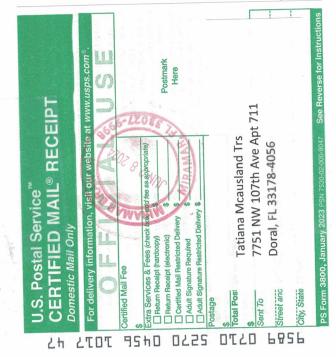
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April 2, 2024

City of Doral
Planning & Zoning Department
8401 NW 53 Terrace, 2nd Floor
Doral, FL 33166

RE: Property Owners List within 500 feet of:

LEGAL DESCRIPTION:

Lot 6, Block 2, "DORAL CORPORATE CENTER", according to the plat thereof recorded in Plat Book 134, at Page 36, of the public records of Miami-Dade County, Florida. AKA: "ELITE CENTRE AT DORAL, AN OFFICE CONDOMINIUM", as recorded in Official Records Book 30647, at Page 400 of the Public Records of Miami Dade County, Florida.

LOCATION: 10450 NW 33rd Street, Doral, FL 33172

FOLIO: 35-3029-118-0001

PREPARED FOR: HOLLAND & KNIGHT LLP

ORDER: 240317

TOTAL NUMBER OF LABELS WITHOUT REPETITION: 76

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 500 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,

THE ZONING SPECIALISTS GROUP, INC.

Pablo J. Alfonso, P.S.M. #5880

For the Firm

OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 500-FOOT RADIUS FROM THE FOLLOWING LEGALLY DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lot 6, Block 2, "DORAL CORPORATE CENTER", according to the plat thereof recorded in Plat Book 134, at Page 36, of the public records of Miami-Dade County, Florida. AKA: "ELITE CENTRE AT DORAL, AN OFFICE CONDOMINIUM", as recorded in Official Records Book 30647, at Page 400 of the Public Records of Miami Dade County, Florida.

LOCATION: 10450 NW 33rd Street, Doral, FL 33172

FOLIO: 35-3029-118-0001

PREPARED FOR: HOLLAND & KNIGHT LLP

ORDER: 240317

Beacon At Doral PB 164-063 T-22062 Lot 2 Blk 18 Dale Parson & Ian Parson

Monica Parson Jtrs

Property address: 3266 103 Path NW PO Box 227

Folio number: 3530291141300 Port Of Spain, Trinidad & Tobago

29 53 40 4.19 Ac Fla Fruit Land Co Sub PB 2-17 E660ft Of Tr 25 Less S40fT &

Less E30ft & Ext Area Of Curve In SE Cor For R/W

Property address: 10451 33 St NW Folio number: 3530290010250

Sst II 10451 Nw 33Rd St LLC 111 Corporate Dr Ste 120 Ladera Ranch, CA 92694-1199

29 53 40 3.88 Ac Fla Fruit Land Co Sub PB 2-17 Tract 25 Less E660ft & LeSs

S40ft & Less W75ft For R/W

Property address: 3301 107 Ave NW Folio number: 3530290010255

107 Commercial Property LLC

2260 NW 114th Ave Miami, FL 33172-3652

29 53 40 97.222 Ac M/L Costa Del Sol PB 102-45 Port Of Tr A Desc Beg 140Ft w & 281.37Ftnwly M/L Of SW Cor Of N1/2 Of Ne1/4 Of Ne1/4 Cont Nwly30.44Ft Wly154.51Ft S 74 Deg W 373.81Ft S 75 Deg W 183.78Ft N 84 Deg E 147.73Ft N 79 Deg E 436.58Ft N 78 Deg E 130.15Ft To POB & Tr D Less Comm C/LOf Sec Th E486.21Ft N1070.19Ft S 17 Deg W 135.44Ft For POB S 17 Deg W 5.82Ft W327.87Ft N 5 Deg E 266.12Ft NEly Ad 152.13Ft E91.26Ft SEly & Ely

AD 158.42Ft S329.43Ft To POB & Less Private Rds Thereof

Property address: 1 Costa Del Sol Blvd

Folio number: 3530290270040

Doral Corporate Center PB 134-36 Tr A Property address: 3190 105 Ave NW

Folio number: 3530290600090

Flexspace At Doral West Pk Condo Doral Corporate Center PB 134-36 Lot 3

Property address:

Folio number: 3530290750001

Costa Del Sol Assn Inc I Costa Del Sol Blvd Doral, FL 33178

Miami Dade County Water And Sewer

3071 SW 38th Ave Miami, FL 33146-1520

Flexspace At Doral West Pk Condo

9960 Bird Road Miami, FL 33165 Flexspace At Doral West Pk Condo Unit 1 Undiv 5.0393 % Int In Common Ele

Property address: 10490 31 Ter NW, #1

Folio number: 3530290750010

United Properties Trading LLC 10490 NW 31st Ter Doral, FL 33172-1215

Flexspace At Doral West Pk Condo Unit 2 Undiv 5.2807 % Int In Common Ele

Property address: 10486 31 Ter NW Folio number: 3530290750020

10486 NW 31st Ter Doral, FL 33172-1215

Proser LLC

Flexspace At Doral West Pk Condo Unit 3 Undiv 5.27518 % Int In Common El

Property address: 10482 31 Ter NW Folio number: 3530290750030

Mma Investments Group LLC 2700 NW 112th Ave Doral, FL 33172-1805

Flexspace At Doral West Pk Condo Unit 4 Undiv 5.26685 % Int In Common El

Property address: 10478 31 Ter NW, #4

Folio number: 3530290750040

Worship Jesus Fellowship Inc 10478 NW 31st Ter # 4 Doral, FL 33172-1215

Flexspace At Doral West Pk Condo Unit 5 Undiv 5.26685 % Int In Common El

Property address: 10474 31 Ter NW Folio number: 3530290750050

L A D Worldwide Investments 10474 LLC 10430 NW 31st Ter Doral, FL 33172-1200

Flexspace At Doral West Pk Condo Unit 6 Undiv 5.2754 % Int In Common Ele

Property address: 10470 31 Ter NW, #6

Folio number: 3530290750060

Roots And Heritage LLC 4405 NW 93 Doral Ct Doral, FL 33178

Flexspace At Doral West Pk Condo Unit 7 Undiv 5.34368 % Int In Common El

Property address: 10466 31 Ter NW, #7

Folio number: 3530290750070

Lince Investments LLC 232 Andalusia Ave Coral Gables, FL 33134-5911

Flexspace At Doral West Pk Condo Unit 8 Undiv 5.34368 % Int In Common El

Property address: 10462 31 Ter NW Folio number: 3530290750080

10462 Investments LLC 232 Andalusia Ave Ste 202 Coral Gables, FL 33134-5913

Flexspace At Doral West Pk Condo Unit 9 Undiv 5.2809 % Int In Common Ele

Property address: 10458 31 Ter NW, #9

Folio number: 3530290750090

Majas Corp

10458 NW 31st Ter # 9 Doral, FL 33172-1200

Flexspace At Doral West Pk Condo Unit 10 Undiv 5.23363 % Int In Common E

Property address: 10454 31 Ter NW Folio number: 3530290750100

Group One Properties LLC 14750 SW 93rd Ct Miami, FL 33176-7944

Flexspace At Doral West Pk Condo Unit 11 Undiv 5.2809 % Int In Common El

Property address: 10450 31 Ter NW Folio number: 3530290750110

L A D Worldwide Investments 10450 LLC 10430 NE 31 Ter Miami, FL 33172

Flexspace At Doral West Pk Condo Unit 12 Undiv 5.33515 % Int In Common E

Property address: 10446 31 Ter NW Folio number: 3530290750120

Sangha Holdings LLC 10446 NW 31st Ter Doral, FL 33172-1200 Flexspace At Doral West Pk Condo Unit 13 Undiv 5.34347 % Int In Common E

Property address: 10442 31 Ter NW, #13

Folio number: 3530290750130

Docuprint Corp 7950 NW 53rd St Ste 337 Miami, FL 33166-4791

Flexspace At Doral West Pk Condo Unit 14 Undiv 5.27518 % Int In Common E

Property address: 10438 31 Ter NW Folio number: 3530290750140

A D R Mia Invest LLC 10438 NW 31st Ter Doral, FL 33172-1200

Flexspace At Doral West Pk Condo Unit 15 Undiv 5.2754 % Int In Common El

Property address: 10434 31 Ter NW, #15

Folio number: 3530290750150

Insco Metrology Inc 10434 NW 31st Ter # 15 Doral, FL 33172-1200

Flexspace At Doral West Pk Condo Unit 16 Undiv 5.2754 % Int In Common El

Property address: 10430 31 Ter NW, #16

Folio number: 3530290750160

L A D Worldwide Investments 10430 LLC 10430 NW 31st Ter Doral, FL 33172-1200

Flexspace At Doral West Pk Condo Unit 17 Undiv 5.27965 % Int In Common E

Property address: 10426 31 Ter NW Folio number: 3530290750170

Rocca Holdings LLC 9816 NW 32nd St Doral, FL 33172-1033

Flexspace At Doral West Pk Condo Unit 18 Undiv 5.28516 % Int In Common E

Property address: 10422 31 Ter NW Folio number: 3530290750180

Guacua Lllp 6640 NW 105th Ave Doral, FL 33178-3052

Flexspace At Doral West Pk Condo Unit 19 Undiv 5.04352 % Int In Common E

Property address: 10418 31 Ter NW, #19

Folio number: 3530290750190

Brentonico Holdings Inc 10418 NW 31st Ter # 19 Doral, FL 33172-1200

Stuart International Sub PB 146-70 T-18626 Tr A Less N35ft & Less Ext ArEa Of Curve In NE Cor & NW Cor For R/W

Property address: 3505 107 Ave NW Folio number: 3530290860010

Lit Industrial Ltd Partnership C/O Ing Clarion Partners 1717 Mckinney Ave Ste 1900 Dallas, TX 75202-1253

Pharmed Park Phase V Condo Desc Fla Fruit Land Co Sub PB 2-17 A Port Of

Property address:

Folio number: 3530290940001

Pharmed Park Phase V Condo Inactive

Pharmed Park Phase V Condo Unit 1 Undiv .22% Int In Common Elements

Property address: 3075 107 Ave NW Folio number: 3530290940010

Spg 3075 Nw 107Th Ave LLC 100 Front St Ste 350 Conshohocken, PA 19428-2889

Pharmed Park Phase V Condo Unit 2 Undiv .78% Int In Common Elements

Property address: 3075 107 Ave NW Folio number: 3530290940020

100 Front St Ste 350

Spg 3075 Nw 107Th Ave LLC

Pharmed Park Phase Ii Condo Desc Fla Fruit Land Co Sub PB 2-17 Port Of T

Property address:

Folio number: 3530290950001

Conshohocken, PA 19428-2889

Pharmed Park Phase Ii Condo

Inactive

Pharmed Park Phase Ii Condo Unit 1 Undiv 50% Int In Common Elements

Property address: 3051 107 Ave NW Folio number: 3530290950010

Tmfa Investment LLC 3051 NW 107th Ave Miami, FL 33172-2148

Pharmed Park Phase Ii Condo Unit 2 Undiv 50% Int In Common Elements

Property address: 3053 107 Ave NW Folio number: 3530290950020

Tmfa Investment LLC 3051 NW 107th Ave Miami, FL 33172-2148

Pharmed Phase Iii Condo Desc Fla Fruit Land Co PB 2-17 Port Of Tract 46

Property address:

Folio number: 3530290960001

Pharmed Phase Iii Condo

Inactive

Pharmed Phase Iii Condo Unit 1 Undiv 50% Int In Common Elements

Property address: 3059 107 Ave NW Folio number: 3530290960010

Sfph Group 4624 LLC 3059 NW 107th Ave Doral, FL 33172-2134

Pharmed Phase Iii Condo Unit 2 Undiv 50% Int In Common Elements

Property address: 3061 107 Ave NW Folio number: 3530290960020

Sfph Group 4624 LLC 3059 NW 107th Ave Doral, FL 33172-2134

Doral West Park PB 150-3 T-19517 Tr B Property address: 10400 33 St NW

Folio number: 3530290990020

Spg Doral West LLC 100 Front St Ste 350

Conshohocken, PA 19428-2889

Doral West Park 1St Addn PB 150-4 T-19518 Tr C

Property address: 3265 107 Ave NW Folio number: 3530291000010

Eurocon LLC

2051 NW 112th Ave Ste 114 Miami, FL 33172-1829

Doral West Park 1St Addn PB 150-4 T-19518 Tr D

Property address: 3105 107 Ave NW Folio number: 3530291000020

Pfr Office Doral LLC 10630 NW 37th Ter Doral, FL 33178-4207

Pharmed Park Phase Iv Condo Fla Fruit Land Co Sub P 2-17 A Port Of Tract

Property address:

Folio number: 3530291090001

Pharmed Park Phase Iv Condo

Inactive

Pharmed Park Phase Iv Condo Unit 1 Undiv 50% Int In Common Elements

Property address: 3067 107 Ave NW, #1

Folio number: 3530291090010

Angel D Santos &W 3067 NW 107th Ave # 1 Doral, FL 33172-2134

Pharmed Park Phase Iv Condo Unit 2 Undiv 50% Int In Common Elements

Property address: 3067 107 Ave NW, #2

Folio number: 3530291090020

Angel D Santos &W 3067 NW 107th Ave # 1 Doral, FL 33172-2134

Beacon At Doral PB 164-063 T-22062 Lot 1 Blk 17

Property address: 3168 103 Path NW Folio number: 3530291141210

Leopoldo Ramon Alana Silvia Sosa Alana

3168 NW 103rd Path Miami, FL 33172-5052 Beacon At Doral PB 164-063 T-22062 Lot 2 Blk 17

Property address: 3164 103 Path NW Folio number: 3530291141220

Beacon At Doral PB 164-063 T-22062 Lot 3 Blk 17

Property address: 3160 103 Path NW Folio number: 3530291141230

Beacon At Doral PB 164-063 T-22062 Lot 4 Blk 17

Property address: 3156 103 Path NW Folio number: 3530291141240

Beacon At Doral PB 164-063 T-22062 Lot 5 Blk 17

Property address: 3152 103 Path NW Folio number: 3530291141250

Beacon At Doral PB 164-063 T-22062 Lot 6 Blk 17

Property address: 3148 103 Path NW Folio number: 3530291141260

Beacon At Doral PB 164-063 T-22062 Lot 7 Blk 17

Property address: 3144 103 Path NW Folio number: 3530291141270

Beacon At Doral PB 164-063 T-22062 Lot 1 Blk 18

Property address: 3270 103 Path NW Folio number: 3530291141290

Beacon At Doral PB 164-063 T-22062 Lot 3 Blk 18

Property address: 3262 103 Path NW Folio number: 3530291141310

Beacon At Doral PB 164-063 T-22062 Lot 4 Blk 18

Property address: 3258 103 Path NW Folio number: 3530291141320

Beacon At Doral PB 164-063 T-22062 Lot 5 Blk 18

Property address: 3254 103 Path NW Folio number: 3530291141330

Beacon At Doral PB 164-063 T-22062 Lot 6 Blk 18

Property address: 3250 103 Path NW Folio number: 3530291141340

Beacon At Doral PB 164-063 T-22062 Lot 7 Blk 18

Property address: 3246 103 Path NW Folio number: 3530291141350

Talles Vinicios Moreira Andrea Cavalcante Moreira 3164 NW 103rd Path Miami, FL 33172-5052

Valentin Rodrigo Saez Abadia

3160 NW 103rd Path Miami, FL 33172-5052

Alfredo Hued 3156 NW 103rd Path Miami, FL 33172-5052

Fevir Ventures LLC 9737 NW 41st St # 384 Doral, FL 33178-2924

Jose L Cortesi Scattolini Lila Coromoto Rodriguez 11251 NW 20th St Unit N119 Miami, FL 33172-1861

Inversiones Molina LLC 9737 NW 41st St # 998 Doral, FL 33178-2924

Maria Jose Ordonez Maloney 3270 NW 103rd Path Miami, FL 33172-5054

Daniel A Cavallin 10586 NW 51st St Doral, FL 33178-3208

Alvaro Cuervo Brenda Paola Diez 3258 NW 103rd Path

Miami, FL 33172-5054

Narvis M Torres William Cuotto Miralles

3254 NW 103rd Path Miami, FL 33172-5054

Ih3 Property Florida L P C/O Invitation Homes Tax Dept 1717 Main St., Ste 1630 630 Dallas, TX 75201

Anabel Alvarez 3246 NW 103rd Path Miami, FL 33172-5054 Beacon At Doral PB 164-063 T-22062 Lot 8 Blk 18

Property address: 3242 103 Path NW Folio number: 3530291141360

Beacon At Doral PB 164-063 T-22062 Tr A (Cmn Area)

Property address: 10315 32 Ter NW Folio number: 3530291141770

Elite Centre At Doral Condo Doral Corporate Center PB 134-36 Lot 6 Blk 2

Property address:

Folio number: 3530291180001

Elite Centre At Doral Unit 101 Undiv 3.54% Int In Common Elements

Property address: 10450 33 St NW, #101

Folio number: 3530291180010

Elite Centre At Doral Unit 102 Undiv 3.14% Int In Common Elements

Property address: 10450 33 St NW, #102

Folio number: 3530291180020

Elite Centre At Doral Unit 103 Undiv 2.94% Int In Common Elements

Property address: 10450 33 St NW, #103

Folio number: 3530291180030

Elite Centre At Doral Unit 104 Undiv 3.82% Int In Common Elements

Property address: 10450 33 St NW, #104

Folio number: 3530291180040

Elite Centre At Doral Unit 105 Undiv 4.76% Int In Common Elements

Property address: 10450 33 St NW, #105

Folio number: 3530291180050

Elite Centre At Doral Unit 106 Undiv 3.42% Int In Common Elements

Property address: 10450 33 St NW, #106

Folio number: 3530291180060

Elite Centre At Doral Unit 107 Undiv 2.51% Int In Common Elements

Property address: 10450 33 St NW, #107

Folio number: 3530291180070

Elite Centre At Doral Unit 201 Undiv 2.12% Int In Common Elements

Property address: 10450 33 St NW, #201

Folio number: 3530291180080

Elite Centre At Doral Unit 202 Undiv 1.75% Int In Common Elements

Property address: 10450 33 St NW, #202

Folio number: 3530291180090

Alex N Torres Alejandra Torres

3242 NW 103rd Path Miami, FL 33172-5054

Milan By Lennar

Homeowners Association Inc 12350 SW 132nd Ct Ste 114 Miami, FL 33186-6458

Elite Centre At Doral Condo Assn

10450 NW 33rd St., #101

Doral, FL 33172

Harborgenix LLC

16699 Collins Ave Apt 1401 Sunny Isles Beach, FL 33160-5415

Harborgenix LLC

16699 Collins Ave Apt 1401

Sunny Isles Beach, FL 33160-5415

Usky Realty LLC

9851 NW 58th St Unit 125 Doral, FL 33178-2718

Ingenious LLC 11500 NW 67th Ter Doral, FL 33178-5510

Usky Realty LLC

1309 Coffeen Ave Ste 1200 Sheridan, WY 82801-5777

Doral Corporate Group LLC

10859 NW 29th St Doral, FL 33172-5910

Damalemi Inmobiliaria Corp 10450 NW 33rd St Unit 305

Doral, FL 33172-1006

Bensons J Investments LLC 8181 NW 36th St Ste 1010 Doral, FL 33166-6647

Doral Corporate Group LLC

10859 NW 29th St Doral, FL 33172-5910 Elite Centre At Doral Unit 203 Undiv 2.14% Int In Common Elements

Property address: 10450 33 St NW, #203

Folio number: 3530291180100

Elite Centre At Doral Unit 204 Undiv 2.17% Int In Common Elements

Property address: 10450 33 St NW, #204

Folio number: 3530291180110

Elite Centre At Doral Unit 205 Undiv 2.14% Int In Common Elements

Property address: 10450 33 St NW, #205

Folio number: 3530291180120

Elite Centre At Doral Unit 206 Undiv 1.71% Int In Common Elements

Property address: 10450 33 St NW, #206

Folio number: 3530291180130

Elite Centre At Doral Unit 207 Undiv 2.31% Int In Common Elements

Property address: 10450 33 St NW, #207

Folio number: 3530291180140

Elite Centre At Doral Unit 208 Undiv 3.19% Int In Common Elements

Property address: 10450 33 St NW, #208

Folio number: 3530291180150

Elite Centre At Doral Unit 209 Undiv 2.97% Int In Common Elements

Property address: 10450 33 St NW, #209

Folio number: 3530291180160

Elite Centre At Doral Unit 301 Undiv 2.33% Int In Common Elements

Property address: 10450 33 St NW, #301

Folio number: 3530291180170

Elite Centre At Doral Unit 302 Undiv 2.08% Int In Common Elements

Property address: 10450 33 St NW, #302

Folio number: 3530291180180

Elite Centre At Doral Unit 303 Undiv 2.75% Int In Common Elements

Property address: 10450 33 St NW, #303

Folio number: 3530291180190

Elite Centre At Doral Unit 304 Undiv 2.45% Int In Common Elements

Property address: 10450 33 St NW, #304

Folio number: 3530291180200

Elite Centre At Doral Unit 305 Undiv 1.74% Int In Common Elements

Property address: 10450 33 St NW, #305

Folio number: 3530291180210

Vst Real Estate LLC 10760 SW 52nd Ter Miami, FL 33165-7038

Doral Corporate Group LLC

10859 NW 29th St Doral, FL 33172-5910

Nextlevel Research Center LLC 14310 SW 8th St Ste 1208 Miami, FL 33184-3102

Home Miami LLC Realtors 10091 NW 32nd Ter Doral, FL 33172-5915

Elite Centre 2 7 LLC 260 Crandon Blvd Ste 53 Key Biscayne, FL 33149-1538

Gaby And Dany Properties LLC

12102 SW 102nd St Miami, FL 33186-2657

14971 Capital LLC

770 Ponce De Leon Blvd Ste 306 Coral Gables, FL 33134-2069

Gold Map LLC 10286 NW 71st Ter Doral, FL 33178-4411

Elite 302 Corp

14100 Palmetto Frntg Rd Ste 201 Miami Lakes, FL 33016-1557

Rarsf Investments LLC 3105 NW 107th Ave Ste 603 Doral, FL 33172-2221

Mika27 LLC

701 Brickell Key Blvd Apt 2211

Miami, FL 33131-2681

Just High Tech Corp 8122 NW 108th Pl Miami, FL 33178-6028 Elite Centre At Doral Unit 306 Undiv 1.71% Int In Common Elements

Property address: 10450 33 St NW, #306

Folio number: 3530291180220

Elite Centre At Doral Unit 307 Undiv 2.31% Int In Common Elements

Property address: 10450 33 St NW, #307

Folio number: 3530291180230

Elite Centre At Doral Unit 308 Undiv 3.19% Int In Common Elements

Property address: 10450 33 St NW, #308

Folio number: 3530291180240

Elite Centre At Doral Unit 309 Undiv 2.97% Int In Common Elements

Property address: 10450 33 St NW, #309

Folio number: 3530291180250

Elite Centre At Doral Unit 401 Undiv 2.33% Int In Common Elements

Property address: 10450 33 St NW, #401

Folio number: 3530291180260

Elite Centre At Doral Unit 402 Undiv 2.08% Int In Common Elements

Property address: 10450 33 St NW, #402

Folio number: 3530291180270

Elite Centre At Doral Unit 403 Undiv 1.97% Int In Common Elements

Property address: 10450 33 St NW, #403

Folio number: 3530291180280

Elite Centre At Doral Unit 404 Undiv 1.77% Int In Common Elements

Property address: 10450 33 St NW, #404

Folio number: 3530291180290

Elite Centre At Doral Unit 405 Undiv 1.74% Int In Common Elements

Property address: 10450 33 St NW, #405

Folio number: 3530291180300

Elite Centre At Doral Unit 406 Undiv 1.71% Int In Common Elements

Property address: 10450 33 St NW, #406

Folio number: 3530291180310

Elite Centre At Doral Unit 407 Undiv 2.31% Int In Common Elements

Property address: 10450 33 St NW, #407

Folio number: 3530291180320

Elite Centre At Doral Unit 408 Undiv 3.19% Int In Common Elements

Property address: 10450 33 St NW, #408

Folio number: 3530291180330

Gold Map LLC 10286 NW 71st Ter Doral, FL 33178-4411

R And K Investment LLC 5488 NW 113th Ave Doral, FL 33178-3836

Doral Corporate Group LLC

10859 NW 29th St Doral, FL 33172-5910

International Fashion Group 8346 NW 10th St Apt F5 Miami, FL 33126-2720

Moonshine Research Center Inc

8181 NW 36th St Ste 11 Doral, FL 33166-6647

Moonshine Research Center Inc

8181 NW 36th St Ste 11A Doral, FL 33166-6647

Gogos Management LLC 8181 NW 36th St Ste 11A Doral, FL 33166-6647

Rr Investment Groups LLC

10121 NW 10th St Miami, FL 33172-3317

Tatiana Mcausland Trs 7751 NW 107th Ave Apt 711 Doral, FL 33178-4056

Afh Inmobiliaria LLC

10450 NW 33rd St Unit 305 Doral, FL 33172-1006

Moonshine Research Center Inc

8181 NW 36th St Ste 11A Doral, FL 33166-6647

Salas Investments LLC 10450 NW 33rd St Unit 408 Doral, FL 33172-1006 Elite Centre At Doral Unit 409 Undiv 2.97% Int In Common Elements

Property address: 10450 33 St NW, #409

Folio number: 3530291180340

Elite Centre At Doral Unit 501 Undiv 13.79% Int In Common Elements

Property address: 10450 33 St NW, #501

Folio number: 3530291180350

Moonshine Research Center Inc 8181 NW 36th St Ste 11 Doral, FL 33166-6647

Doral Corporate Group LLC

10859 NW 29th St Doral, FL 33172-5910

500-FOOT RADIUS MAP OF:

LEGAL DESCRIPTION:

Lot 6, Block 2, "DORAL CORPORATE CENTER", according to the plat thereof recorded in Plat Book 134, at Page 36, of the public records of Miami-Dade County, Florida. AKA: "ELITE CENTRE AT DORAL, AN OFFICE CONDOMINIUM", as recorded in Official Records Book 30647, at Page 400 of the Public Records of Miami Dade County, Florida.

LOCATION: 10450 NW 33rd Street, Doral, FL 33172

FOLIO: 35-3029-118-0001

PREPARED FOR: HOLLAND & KNIGHT LLP

ORDER: 240317 **DATE:** April 2, 2024



SCALE: 1"= 150"



The Zoning Specialists Group, Inc.

7746 NW 146th Street Miami Lakes FL 33016 Ph: (305)828-1210

www.thezoningspecialistsgroup.com

I HEREBY CERTIFY: That all the properties shown herein are lying within a 500-foot radius from all boundary lines of

the subject property.

BY

NOTE:

NOT L:

NOT VALID UNLESS SEALED WITH
THE SIGNING SURVEYOR'S SEAL

PABLO J. ALFONSO, P.S.M.
Professional Surveyor & Mapper

No. 5880, State of Florida.

