

INTERNATIONAL CITY BUILDING CONDITIONAL USE APPLICATION

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 SUBMITTED WITH ORIGINAL APPLICATION:	 \$500.00 APPLICATION FEE



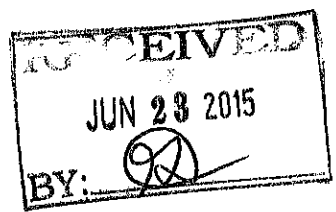
General information

Property/project name: INTERNATIONAL CITY BUILDING Submittal date 6.19., 2015
Street address(es) of the property: 150/152 NORTHWEST 168TH STREET
Proposed use: DRUG/ALCOHOL REHABILITATION CENTER
Applicant(s)/agent(s): INTERNATIONAL CITY BUILDING, LLC / ROLAND FAITH, MANAGER

Application request

The undersigned Applicant(s)/Agent(s)/Property Owner(s) request City of North Miami Beach consideration and review of the following application(s). Please check all that apply.

- Abandonment and Vacations
- Annexation
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use
- Conditional Use – Special Limited
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Planned Unit Development
- Plat/Replat
- Site Plan
- Variance
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____



Project information

Street address(es) of the property: 150-152 NORTHWEST 168TH STREET
Legal description: Lot(s) 9-20 INCLUSIVE
Block(s) 12 Section (s) OLETA TERRACE P88 ct Page 117
Property folio numbers (list all numbers) 07-2113-007-2320



City of North Miami Beach, Florida
Community Development Department Public Hearing Application
17050 NE 19th Ave. North Miami Beach, FL 33162 Tel: 305.948.2966 nmbcomdev@citynmb.com

Property owner name(s): INTERNATIONAL CITY BUILDING, LLC
Property owner(s) mailing address(es): 2627 NORTHWEST 203RD STREET, SUITE 202, AVENTURA, FL 33180
Telephone: Business (305) 682-4991 Fax (305) 682-4992
Other Email ROLANDEFAITH @ FIPREALTY.COM

Applicant(s)/agent(s):
Applicant(s)/agent(s) mailing address:
Telephone: Business Fax
Other Email @

Proposed site data and land use(s) information

Please complete and/or respond to all requested information. If "Not Applicable," please note NA.

Current Comprehensive Plan Land Use designation(s): NA
Current Zoning District designation(s): B2 - GENERAL BUSINESS DISTRICT
Proposed Comprehensive Plan Land Use designation(s) (if applicable): SAME
Proposed Zoning District designations(s) (if applicable): SAME

Proposed non-residential land uses (list of intended uses), gross square footage, required parking and parking provided.

Table with 4 columns: TREATMENT, Use, Square footage, Required parking, Parking provided. Includes handwritten entry for FACILITY with 12,655 sq ft and 52 approx parking.

Non-residential totals: Square footage: 12,655 Required parking: Parking provided: 52 (APPROXIMATE)

Residential unit size, number by unit type, gross square footage by type, required parking and parking provided:

Unit size: Studio: One-bedroom: Two-bedroom: Three-bedroom:
Studio: Square footage: Required parking: Parking provided:
One-bedroom: Square footage: Required parking: Parking provided:
Two-bedroom: Square footage: Required parking: Parking provided:
Three-bedroom: Square footage: Required parking: Parking provided:
Residential totals: Square footage: Required parking: Parking provided:



Site data information:

Total lot area (square footage/acreage): 37,500 Lot width: 300' Lot depth: 135'
Setbacks: Front: EXISTING STRUCTURE Rear: EXISTING STRUCTURE Side: _____ Side (Interior): _____
Building height (feet/inches): EXISTING STRUCTURE Number of floors: 3
Minimum pervious area: EXISTING STRUCTURE Maximum lot coverage: EXISTING STRUCTURE
Total required parking: _____ Parking provided: 52 (APPROXIMATE) Additional parking: _____

Supporting information

A Preapplication Conference is required with the Community Development Staff in advance of application submittal to determine the information necessary to be filed with the application(s). Staff will advise and check the required items at the Preapplication Conference. If necessary, attach additional sheets to application. Staff reserves the right to request additional information as necessary throughout the entire City review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations (color).
- Architectural/building elevations architectural elements (color).
- Building floor plans and roof plan.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- Concurrency review application.
- Department of Transportation Driveway Connection Permit
- Drainage Plan.
- Elevations.
- Encroachments plan.
- Environmental assessment.
- Exterior architectural materials board.
- Landscape plan.
- Land use map (subject property outlined).
- Lighting plan.
- Liquor survey (for only review of location of lounge, bar, or package liquor store).
- Lobbyist form (City form).
- Massing model and/or 3D computer model.



- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs (color) of property, adjacent uses and/or streetscape.
- Plat.
- Property owners list, including a typewritten list and 2 sets of self-adhesive labels of all properties within 500 feet.
- Property survey and legal description.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan (colored).
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Text amendment justification.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Warranty Deed.
- Zoning Code text amendment justification.
- Zoning Map (with subject property outlined)
- Other: _____

Application submittal requirements – Number of copies

1. Table of Contents. Please provide a Table of Contents identifying all documents provided on all paper and electronic copies. Please clearly indicate date on all pages of plans and drawings.
2. Hard copies.
 - a. Fifteen (15) paper copies (11 inch by 17 inch format with binding) of this application and entire application shall be submitted including all the items identified in the Pre-application Conference.
 - b. One (1) paper full-size (24 inch by 36 inch format, signed and sealed, stapled and folded) plans of all drawings, illustrations, etc.
 - c. One (1) copy of exterior architectural materials board (if applicable).
 - d. Fifteen (15) sets of the application.
 - e. Fifteen (15) sets of the letter of intent for the project.
 - f. Fifteen (15) sets of the most recent survey of the property.
3. Digital media copies. One (1) compact discs (CD ROMs) of the entire application including all items identified in the Pre-application Conference. Each document shall be separated into separate PDF files (i.e., application; site plan,



City of North Miami Beach, Florida

Community Development Department Public Hearing Application

17050 NE 19th Ave. North Miami Beach, FL 33162 Tel: 305.948.2966 nmbcomdev@citynmb.com

landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of North Miami Beach entitlements in effect during the entire review process.
2. This application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of North Miami Beach unless identified and approved as a part of this application request and/or other previously approved applications.
3. That all the answers to the questions in this application, and all data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief.
4. Understand this application must be complete and accurate before a hearing can be advertised. In the event that I or anyone appearing on my behalf is found to have made a material misrepresentation, either oral or written, regarding this application (I)(We) understand that any City review shall be voidable at the option of the City of North Miami Beach.
5. Understand the failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. Understand that the application, all attachments, correspondence and fees become a part of the official records of the City of North Miami Beach and are not returnable.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. All representatives of the application have registered with and completed the required lobbyist forms from the City of North Miami Beach City Clerk's Office.
9. The application before the Board or City Council shall be represented by the legal owner, the prospective owner having a bona fide purchase contract or a duly qualified attorney retained by said owner or prospective owner.
10. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: concurrency review; property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review. Understand that if payment is not received prior to Final Public Hearing Review, the Application shall be postponed by the City until such time all fees are paid.

(See next page for signature information)



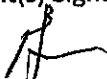
(Please complete all below sections and indicate "Not Applicable (N/A)" as appropriate).

Property owner(s) signature(s): 	Property owner(s) print name: ROLAND FAITH AS MANAGER OF AND ON BEHALF OF INTERNATIONAL CITY BUILDING, LL
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address(es): 2627 NORTHEAST 203RD STREET, SUITE 202, AVENTURA, FL 33180	
Telephone: (305) 682-4991	Fax: (305) 682-4992
Email: ROLANDFAITH@FIPREALTY.COM	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>22</u> day of <u>JUNE</u> , 2015 by <u>ROLAND FAITH, MANAGER</u>	
(Signature of Notary Public - State of Florida)	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Address(es):	
Telephone:	Fax:
Email:	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this _____ day of _____ by _____	
(Signature of Notary Public - State of Florida)	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



City of North Miami Beach, Florida
 Community Development Department Public Hearing Application
 17050 NE 19th Ave. North Miami Beach, FL 33162 Tel: 305.948.2966 nmbcomdev@citynmb.com

Applicant(s)/Agent(s) Signature(s):  Applicant(s)/Agent(s) Print Name:
 ROLAND FAITH AS MANAGER OF ADD ON BEHALF
 OF INTERNATIONAL CITY BUILDING, LLC

Address(es):
 2627 NORTHEAST 203RD STREET, SUITE 202, AVENTURA, FL 33180

Telephone: (305) 682-4991 Fax: (305) 682-4992 Email: ROLANDFAITH@FIREALTY.COM

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 22ND day of JUNE 2015 by ROLAND FAITH, MANAGER
 (Signature of Notary Public - State of Florida)





(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

Office Use Only

Preapplication conference was completed on _____, 2014
 Month Day

Application submittal date _____, 2014
 Month Day

Fee(s) received Yes No Amount: \$ _____

Fee(s) received for : _____

Check No. _____ City Account No: 010-341201

Upon completion - Scan and insert application into Department "Project" computer file directory. Revision date 01.02.2014

LETTER OF INTENT

INTERNATIONAL CITY BUILDING, LLC

2627 Northeast 203rd Street

Suite 202

Aventura, Florida 33180

Telephone: (305) 682-4991

LETTER OF INTENT

The Applicant, International City Building, LLC (hereinafter, the "Applicant") has submitted a Conditional Use Application with the City of North Miami Beach. In connection therewith, the Applicant is seeking to have the City of North Miami Beach allow one floor of the Applicant's building, located at 150/152 Northwest 168th Street (hereinafter, the "Property") to be utilized as a holistic recovery center and substance abuse facility.

The Applicant purchased the property November 22, 2013 from a lending institution that had received title from its borrower, the previous owner. The lending institution, understanding that the Property was in a deteriorated state, and was in violation of numerous code requirements, determined that it would be best to seek a reputable buyer, familiar with the transitioning of such types of properties in the City of North Miami Beach. Consequently, it entered into the sales transaction with the Applicant, in part, because of the Applicant's principals' excellent reputation in the City of North Miami Beach for markedly improving deteriorated properties. Immediately after closing on the purchase of the Property, the Applicant met with representatives of the City of North Miami Beach, and commenced with its plan to revitalize the Property and correct the many existing code violations. As can well be substantiated, the Applicant and the City of North Miami Beach have maintained ongoing cooperative efforts to fulfill that goal. In fact, existing tenants at the Property, who were previously unable to obtain Certificates of Occupancy because of the violations incurred by the prior owner, are currently planning to be relocated to the third floor of the building in newly renovated office spaces which are properly permitted and in the process of being constructed in accordance with the efforts of the Applicant and the City of North Miami Beach. Additionally, the building located on the Property has been re-stuccoed and repainted, and ongoing work is being done on the grounds of the Property, all in accordance with the municipal code and under the watchful eye of City building officials. Thereafter, upon obtaining the approval of the City Commission of North Miami Beach, the Applicant intends to renovate the second floor of the building located on the Property to house the subject Holistic Recovery Center and substance abuse facility, which relocating its center of operations to North Miami Beach. Further, the Applicant has drafted plans for the addition of improved lighting equipment for the exterior of the Building and on the Property.

In addition, subsequent to the filing of the original application, the Applicant's principals have entered into a contract for the purchase of the real property located at 16855 Northeast 2nd Avenue. This additional property abuts the Property, and, upon purchase and in coordination

with the City of North Miami Beach, it is the intention of the Applicant to improve the additional property so as to create a jointly enhanced and beautified area. This newly generated proposed concept will bring about a multiplied enhancement of the surrounding area, and thus that entire portion of the City as a whole, as well as bringing additional business and revenue far above that originally contemplated.

The Applicant's tenant, Holistic Recovery Centers, Inc., are substance abuse facilities that engage in the treatment of many addictions, including, but certainly not limited to, drug and alcohol addiction. Holistic recovery is based on the premise that individuals battling addictions need a wide-ranging treatment program for their entire being. They refrain from focusing on their particular addiction, concentrating instead on a comprehensive recovery and a new way of living. They offer a holistic approach to recovery and focus on healing the mind, body and spirit. In addition to individual and group therapy sessions, our therapy methodology includes beach yoga, meditation for spiritual healing, chiropractic therapy, acupuncture, and massage treatments. Holistic Recovery Centers are a Partial Hospitalization (PHP), Intensive Outpatient (IOP) and Outpatient (OP) treatment provider with community housing currently in Dania Beach, Florida, and the planned out-patient facility at the subject Property. Their goal is to educate and prepare their clients to transition back into the community and continue their journey in recovery. In conjunction with their services, their clients attend outside Narcotics Anonymous and Alcoholics Anonymous meetings, which enable them to find a sponsor and begin working the 12-Step Program. They are a fully licensed organization and conscientiously abide by all Department of Children and Families and Joint Commission on Accreditation of Healthcare Organizations rules and regulations.

At the North Miami Beach out-patient treatment center, they will have a full-time Licensed Practical Nurse, Medical Doctor and Psychiatrist for full time medical care of each individual client's needs. Each client receives individual therapy weekly with a licensed clinician. They provide 5 hours of group therapy 6 days per week, focusing on Relapse Prevention, Goals, Psycho Education, Life Skills, and more. They have a full-time licensed Nutritionist which designs custom meal plans, diet/nutritional assessments and counseling. Holistic Recovery Centers also has its own transitional living program to help clients with their discharge plan. They maintain a sober living home which the clients live at once graduating from the program. More information regarding their company can be found on our website holisticrecoverycenters.com.

As to this proposed North Miami Beach out-patient treatment center, it will be fully secured by professional security personnel during its operational hours. Further, the building itself will be monitored by no less than 10 security cameras, as well as alarm systems connected to all areas of ingress and egress to the building. Additionally, the Center will maintain a staff of mental health and certified behavioral technicians (CBHT's) fully monitoring their clients during the Center's hours of operation. Additionally, the Applicant will be adopting the City of North Miami Beach Trespass-After-Warning program planning. The Building will have a self-contained, designated smoking and relaxation area within the boundaries of the building footprint for tenants and their staff and clients. When the Holistic Recovery Center clients are

outside in the designated smoking and relaxation area, they will be supervised by certified behavioral technicians. The treatment program will begin at 9:30 am and continue to 4:00 pm daily, 5 days a week. The Saturday treatment program begins at 10:00 AM and continues to 1:00 PM. There are no services provided on Sundays, leaving the center closed and secured. During their treatment periods, the clients will not be allowed to venture outside of the facility grounds without supervision by a certified behavioral technician. Further, the clients will be transported by four 12-passenger vans and a SUV. The clients will be dropped off in the morning for their treatment and picked up at the end of the day to be brought back to their personal residence or to the Dania Beach facility where they cook dinner, go to the gym and attend the nightly NA/AA meeting. In conjunction with the proposed out-patient program, their sober living homes have transportation for the clients to and from the outpatient program to see the clients through their final stage of treatment.

The existing Holistic Recovery Centers currently employ approximately 25 people. They intend to employ additional staff members by the opening day of the facility. Through such employment they are creating valuable long-term careers from within the local community, as all of their staff have to live within driving distance. Holistic Recovery Centers also puts revenue back into the community through other means. They provide their clients with prepared meals purchased from local supermarkets, restaurants and more. They offer a whole host of holistic services such as chiropractic, acupuncture, massage, nutritional counseling, and more, all of which are from local providers. They spend hundreds of dollars per week per client in medications, all bought from local pharmacies. In addition, their clients utilize the services of other local medical practitioners such as dermatologists, urologists, and more. As described herein, they offer weekly activities for their clients, all of which are from local providers and businesses such as arcades, shopping malls, professional sporting events, restaurants and more. The Holistic Recovery Centers support philanthropic causes, as well as providing support for charities, children's hospitals, religious organizations, and local fire, police and medical services. For example, they will be providing job search and recommendations for its clients, typically within the nearby community. They also will provide two scholarships per month to local families in need to help the community obtain the addiction treatment they need should they not have insurance or funds to cover treatment. The Center has already met with and is continuing to work with Major Kathy Katerman of the City of North Miami Beach Police Department regarding the implementation and logistics of the scholarship program being offered to City residents by the Center. In addition, the Applicant has already arranged for and will maintain availability of desk space conveniently within the Property for use by the City's police officers in the event the City's police department determines that it would be helpful to them to have such space available. In deciding to relocate their operations to the City of North Miami Beach, the Holistic Recovery Centers and its principals are committed to serving the community and look forward to becoming a true asset to the City of North Miami Beach.

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Manuel Chica, Esq.
Mercantil Commercebank, N.A.
220 Alhambra Circle
Coral Gables, Florida 33134

WHEN RECORDED RETURN TO:

Seagull Title Company
20801 Biscayne Blvd.
Aventura, Florida 33180

Tax Identification Number: 07-2113-007-2320

Special Warranty Deed

This Special Warranty Deed (this "Deed") is made as of the 22nd day of November, 2013 by MCNA PROPERTIES V, LLC, a Florida limited liability company, having an address at 220 Alhambra Circle, Coral Gables, FL 33134 ("Grantor") and INTERNATIONAL CITY BUILDING, LLC, a Florida limited liability company, whose mailing address is 2627 NE 203rd Street, Suite 202, Aventura, Florida 33180 ("Grantee").

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described real property, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lots 9 through 20, Block 12, LESS the South 10 feet for alley, OLETA TERRACE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 117, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signatures on following page]

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MCNA Properties V, LLC, a Florida limited liability company

T. L.
Witness Name: Jose Duarte

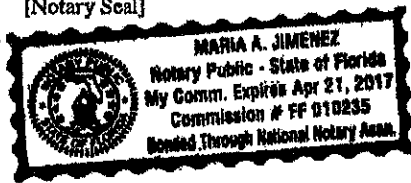
By: [Signature]
Name: Miguel Palacios
Title: Manager

Witness Name: [Signature] J. Palacios

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 22 day of November, 2013 by Miguel Palacios, as Manager of MCNA Properties V, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



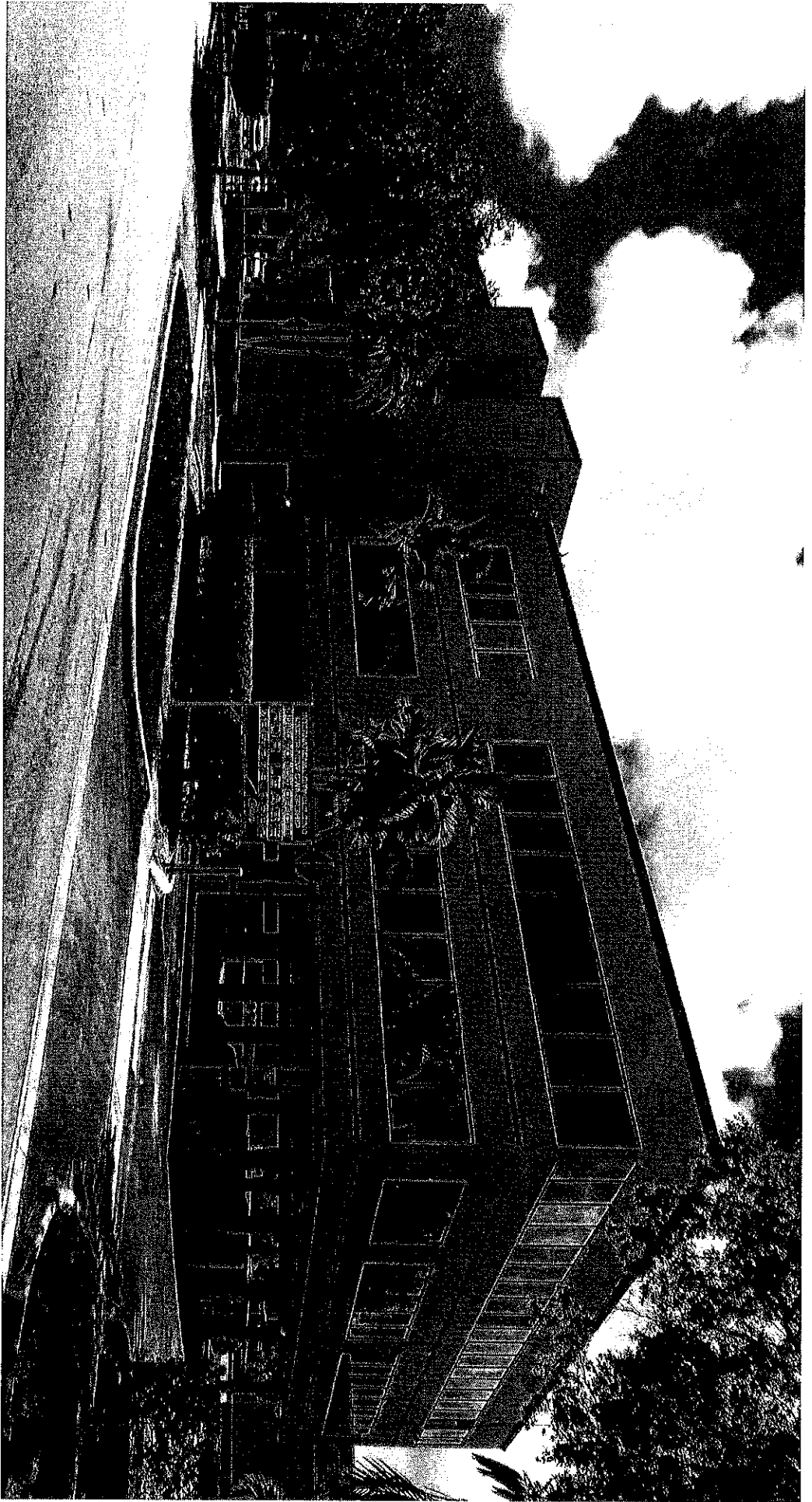
[Signature]
Notary Public

Printed Name: Maria A. Jimenez

My Commission Expires: 4-21-17

SURVEY

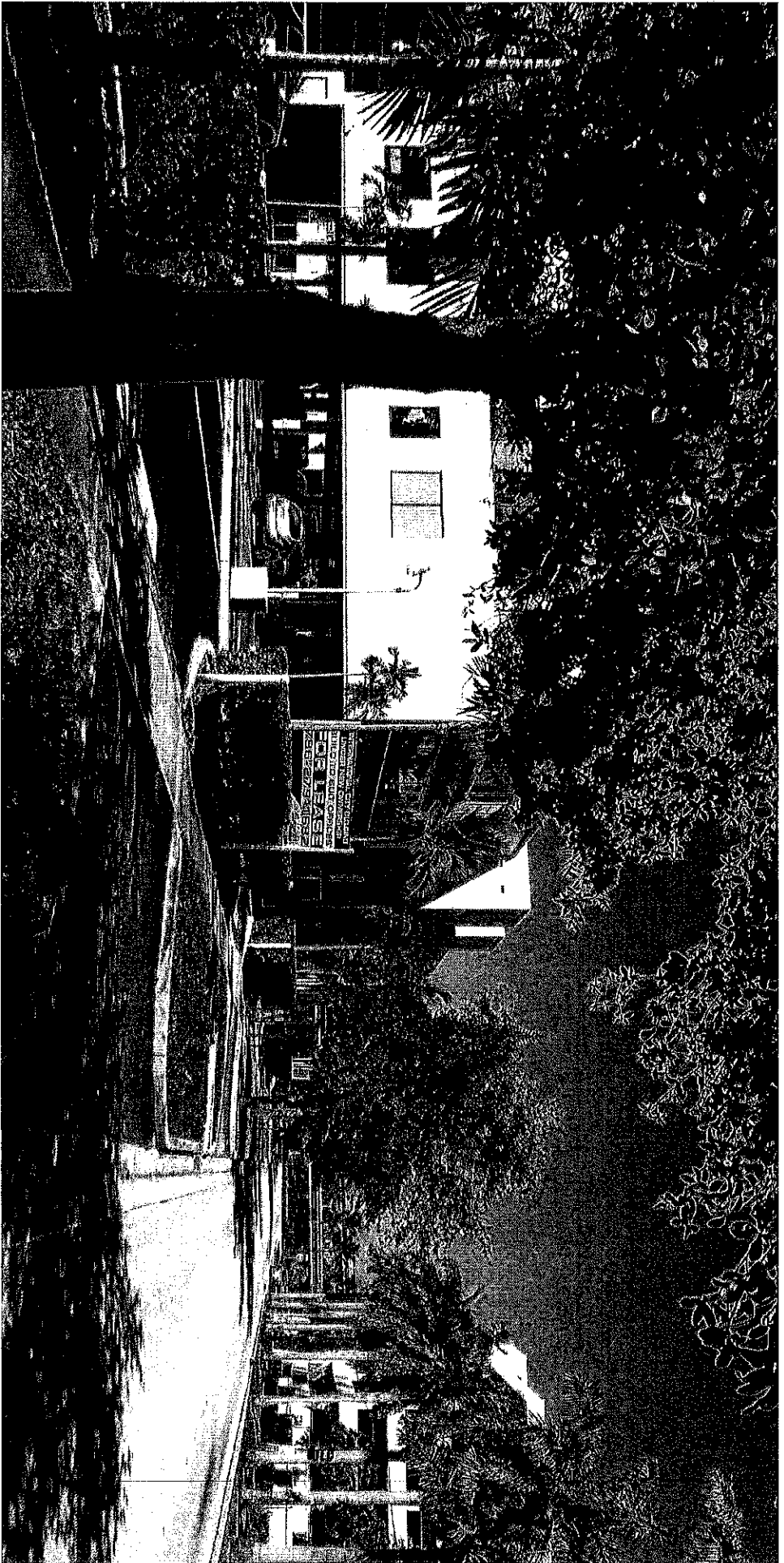
PHOTOGRAPHIC VIEWS



Ground view from northwest looking southeast

INTERNATIONAL CITY BUILDING

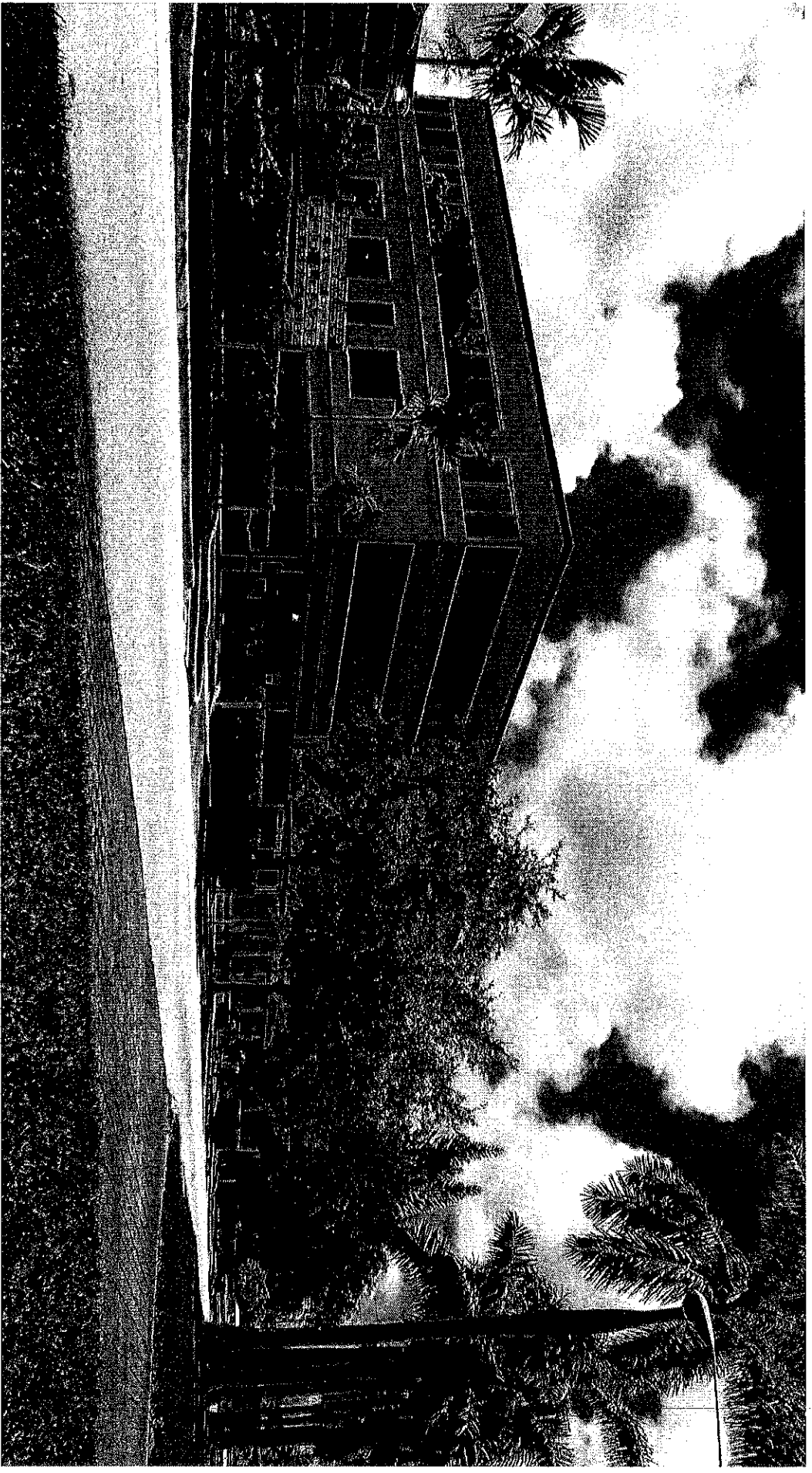
150 – 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA



Ground view from east looking west

INTERNATIONAL CITY BUILDING

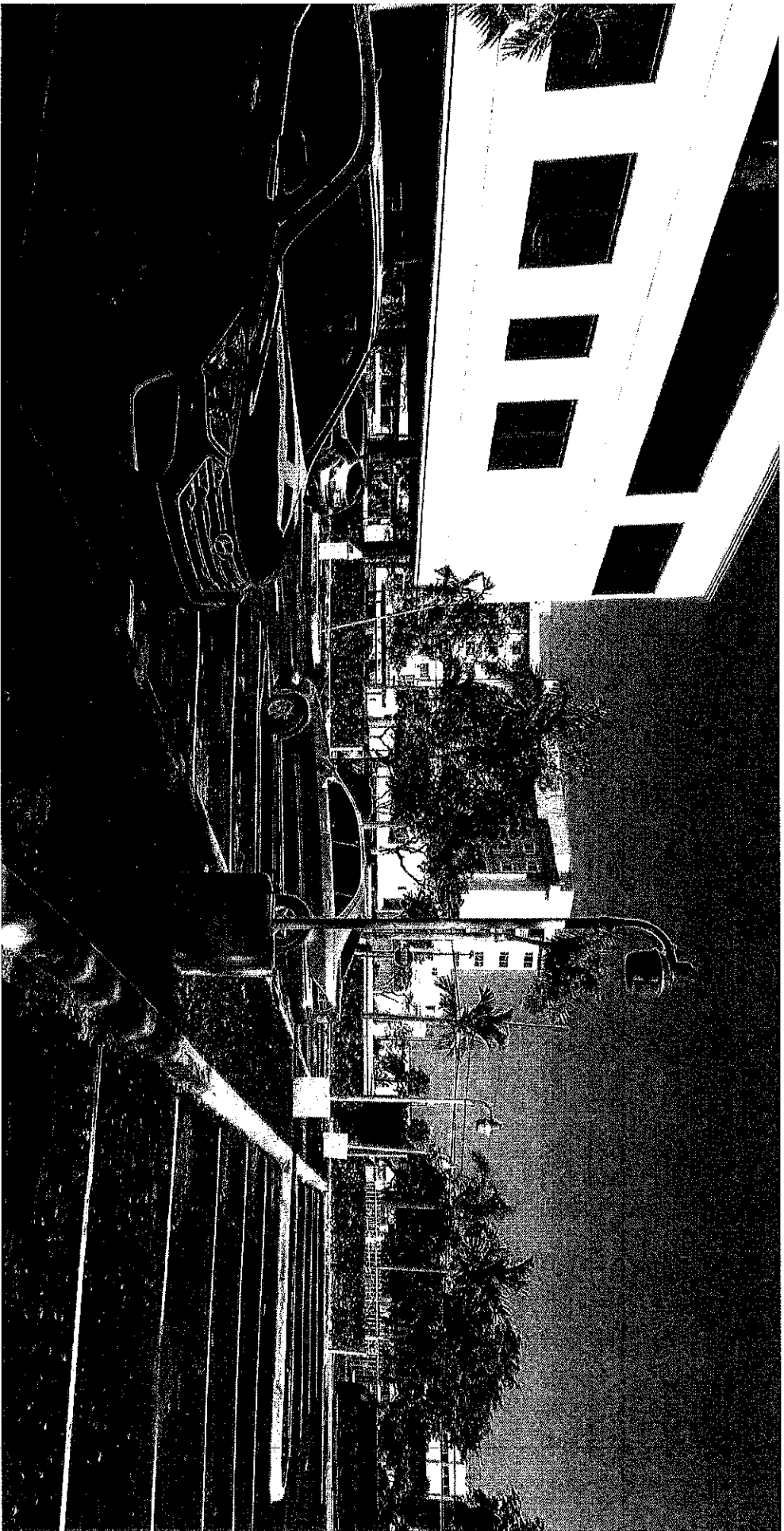
150 - 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA



Ground view from northeast looking southwest

INTERNATIONAL CITY BUILDING

150 – 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA



Ground view from south looking north

INTERNATIONAL CITY BUILDING

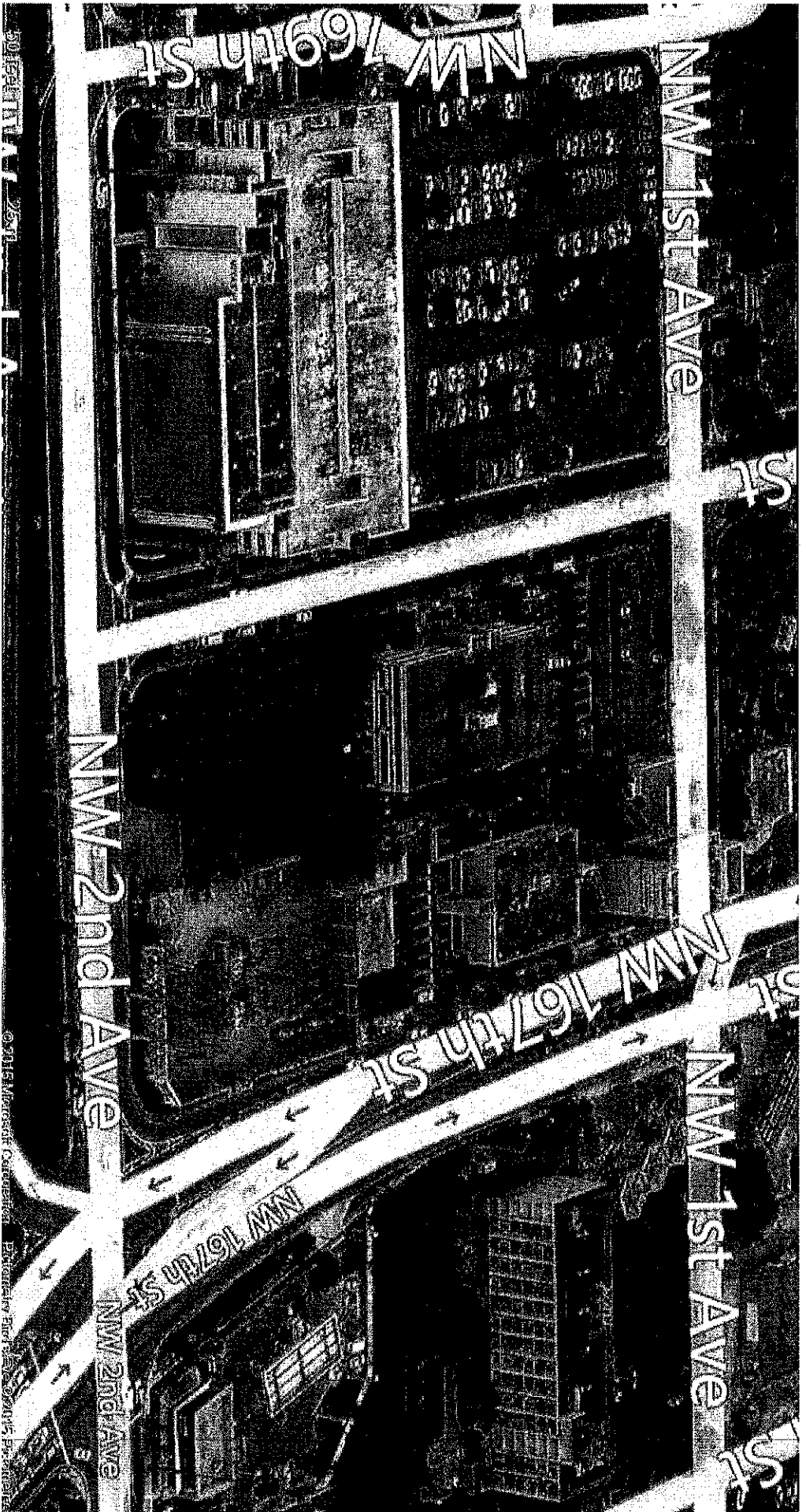
150 – 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA



Ground view from southeast looking northwest

INTERNATIONAL CITY BUILDING

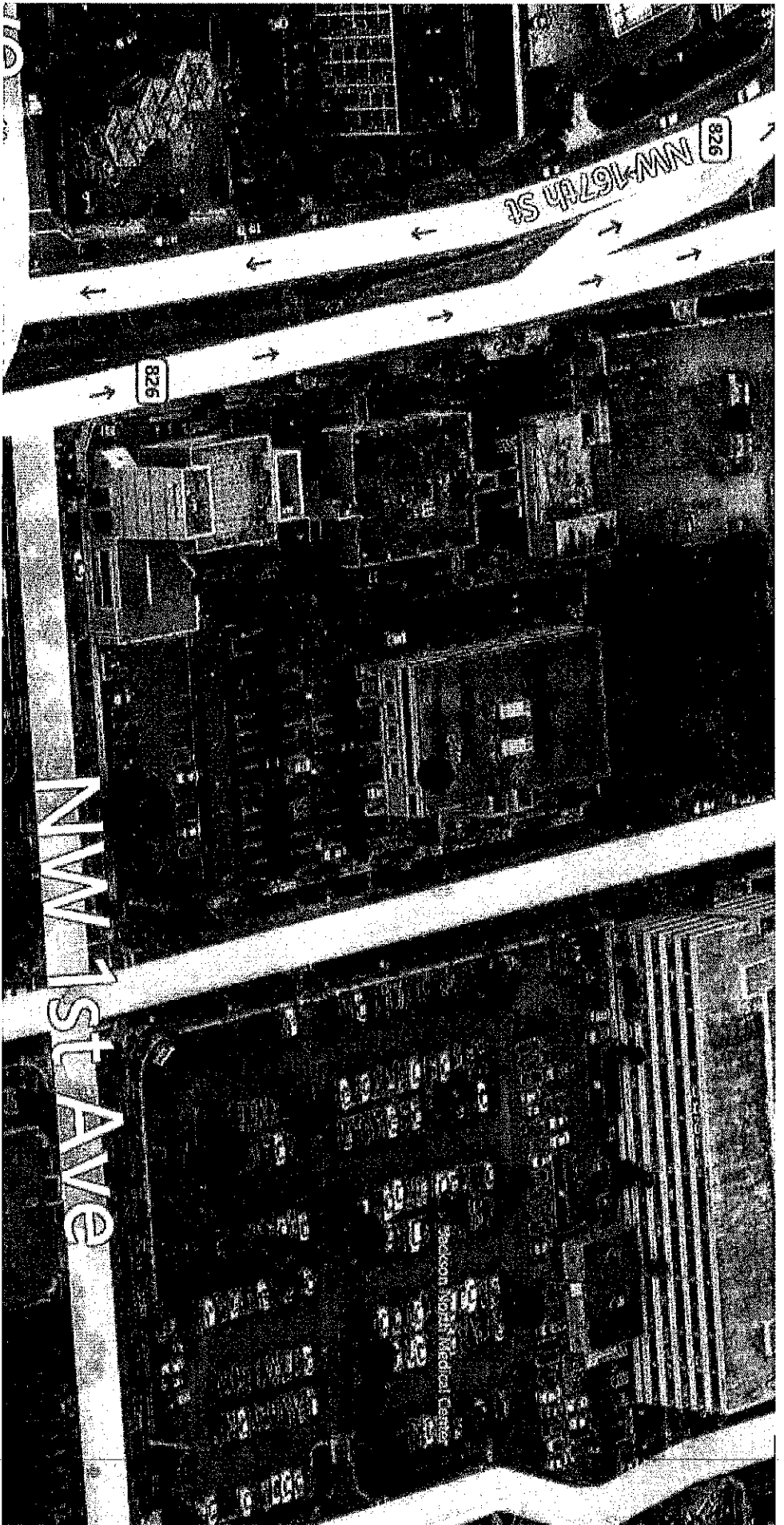
150 - 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA



Aerial view from west looking east

INTERNATIONAL CITY BUILDING

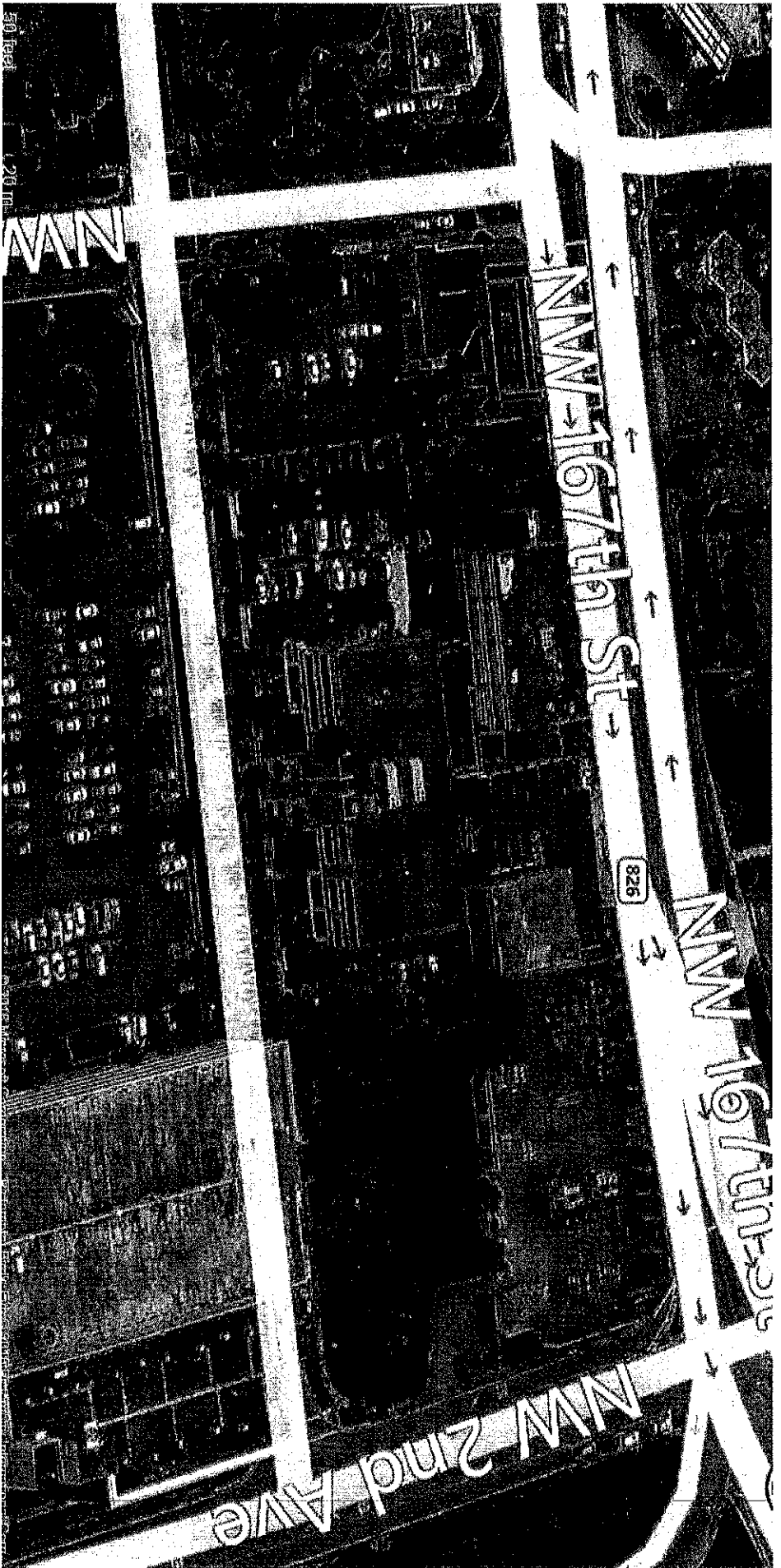
150 – 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA



Aerial view from east looking west

INTERNATIONAL CITY BUILDING

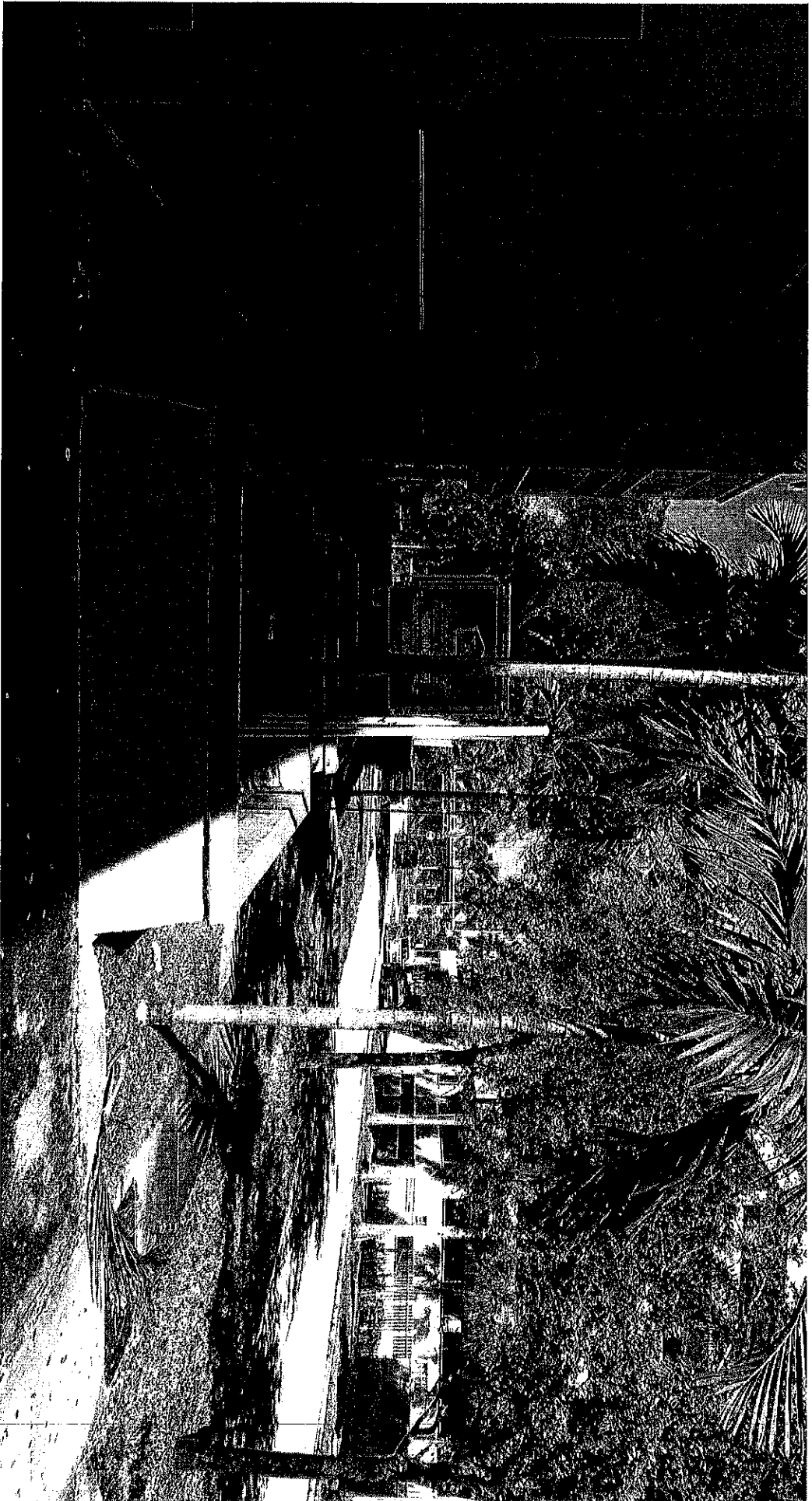
150 - 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA



Aerial view from north looking south

INTERNATIONAL CITY BUILDING

150 - 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA



Ground view from east looking west

INTERNATIONAL CITY BUILDING

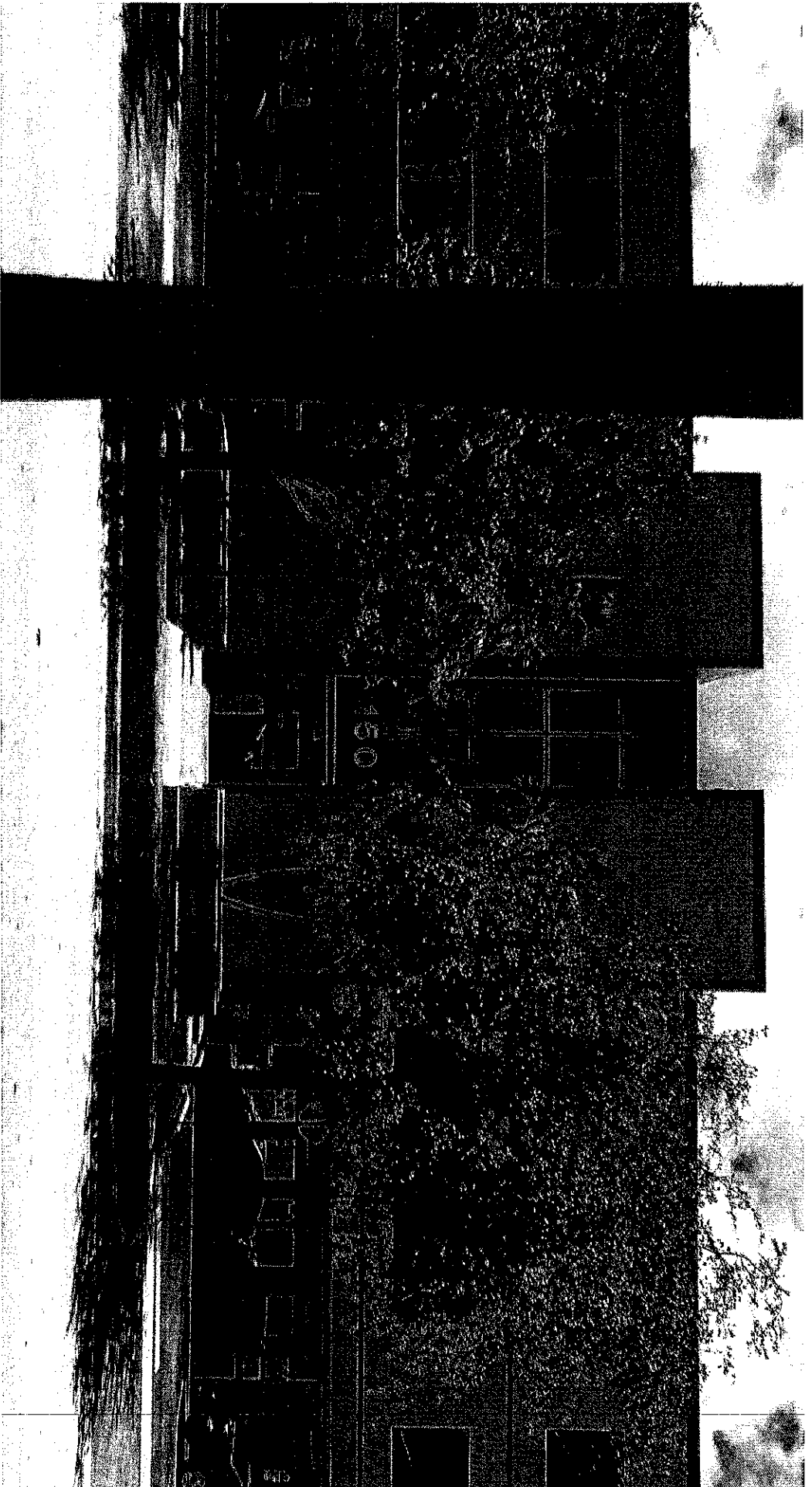
150 – 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA



Ground view from northeast looking southwest

INTERNATIONAL CITY BUILDING

150 – 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA



Ground view from north looking south

INTERNATIONAL CITY BUILDING

150 - 152 NW 168TH STREET, NORTH MIAMI BEACH, FLORIDA