



**COVER LETTER**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

07 JUN 21 PM 3:40

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** Miami Dade Historic Neighborhood Preservation Coalition, Inc.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☒ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: Thomas S. Wrobel  
Name (Printed or typed)

870 Market Street  
Address

San Francisco, CA 94102  
City, State & Zip

415-928-4161  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

## ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

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### **ARTICLE I NAME**

The name of the corporation shall be:

Miami-Dade Historic Neighborhood Preservation Coalition, Inc.

### **ARTICLE II PRINCIPAL OFFICE**

The principal place of business and mailing address of this corporation shall be:

1224 Washington Avenue, Miami Beach, FL 33139

### **ARTICLE III PURPOSE**

The purpose for which the corporation is organized is:

See Attached.

### **ARTICLE IV MANNER OF ELECTION**

The manner in which the directors are elected or appointed:

See Attached.

### **ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS**

List name(s), address(es) and specific title(s):

Christina LaBuzetta, President/Chair, Unit 301, Ocean Drive, Miami Beach, FL 33139

Austin O'Tolle, Vice President, Unit 606, 465 Ocean Drive, Miami Beach, FL 33139

Stuart Smith, Secretary, Unit 3304, 100 South Pointe Drive, Miami Beach, FL 33139

Michael Whitman, Treasurer, Suite 536, 123 S.E. 3rd Avenue, Miami, FL 33131

### **ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS**

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Kent Harrison Robbins, 1224 Washington Avenue, Miami Beach, FL 33139

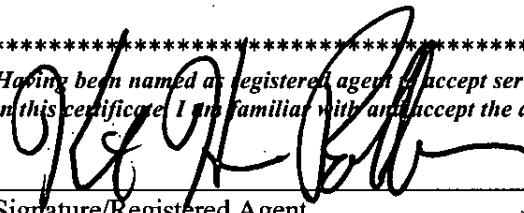
### **ARTICLE VII INCORPORATOR**

The name and address of the Incorporator is:

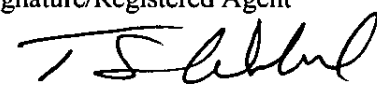
Thomas S. Wrobel, 870 Market Street, Suite 645, San Francisco, CA 94102

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*Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate I am familiar with and accept the appointment as registered agent and agree to act in this capacity.*

  
\_\_\_\_\_  
Signature/Registered Agent

6/18/07  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature/Incorporator

6/12/07  
\_\_\_\_\_  
Date

**Miami-Dade Historic Neighborhood Preservation Coalition, Inc.**

**Article III**

**Purpose**

The organization will monitor development and planning boards of the municipalities and other government entities having jurisdiction over development and planning in Miami-Dade County. It will evaluate projects for their appropriateness in the context of organization's goal of preserving neighborhoods with attention to historical preservation and quality of life issues. It will support grass roots activism to educate the public and public officials about the impact of proposed developments and building projects on historical preservation and quality of life.

**Article IV**

**Manner of Election**

Board of Directors elected by annual General Assembly of membership as set forth in bylaws.

**Article VIII**

- A. This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.
- B. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (2) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.
- C. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of, or in opposition to, any candidate for public office.
- D. The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of the organization shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person. On the dissolution or winding up of the corporation, its assets remaining after payment of, or provision for payment of, all debts and liabilities of this corporation, shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable purposes and which has established its tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.