Miami-Dade County Department of Regulatory and Economic Resources Staff Report to the Board of County Commissioners

PH: Z19-222

May 19, 2021

Item No. 3b

	Recommendation Summary
Commission	7
Applicants	GC3 Development, LLC.
Summary of requests	The applicant is seeking a district boundary change from RU-5A, Semi-Professional Office District and EU-M, Single-Family Modified Estate District to RU-5A, Semi-Professional Office District. In addition, the applicant is requesting a modification and deletions of conditions of a prior resolution to submit a revised site plan showing a proposed assisted living facility and proposed office building on the subject site. In addition, the applicant is also seeking approval to permit a proposed building and a proposed masonry wall with more height
Location	7621 SW 87 Avenue, Miami-Dade County, Florida
Property Size	4.99- net acres
Existing Zoning	RU-5A, Semi-Professional Office District EU-M, Single-Family Modified Estate District.
Existing Land Use	Office building
2020-2030 CDMP Land Use Designatio	Office Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(7), Generalized Modification Standards Section 33-311(A)(4)(b), Non-Use Variance standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval of request #1 and approval with conditions of request #2 through #6.

This item was deferred from the Community Zoning Appeals Board 12 (CZAB 12) meeting on December 14, 2020 due to a lack of quorum. This item was again deferred from the CZAB 12 meeting on January 7, 2021 due to a lack of quorum. This item was again deferred from the CZAB 12 meeting on February 4, 2021 due to a lack of quorum. Pursuant to Sec. 33-314(A)(5) the applicant requests that this application be heard by the Board of County Commissioners.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-5A, Semi-Professional Office District and EU-M, Single-Family Modified Estate District to RU-5A.
- (2) DELETION of a Declaration of Restrictions as recorded in Official Record Book 12475, Pages 2287-2291.
- (3) DELETION of a Declaration of Restrictions as recorded in Official Record Book 16007, Page 4502-4505.
- (4) DELETION of Conditions #4, #5 and #9 of Resolution #4-ZAB-99-93 passed and adopted by the Zoning Appeals Board, and reading as follows:
 - 4. That the applicants comply with all applicable conditions and requirements of the Public Works Department for applications of this type as stipulated in a memo dated May 11,

1992; to include but not be limited to, that all State Department of Transportation requirements be met as applied to access to S.W. 87 Avenue.

- 5. That the applicants comply with all applicable conditions and requirements of the Department of Environmental Resource Management for this type of application, to include but not limited to, that the property be connected to the public sanitary sewer system no later than October 8, 1995.
- 9. That a 25' landscape strip be planted at the north property line with trees 8'-10' in height at the time of planting.
- (5) MODIFICATION of Condition #2 of Resolution 4-ZAB-99-93 passed and adopted by the Zoning Appeals Board, reading as follows:
 - From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted as prepared by David B. Case, A.I.A., Architect, intitled "Norman Brothers Produce". dated 4-8-62.
 - To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "SUNRISE 7621 SW 87 AVE," as prepared by Behar Font, P.E., Sheets A-1.1, A-1.2, A-1.3 and other sheets dated stamped received 4/1/20, and 5/19/20, consisting of 28 sheets.

The purpose of requests #2 through #5 is to allow the applicant to submit a revised site plan showing the proposed 3-story assisted living facility along with a proposed office building with retail use.

- (6) NON-USE VARIANCE to permit a proposed three-story building (two-stories permitted) with a height of 35 feet (24 feet permitted).
- (7) NON-USE VARIANCE to permit a proposed masonry wall to be eight feet in height (maximum 6' high wall required).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The subject property was the subject of two prior zoning hearings. In July 1985, a portion of the subject property was approved, pursuant to Resolution #Z-43-85, to permit a zone change from AU, Agricultural District to RU-5A, use variances to permit a grocery store and the processing of fruit in the RU-5A zoning district and a non-use variance to waive the required masonry wall.

In April 1993, the subject property was approved, pursuant to Resolution #4-ZAB-99-93, to permit a special exception to permit an expansion of the grocery store and a modification of a prior covenant in order to submit a revised site plan.

The applicant is now seeking a district boundary change from RU-5A and EU-M to RU-5A on the 4.99 acre lot, which is zoned RU-5A on the approximately 1.99-acre west portion of the subject property, and EU-M on the east approximately 3 acre portion of the subject property. The applicant also seeks to delete two prior covenants and conditions from a prior resolution. The applicant also seeks approval to modify conditions of a prior resolution. The applicant has also indicated that it intends to continue the prior approved use variance to permit retail uses.

In accordance with Section 33-317, the continuation will be reflected on the resolution if this application is approved. Staff notes that request #5 seeks to modify the site plan condition associated with that approved variance.

The applicant has submitted a site plan that shows a proposed two-story building located on the northwest corner of the subject parcel and a proposed three-story building on the southwest corner of the subject property. The site plan also shows 265 parking spaces, which are scattered along the front, sides, and rear of the property. In addition, the submitted landscape plan shows adequate landscaping with a row of trees surrounding the subject property, planted at 35' on center within a 15' to 25' wide landscape buffer along the rear (east), and interior sides (north and south) property lines, which abut single-family residences.

Staff notes from the floor plan that the proposed two (2) story building would consist of offices and a grocery store, and that the proposed three (3) story building would be used as assisted living facility with 115 beds. Staff notes that the proposed assisted living facility is now allowed without a public hearing in the RU-5A zoning district, pursuant to Ordinance #20-110, the Board of County Commissioners adopted on October 6, 2020.

	NEIGHBORHOOD CHARACTERISTI	CS
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-5A and EU-M; store and produce building along with trees	Office/Residence
North	EU-M; single-family residences	Estate Density Residential (1 to 2.5 dua)
South	RU-5A; office building EU-M; single-family residences	Office/Residential Estate Density Residential (1 to 2.5 dua)
East	EU-M; single-family residences	Estate Density Residential (1 to 2.5 dua)
West	RU-5A; office building	Office/Residence

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 7621 SW 87 Avenue, Miami-Dade County, Florida. The subject property is surrounded by EU-M properties to the north, east and partially to the south, and RU-5A zoned properties to the west and south.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the subject property with an assisted living facility and an office building that will provide additional professional office uses to the neighborhood, while maintaining some of the existing retail uses, which may create more traffic in the surrounding area. However, based on staff's analysis below, staff opines that the approval of this application will not create any negative visual impacts on the surrounding area, and any negative traffic impacts on the surrounding roadways will be appropriately addressed.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property was the subject of a small-scale land use amendment for the October 2018 Cycle which is identified as Application #3. In May 2019, the subject property was approved pursuant to Ordinance #19-42, to permit a small-scale land use amendment from Office/residential and Estate Density Residential to Office/Residential on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan (LUP) map. The applicant had proffered a Declaration of Restrictions which was later recorded under book 31554, pages 1832-1840.

The Declaration of Restrictions restricts the uses on the subject property to an assisted living facility and an office building with ancillary commercial uses. The Declaration of Restrictions also limits the maximum square footage to 40,000 sq. ft. of office use, with no more than 50% of the office development being dedicated for medical office use and with the commercial use not exceeding 15% of the total floor area developed on the property. The Declaration of Restrictions requires additional landscape buffering on certain locations of the subject property based on the uses that are ultimately approved. In addition, the Declaration of Restrictions limits garbage hauling from the subject property between 7am to 9am. Finally, the Declaration of Restrictions requires the property owner, which the covenant defines to include all heirs, assigns, and successors in interest, to hold, prior to the filing of the zoning application, at least one additional community meeting with residents and stakeholders in the immediate vicinity to discuss and receive comments on the design of the project, including the location of trees within the eastern 300 feet. The applicant has represented that the required community meeting was held prior to submission of this zoning application.

The subject property is designated as **Office/Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed.

The applicant is seeking approval for a zone change from RU-5A and EU-M to RU-5A (Request #1). The applicant is also seeking approval to permit deletion of a prior covenant (Requests #2 and #3), deletion of conditions from a prior resolution that pertained to The Public Work Department and the Department's Division of Environmental Resources (DERM) (request #4), and modification of a prior site plan from a prior resolution (Request #5). In addition, the applicant is seeking approval for ancillary non-use variances for building and wall height (requests #6 and #7). Staff notes that the subject property is located in an area that is surrounded by RU- 5A and EU-M properties. Approval of the requested zone change RU-5A would allow the subject property to be developed in a similar manner to the properties along SW 87th Avenue in this area of the neighborhood.

For the reasons explained in the zoning analysis, staff opines that the application would be compatible with the surrounding area. As such, staff opines that approval with conditions of this application would be **consistent** with the CDMP Land Use Element interpretative text for properties designated **Office/Residential** designation on the LUP map.

ZONING ANALYSIS:

The applicant is seeking approval to re-zone the subject property from RU-5A and EU-M to RU-5A (request #1). When analyzing request #1 under Section 33-311, District Boundary Change, staff opines that approval would be **compatible** with the surrounding area.

The subject property is a 4.99-acre lot that is located at 7621 SW 87 Avenue. The approximately 1.99-acre west portion of the subject property is zoned RU-5A and the approximately 3 acres east portion is zoned EU-M. Staff notes from the County's Geographic Information System (GIS) shows adjacent properties to the north and east that are zoned EU-M. The GIS shows an RU-5A property located to the south and an RU-5A property located to the west. As such, staff opines that approval of the requested to RU-5A (request #1) would not be out of character with the surrounding residential and office uses in the area.

Staff notes that the approval of the request to rezone the property to RU-5A (request #1) would be consistent with the Office/residential designation of the parcel on the CDMP LUP map. Further, staff opines that approval of these requests will not have a significant negative impact on the surrounding roadways or transportation facilities based on the recommendations and information contained in memoranda from the County Departments. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that this application meets the traffic concurrency criteria and will generate 67 additional daily PM peak hour vehicle trips and will not exceed the acceptable level of service. The RER Division of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. In addition, staff notes that the Miami Dade County Fire Rescue Department in their memorandum has no objections to the requested zone change. As such, Staff opines that the approval of the rezoning of the subject property to RU-5A would satisfy the standards for a District Boundary Change. Therefore, staff recommends approval of request #1 under Section 33-311, District Boundary Change.

The applicant also seeks approval a deletion of a Declaration of Restrictions running with the land as recorded in Official Record Book 12475, Pages 2287-2291 (request #2) deletion of a Declaration of Restrictions recorded in Official Record Book 16007, Page 4502-4505 (request #3), and a deletion of Conditions #4, #5 and #9 of Resolution #4-ZAB-99-93 passed and adopted by Community Zoning Appeals Board #15 (request #4). The applicant also seeks a modification of Condition #2 of Resolution # 4-ZAB-99-93 passed and adopted by the Zoning Appeals Board (request #5).

When analyzing requests #2 through #5 under Section 33-311(A)(7), Generalized Modification Standards, staff opinions that approval of the requests would be compatible with the surrounding area. Staff notes that the approval of the requested deletions and modifications (requests #2 through #5) would allow the applicant to delete two prior covenants and conditions from a prior resolution in order to submit a revised site plan showing the development of the property with a proposed office building and a proposed assisted living facility. The requested deletions and modification would allow the applicant to develop the subject property to conform to the present requirements of the County Departments.

As previously noted, the plans submitted by the applicant show the proposed assisted living facility and office buildings located within the western half of the property, and oriented towards the well-travelled section line roadway, SW 87 Avenue. Said plans also show a continuous row of trees planted at 35' on center, within a 15-25' landscape buffer, where the property abuts residential uses to the north, south, and east.

Staff notes from the floor plan that the proposed two (2) story building would consist of offices and a grocery store, and that the proposed three (3) story building would be used as assisted living facility with 115 beds. The site plan shows the proposed two-story building located on the northwest corner of the subject parcel and the proposed three-story building located on the southwest corner of the subject parcel. The site plan also shows 265 parking spaces, which are scattered along the front, sides, and rear of the property. In addition, the submitted landscape

plan shows an adequate landscaping with a row of trees surrounding the subject property, planted at 35' on center within a 15' to 25' wide landscape buffer along the rear (east), and interior sides (north and south) property lines, which abut single-family residences.

Staff notes that the plans show the proposed buildings would be located along the west portion of the subject property that is adjacent to SW 87 Avenue, a well-traveled four laned, section line roadway. Staff opines that the placement of the buildings on the west portion of the subject property would mitigate any potential impacts on the neighboring residences located to the east, and partially to the south and north. Staff also opines that the landscape plan, which shows a continuous row of trees surrounding the subject property planted primarily within a 25' landscape buffer, except for a 15' buffer along portions of the interior side (north), would mitigate any visual or noise impacts generated from the proposed assisted living facility and office buildings to the abutting residential uses to the north, south, and east. Further, staff notes that based on the submitted plans, the retail uses within the office building will be oriented towards the section line roadway to the west.

As previously noted, the MDFRD and Department's Division of Environmental Resources Management (DERM) and the Platting and Traffic and Traffic Review Section in their memorandum do not have any objections to application. Based on the aforementioned department memoranda, staff opines that the requests will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development. Therefore, staff opines that approval of the requested deletions and modification (requests #2, #3, #4, and #5) will not have any significant visual or noise impacts on the aforementioned single-family residences, will not create any negative traffic impacts on the surrounding roadways, and therefore, will be compatible with the area concerned. Therefore, staff recommends approval with conditions of requests #3, #4, and #5 under Section 33-311(A)(7), Generalized Modification Standards.

The applicant is also seeking approval to permit a non-use variance to permit a proposed three-story building (two-stories permitted) (request #5), and a request to permit an 8' high (6' maximum allowed) masonry wall along the rear (north) property line and the interior sides (east) and (west) property lines (request #6). When requests #5 and #6 are analyzed Section 33-311(A)(4)(b), Non-Use Variance standards, staff opines that approval of the request would be **compatible** with the area.

The site plan shows the proposed building meeting most of the requirements of the RU-5A zoning district except for building height, for which the applicant has requested a variance (request #6). As previously mentioned in staff's analysis, the site plan shows the proposed three (3) story building located along the west portion of the subject property, which is adjacent to SW 87 Avenue, a well-traveled four lane roadway. Staff opines that the placement of the building on the west portion of the subject property, approximately 150' away from the residences to the east and approximately 60' or more away from the closest residences to the north, would mitigate any visual or noise impacts on the neighboring residences located to the north and east. Staff also opines that the landscape plan which shows a row of trees surrounding the subject property would mitigate any visual impacts generated from the proposed three story building (request #6) on the properties to the north, and east.

As it pertains to the requested 8' high masonry wall (request #7), staff opines that the proposed masonry wall would help in mitigating any significant visual impacts generated on the neighboring residences from the proposed three (3) story building (request #6). Staff's research

of the area found more intensive approvals in the area. For example, a property located at 7500 86 Court was approved pursuant to Resolution 4-ZAB-40-73, to permit the proposed construction of a fence to be attached to an existing 5' wall resulting in a total height of 14' (6' required). Staff opines that the request to permit the proposed three (3) story building (request #5) and the request to permit the 8' high wall (request #6) are inextricably intertwined with the requested modification of the site plan (request #3), to which staff has no objections to regarding the site plan. Staff also opines that the proposed 8' high masonry wall and the row of trees surrounding the property would help to mitigate any visual impacts generated from the proposed three-story building on the neighboring properties.

Therefore, staff opines that approval of requests #6 and #7 would maintain the basic intent and purpose of zoning and other land use regulations and that approval of the requests would be compatible with the surrounding land uses, and that the requests would not be detrimental to the surrounding area. As such, staff recommends approval with conditions of request #6 and #7 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.

ACCESS, CIRCULATION AND PARKING: The submitted site plan indicate ingress/egress to and from the site along SW 87th Avenue. The submitted site plan shows 265 parking spaces on the subject site.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval of request #1 and approval with conditions of request #2 through #7.

CONDITIONS FOR APPROVAL:

- 1. That all the other conditions of Resolution #4-ZAB-99-93, remain in full force and effect except as herein modified.
- 2. That the use of the assisted living facility be approved for and be restricted to a maximum of 85 rooms and 115 beds.
- 3. That no more than 50% of the office development shall be dedicated for medical office uses.
- 4. That the garbage hauling for pickup be limited between the hours of 7am to 9am.
- 5. That the applicant obtains a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
- 6. That the applicant complies with all applicable conditions and requirements of the Department's Platting and Traffic Review Section in their memorandum dated July 14, 2020.

NK:JB:NN:CH:EJ

Nathan Kogon, AICP, Assistant Director

Development Services Division

Miami-Dade County Department of

Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

GC3 Development, LLC. (Z19-222)

NEIGHBORHOOD SERVICES P	ROVIDER COMMENTS
Division of Environmental Resource Management (RER)	No objection*
Fire Department	No objection
Platting and Traffic Review Section (RER)	No objection*
Parks, Recreation and Open Spaces	No objection
Police	No comments
Schools	No comments
Water and Sewer Department	No objection
*Subject to conditions in their memorandum.	

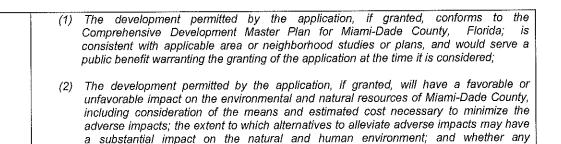
COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Office/Residential	The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within
(Pg. I-43)	the Urban Development Boundary for Office/Residential. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plandesignated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.
Policy LU-4A (Page I-9)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

	PERTINENT ZONING REQUIREMENTS/STANDARDS
Section 33-311 District Boundary Change	(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.
	(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:

ZONING RECOMMENDATION ADDENDUM

proposed development;



(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

irreversible or irretrievable commitment of natural resources will occur as a result of the

- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(3) Special Exception, Unusual and New Uses.

Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Section 33-311(A)(7) Generalized Modification Standards. The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.

ZONING RECOMMENDATION ADDENDUM

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.



Date:

December 7, 2020

To:

Jack Osterholt, Deputy Mayor/Director

Department of Regulatory and Economic Resources

From:

Rashid Istambouli, P.E.

Department of Regulatory and Economic Resources

Subject:

Z2019000222-4th Revision Norman Bros Produce Inc 7621 SW 87th Avenue

DBC from EU-M to RU-5a; Unusual Use for Proposed Home for the Aged and Medical Office; NOV for Wall Height; Modification of

Covenant

(RU-5A) (5.00 Acres)

34-54-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal, and wellfield protection. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 and Section 24-43(5) of the Code. With respect to specimen trees discussed herein, the applicant must address these issues prior to the development or redevelopment of the site.

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area for the Alexander Orr Wellfield. The site is situated within the 100 and 30-days travel time contour of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Pursuant to Section 24-43(5)(b) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property within the Basic Wellfield Protection Area of Alexander Orr Wellfield. The requested use, a home for the aged and medical office, is not expected to use, generate, handle, discharge, dispose of, or store hazardous materials. Further, the subject property owner has executed a covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(d) of the Code, which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

Any future development must comply with sewage loading restrictions contained in Section 24-43(4)(b) of the Code for nonresidential properties connected to public sanitary sewers and within the 30-day travel time contour of a wellfield protection area. Development on this portion of the property is restricted to a maximum sewage loading rate of 1,600 gallons per day acre. DERM approval of any development orders on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Conditions of Approval: None

NA #Z2019000222 Revision Norman Bros Produce Inc Page 2

Tree Preservation

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. If the applicant requests to remove or relocate specimen trees (a tree with a trunk diameter of 18 inches or greater), the applicant must comply with the specimen tree standards outlined in Section 24-49.2(4)(II)(2) of the Code.

It is noted that the applicant has not submitted a tree survey for consideration with the application. The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in Section 24-49.2 of the Code. An aerial review of the subject properties indicates the presence of tree resources; however, no information regarding these tree resources was submitted with this zoning application.

The subject application, which requests a district boundary change from EU-M to RU-5a, could result in impacts to specimen trees. Because the subject application does not include an existing tree survey, it cannot be determined at this time whether the applicant's site plans for the property would comply with specimen tree standards. DERMis recommending this deficiency must be addressed since the specimen trees are not shown as preserved and the applicant has not applied for a tree removal permit to determine if the specimen tree can be removed. Notwithstanding, a tree removal permit must be issued prior to either the tentative plat approval or building permit, whichever occurs first.

Please be advised that Section 24-49.9 of the Code requires the removal of all prohibited species listed in Section 24-49 of the Code that exist on any development site prior to development or redevelopment and any developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Conditions of Approval: None

Potable Water Service and Wastewater Disposal

The subject property is currently connected to public water and public sanitary sewers. Therefore, the proposed development shall connect to the public water supply system and sanitary sewer system in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Section 24-43(4)(b) of the Code requires that the sewage loading into sanitary sewers shall not exceed 1,600 gallons per day per acre, for nonresidential property located more than 10 day travel time but not exceeding the 30 day travel time contour of the wellfield protection area of any public utility potable water supply well, not having indigenous sandy substrata, and not using, generating, handling, disposing, discharging or storing hazardous materials.

Based upon sewage flow rates in the Code, the proposed buildings as shown in the site plan would generate approximately 17,825 gallons per day of wastewater. This translates into 3,560 gallons per day per unsubmerged acre, which represent 223% of the maximum sewage loading permitted, or an excess of 9,825 gallons per day, for non-residential properties located at more than the 10-day but not exceeding the 30-day travel time from the nearest public utility potable water supply well pursuant to Table B-1 of Section 24-43(4)(b) of the Code.

NA #Z2019000222 Revision Norman Bros Produce Inc Page 3

Since the proposed development as shown in the site plan did not comply with the above-noted sewage loading restrictions, the property owner applied for and obtained a variance, subject to conditions, from Section 24-43(4)(b) of the Code from the Environmental Quality Control Board on May 21, 2020. Based on this variance, DERM is able to approve the subject zoning application.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Conditions of Approval: None

Stormwater Management

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Applicant is advised that part of the development is located within the 30-days travel time contour of the Alexander Orr Wellfield. Pollution control baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

NA #Z2019000222 Revision Norman Bros Produce Inc Page 4

Enforcement History

The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Conditions of Approval: None

Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor.

Conditions of Approval: None

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum Memorandum

Date:

July 14, 2020

To:

Nathan Kogon, Assistant Director

Department of Regulatory and Economic Resources

From:

Raul A. Pino PLS Chief

Platting and Traffic Review Section

Department of Regulatory and Economic Resources

Subject:

Z2019000222

Name: GC3 Development, LLC Location: 7621 SW 87 Avenue

Section 34 Township 54 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

1. Connection to SW 87 Avenue must be in compliance with FDOT standards.

2. This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate an additional 67 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS	LOS W/PROJECT
9658	SW 72 Street W/O SW 87 Avenue	C	С
F1075	SW 87 Avenue South of SW 56 Street	SUMA	С
F1068	SW 72 Street W/O SR 826/Palmetto Expway	C	C
F1079	SW 87 Avenue S/O SW 78 Street	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement
 marking plans to the Department of Regulatory and Economic Resources Platting Section for review.
 The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform
 Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as
 County Standards. Additional improvements may be required once the detailed set of plans are
 submitted to this Section.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle
 as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste
 Management Department Manual.

Memorandum COUNTY PADE

Maira Valda

Date:

May 7, 2020

To:

Nathan Kogon, Assistant Director

Development Services

Department of Regulatory and Economic Resources (RER)

From:

Maria A. Valdes, CSM, LEED® Green Associate

Chief, Planning & Water Certification Section

Water and Sewer Department (WASD)

Subject:

Zoning Application Comments - GC3 Development, LLC

Application No. Z2019000222 - (Pre-App. No. Z18P-286) - Revision No. 1

(REVISED)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process. <u>The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.</u>

Application Name: GC3 Development, LLC

<u>Location:</u> The proposed project is located at 7621 SW 87th Avenue with Folio No.30-4034-000-0351, in unincorporated Miami-Dade County.

<u>Proposed Development:</u> Redevelop the property with 85 beds Congregate Living Facility, 32,000 S.F. Medical Office and 8,000 S.F. Retail. It appears from the submitted site plan that the existing structures will be demolished for the construction of the new buildings. The developer intends to change the zoning of the subject site from RU-5A & EU-M to RU-5A.

The estimated total water demand for the project will be 13,575 gpd.

<u>Water</u>: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

The subject property is currently being served by WASD. Please note that the subject site has a 24-inch water main along SW 87th Avenue; however, per WASD's rules and regulations, transmission mains 20-inches in diameter or larger are not considered as fronting the property and thus the developer must connect to the existing 24-inch water main at the intersection of SW 87th Avenue and SW 76th Street and extend a new 16-inch water main (Section line) heading southerly along SW 87th Avenue to the southwest corner of the subject site, interconnecting to the existing 24-water main at that location.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then, the water system shall be looped with two (2) points of connection. Final points of connection and capacity approval to connect to the water system will be provided at the time of the applicant requests connection to the water infrastructure.

Zoning Application No. Z2019000222.- Revision 1 GC3 Development, LLC May 7, 2020 Page 2

A Water Supply Certification (WSC) letter will be required for all future development to ensure that adequate water supply is available. The WSC will be issued at the time the applicant requests connection to the water system. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

For more information about our Water Conservation Program please go to http://www.miamidade.gov/conservation/home.asp.

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

<u>Sewer:</u> The proposed development is located within the WASD's sewer service area. The wastewater flows for the development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. The subject property will be connecting to WASD's sewer system for the first time.

There is an existing 8-inch Force Main running along SW 87th Avenue to where the developer may connect to provide sanitary sewer service. A private sewage pump station will be required. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure*.

WASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the <u>United States of America</u>, <u>State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County</u>, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Zoning Application No. Z2019000222.- Revision 1 GC3 Development, LLC May 7, 2020 Page 3

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief Planning & Water Certification Section at (786) 552-8198, Alfredo B. Sanchez at (786) 552-8237 or Benita Ramirez at (786) 552-8121.



Date:

July 24, 2020

To:

Nathan M. Kogon, Assistant Director Regulatory and Economic Resources

From:

Alejandro G Cuello, Principal Planner Miami-Dade Fire Rescue Department

Subject:

Z20190000222

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "Energov" on 06/29/2020.

For additional information, please contact acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GC3 DEVELOPMENT, LLC/MICHAEL GARCIA- CARRILLO	7621 SW 87 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	ADDRESS
Pending	Z2019000222
DATE	HEARING NUMBER

FOLIO: 30-4034-000-0351

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 3, 2020

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case # A2020000978X, open on December 11, 2019, for Expired Permit Number 2019015960. Notice of Violation issued on December 11, 2019. Compliance met. There are no outstanding fees. The case is closed.

VIOLATOR:

GC3 DEVELOPMENT, LLC/MICHAEL GARCIA-CARILLO

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

MIAMI-DADE COUNTY PROCESS NO: Z19-222

DATE: DEC 9 2019 BY: CABR

Disclosure of Interest*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest).

CORPORATION NAME: Norman Bros Produce Inc	\ /*
NAME AND ADDRESS	PERCENTAGE OF STOCK
See Exhibit B	
If a TRUST or ESTATE owns or leases the subject property, list the trust bene each. [Note: Where beneficiaries are other than natural persons, further disclopersons having the ultimate ownership interest].	ficiaries and the percent of interest held by sure shall be made to identify the natural
TRUST/ESTATE NAME:	
NAME AND ADDRESS	PERCENTAGE OF INTEREST
	4.44
if a PARTNERSHIP owns or leases the subject property, list the principals income where the partner(s) consist of another partnership(s), corporation(s), trust(s) or be made to identify the natural persons having the ultimate ownership interest].	cluding general and limited partners. [Note: other similar entities, further disclosure shall
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
	The state of the s
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly United States or another country; or 2) pension funds or pension trusts of more than five the where ownership interests are held in a partnership, corporation or trust consisting of more including all interests at every level of ownership and where no one (1) person or entity he ownership interest in the partnership, corporation or trust. Entitles whose ownership interests are consisting of more than five thousand (5,000) separate interests, including all interests at each of the consisting of more than five thousand (5,000) separate interests, including all interests at each of the consisting of more than five thousand (5,000) separate interests, including all interests at each of the consisting of more than five thousand (5,000) separate interests, including all interests at each of the consisting of more than five thousand (5,000) separate interests, including all interests at each of the consisting of the	usand (5,000) ownership interests; or 3) any entity ore than five thousand (5,000) separate interests, olds more than a total of five per cent (5%) of the sts are held in a partnership, corporation, or trust
disclose those ownership interest which exceed five (5) percent of the ownership interest in	the partnership, corporation or trust.

RECEIVED

MIAMI-DADE COUNTY PROCESS NO: Z19-222

DATE: DEC 9 2019

BY: CABR

Disclosure of Interest

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests). NAME OF PURCHASER: GC3 Development, LLC PERCENTAGE OF INTEREST NAME AND ADDRESS See Exhibit C If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required. The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief. Signature Sworn to and subscribed to before me on the Afflant is personally known to me or has produced Notary:

Commission expires:

This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2019/3

[Stamp/Seal]

Notary Public State of Florida Lourdes Garcia-Carrillo My Commission GG 228418

Expires 06/07/2022

MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: DEC 9 2019 BY: CABR

Owner's Sworn-to-Consent Permitting Contract Purchaser to File for a Hearing (Corporation)

On behalf of Norman Bros Produce Inc. (state) corporation, Decodo Decod
and says that as the President/Vice-President, or CEO (circle one) of the aforesaid Corporation, which is the Owner of the property legally described below and which is the subject property of the proposed hearing, does hereby grant consent to
Contract Purchaser to file this application for a public hearing. Legal Description: See Exhibit A
Legal Description: See Exhibit A
Legal Description: See Exhibit A
See Exhibit A
Witnesses:
Witnesses:
Witnesses:
Norman Bros Produce Inc.
Name of Corporation
Signature Address:
John I Prah) 7621 SW 87 ave
Print Name Miami FL 33/73
NeCon M. Pradl Theresa Dickinson
Signature By President, Vice-President or CE0*(circle one)
Print Name
[*Note: All others require attachment of original corporate resolution of authorization] STATE OF
COUNTY OF Mia - Rade
The foregoing instrument was acknowledged before me by Theresa Diskinson, of Narman Bros Perfuce Line corporation, on behalf of the corporation. He/She is personally known to me or has produced as identification.
Witness my signature and official seal this 20 day of November, 30/9, in the County and State aforesaid.
John / real
JOHN T, PRAHL. Commission # GG 246403 Explicit August 7, 2022 Bonded Thru Budget Notery Services Notary Public-State
My Commission Expires:
8/1/2022 Print Name

RECEIVED

MIAMI-DADE COUNTY PROCESS NO: Z19-222

DATE: DEC 9 2019 BY: CABR

EXHIBIT A

North 1/2 of NW 1/4 of SW 1/4 of NW 1/4, Section 34, Township 54 South, Range 40 East, less the West 35 feet thereof for road purposes, lying and being in Dade County, Florida

Folio No. 30-4034-000-0351

MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: DEC 9 2019 BY: CABR

EXHIBIT B

OWNER OF RECORD DISCLOSURE OF INTEREST

Norman Bros. Produce, Inc.	Percentage of Interest
David & Marilyn Nelson 25401 SW 147 Ave Homestead, FL 333033	41%
Theresa Dickinson 25301 SW 147 Ave Homestead, FL 33033	9%
Kimberly Booth 16240 SW 282 Street Homestead, FL 33033	9%
Kelly Boyle 29240 SW 205 Ave Homestead, FL 33033	9%
Jacquie Linton 7621 SW 87 Ave Miami, FL 33173	9%
Susan B. Suggs 19540 Whispering Pines Rd. Miami, FL 33157	5.5%
Jonnie Kinnebrew 7621 SW 87 Ave Miami, FL 33173	5.5%
Robert Hoffman 7621 SW 87 Ave Miami, FL 33173	5.5%
Jon T. Linton 7621 SW 87 Ave Miami, FL 33173	5.5%

MIAMI-DADE COUNTY PROCESS NO: Z19-222

CONTRACT PURCHASER DISCLOSURE OF INTEREST

DATE: DEC 9 2019 BY: CABR

GC3 Development, LLC

Percentage of Interest

Michael Garcia-Carrillo 5979 Miller Drive

Miami, FL 33155

100%

MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: HAN 20 2020 BY: G



ARCHITECTURE PLANNING . INTERIORS

ATLANT

SUNRISE 7621 SW 87TH AVE

A-0.1 A-0.11 A-0.12 A-0.2 A-11 A-12 A-13 A-14 A-20 A-21 A-41 A-41 A-42

THIRD FLOOR PLAN ROOF PLAN

NORTH & SOUTH ELEVATION

EAST & WEST ELEVATION

LANDSCAPE PLAN

ENLARGED SINGLE UNIT PLAN ENLARGED TWIN UNIT PLAN ENLARGED DENVER UNIT PLAN

OPEN SPACE DIAGRAM
FIRE ACCESS DIAGRAM
GROUND FLOOR SITE PLAN
GROUND FLOOR PLAN
SECOND FLOOR PLAN

OVERALL SITE PLAN RENDERING 4

R-1.0 R-1.1 R-1.2 R-1.3

AERIAL RENDERING 1 AERIAL RENDERING 2 RENDERING 3

ZONING INFORMATION & INDEX AERIAL - SITE LOCATION

1-05

SURVEY

SHEET INDEX

7621 SW 87TH AVE MIAMI, FLORIDA

	ZONING INFORMATION	
PROJECT NAME	SUNRESE 7621 SW 87TH AVE	
PROPERTY ADDRESS:	7621 SW 87TH AVE MAME FL 33173	
20vav02	8U-5A	
NET LOT AREA	203,849 SQ FT.	4.68 Acres
MAXIMUM FAR	ALLOWED/REQUIRED	PROVICED
NET LOT AREA X D 6	203.849 SF X D 6 =	

FAR ODNISREATE LVINIS FAOILITY		81,540 SF	26,800 SF
CONGREGATE LIVING FACILITY			
	FAR		

FAR		
CONGREGATE LIVING FACILITY		
SKOUND FLOOR		26.800
SMD FLOOR		26,600
JRD FLOOR		26,600
	1017	80,000 SF

296 US	MHMMUM 25% OF TOTAL LOT AREA 0.25 x 203.849=	OPEN SPACE AREA ALLOWED/REDURED	SDE (SOUTH) Minimum 15-4r 15-07-10	REAR (5AST) Minimum 25-0" 300-10"T	SDE (NORTH) Maintain 15-07 202:5-11	FROM WEST (87TH AVE) Minimum 25'-0" 25'-0"10	SETBACKS	101AL 80.000 SF	3RD FLOOR 26 600	ZND FLOOR 26,600	GROUND FLOOR 26 800
54853 SD FT		PROVIDED	15-0-10 CONGREGATE LIVING FACILITY	300-10-TO CONGREGATE LIVING FACILITY	202-5-10 CONGREGATE LYMIGFACULTY 74-11" BETWEEN BUILDINGS	25: OT TO CONGREGATE LIVING SACILITY	PROVIDED		6,600	6,600	8 800

MINIMUM 25% OF TOTAL LOT AREA		0.25 x 203.849=	
	TOTAL	50.962	64853 SDFT
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PAVED AREA			PROVIDED
		TV101	59634 SQ.FT
			A STATE OF THE PERSON OF THE P
TREES		ALLOWED/REQUIRED	DEGINDRA
AS PER CHAPTER 18-A	28 PER NET LOT ACRE	28 X 4.68 = 131 TREES	158 TREES
BUILDING HEIGHT		ALLOWED/REQUIRED	GECIMORE
			AUTH AMERICE
CONGREGATE LIVING FACILITY		24-0°	35-4-
		2 STORIES	3 STORIES

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SUNRISE 7621 SW 87TH AVE
7621 SW 87TH AVE
MIAMI, FLORIDA 33173







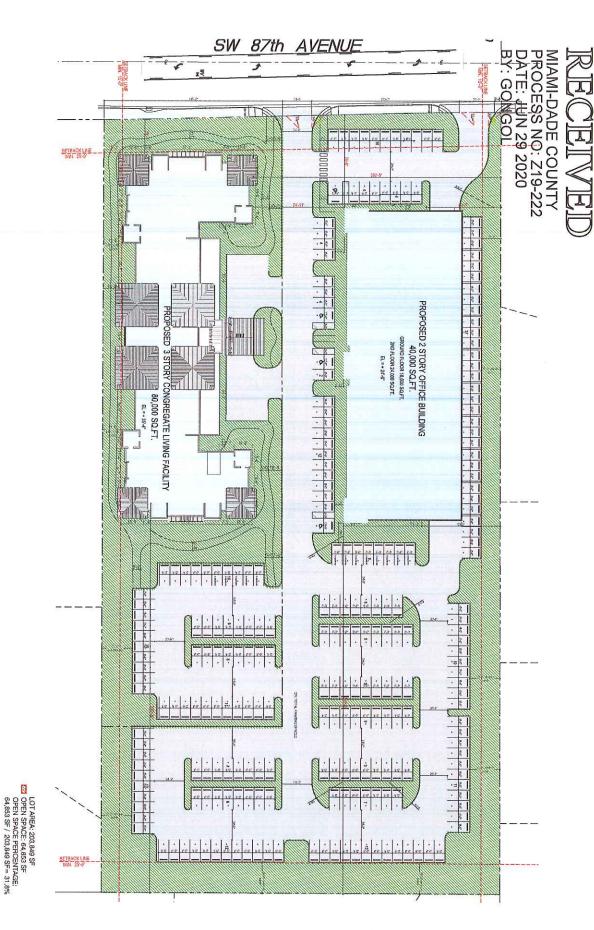


SUNRISE 7621 SW 87TH AVE MAMI, FLORIDA 33173



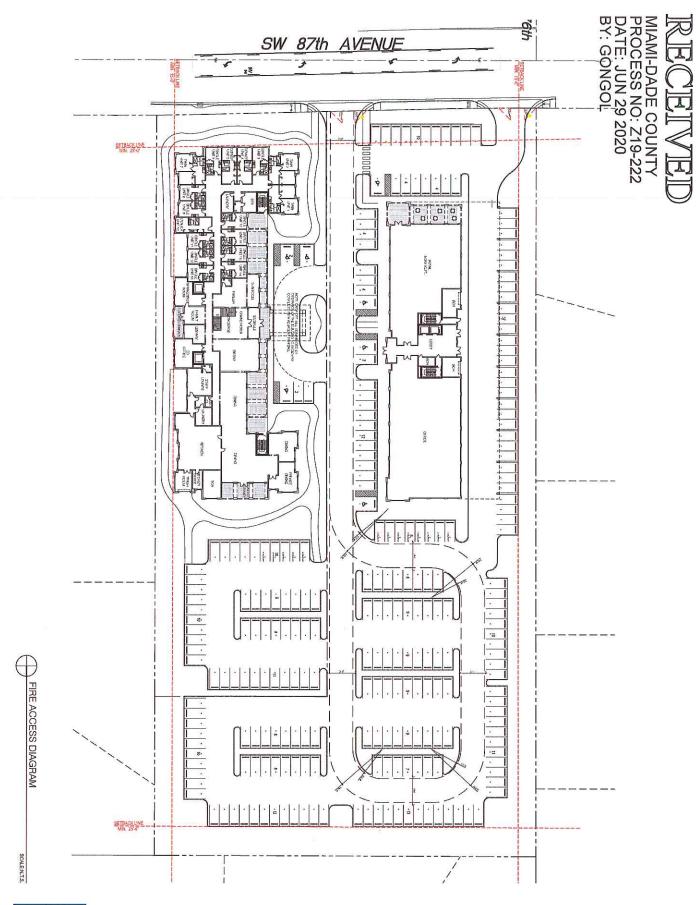




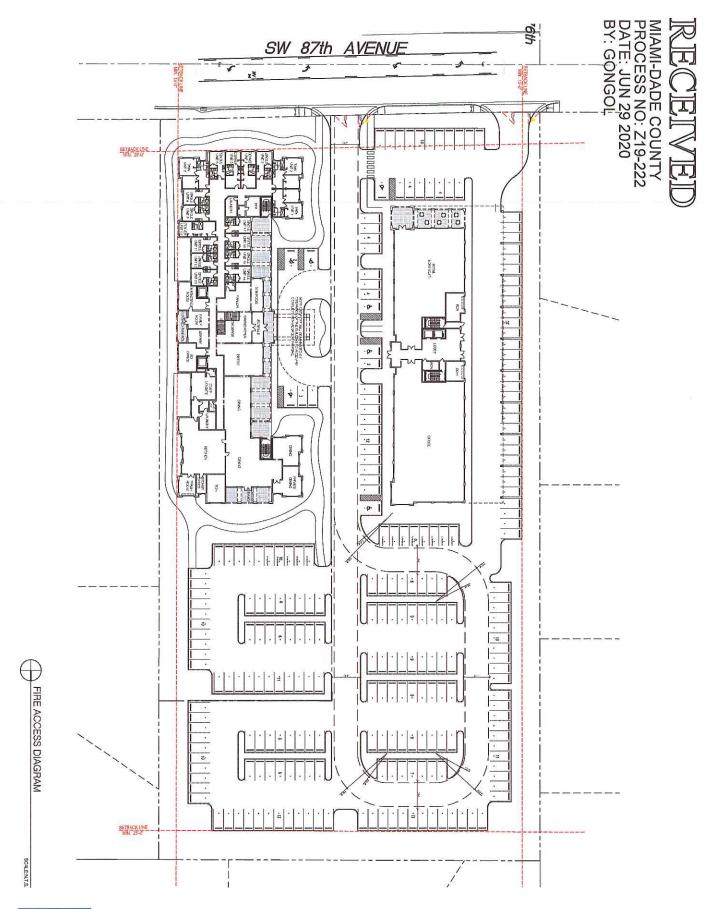


OVERALL SITE PLAN - OPEN SPACE DIAGRAM SCHENTS.

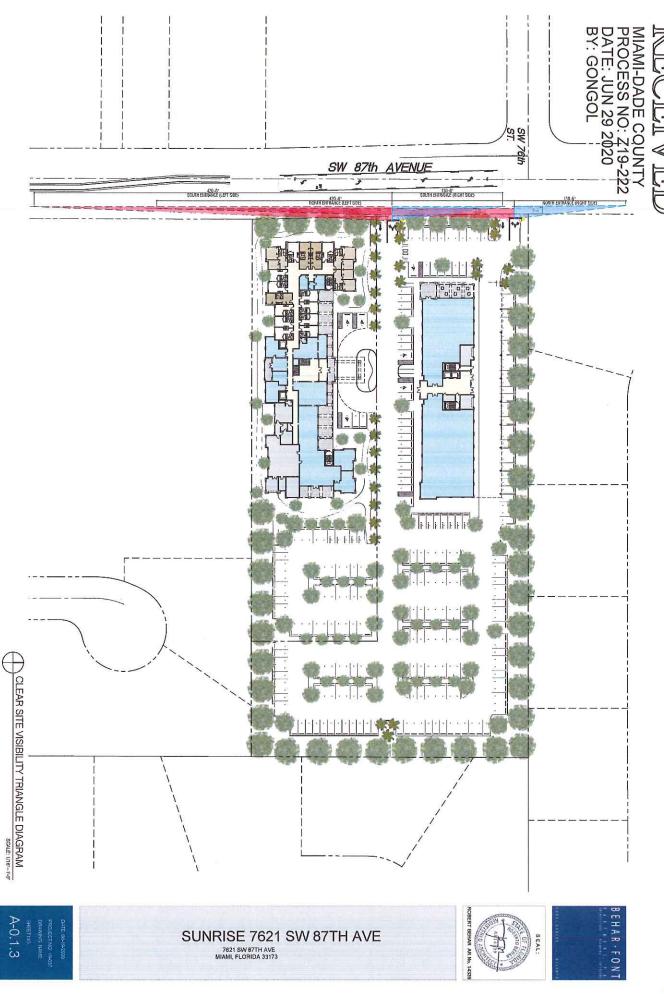
DATE OR-19-2020
PROJECT NO 19-037
OPRANDIS NAME
SHEET NO.
A-0.1.1





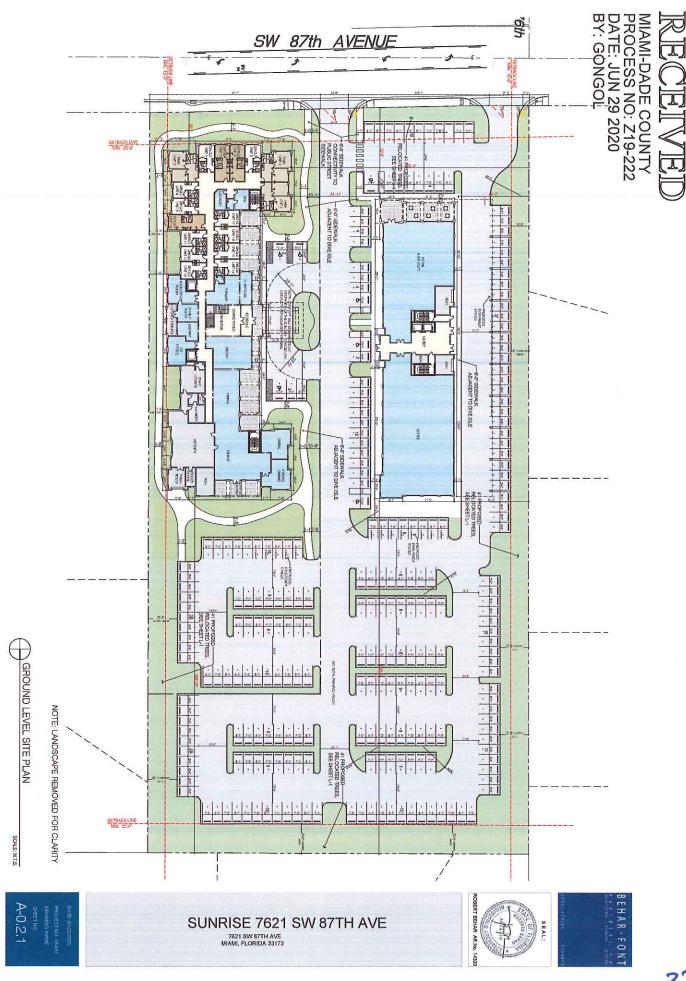








DATE 08-19-2220
PROJECT NO 19-027
DRAWING MANE
SHEET NO
A-0.2



GROUND LEVEL FLOOR PLAN

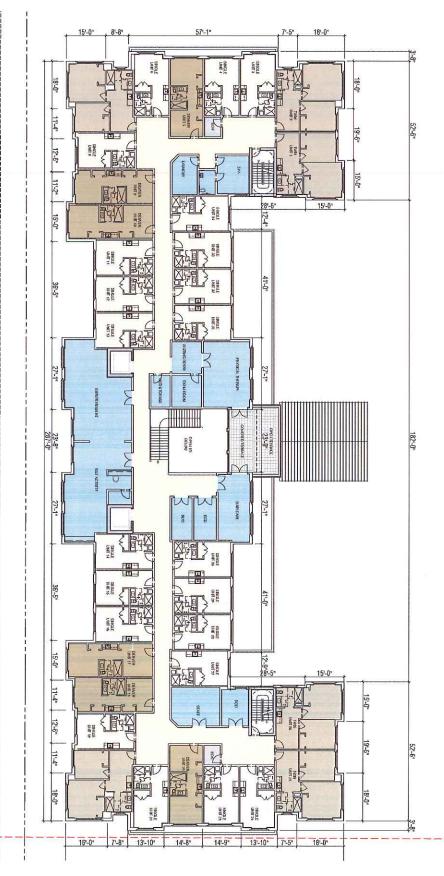
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DEANING NAME
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SUNRISE 7621 SW 87TH AVE
7621 SW 87TH AVE
MIAMI, FLORIDA 33173





MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: JUN 29 2020 BY: GONGOL





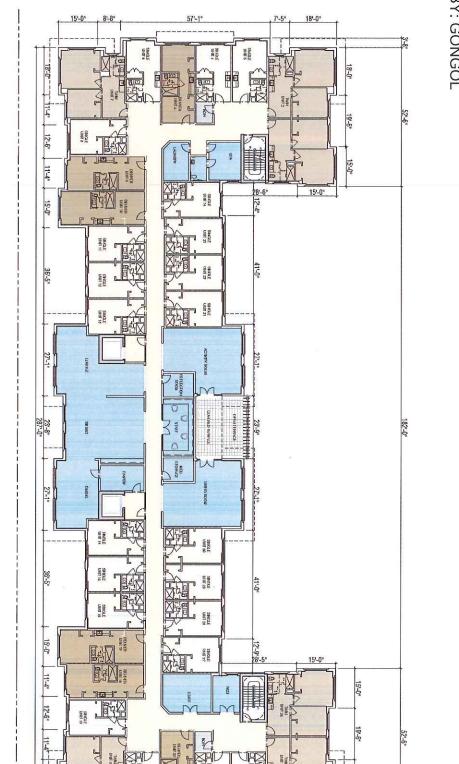
2ND LEVEL FLOOR PLAN

SUNRISE 7621 SW 87TH AVE
7621 SW 87TH AVE
MIAMI, FLORIDA 33173





MIAMI-DADE COUNTY
PROCESS NO: Z19-222
DATE: JUN 29 2020
BY: GONGOL



13'-10" 7'-5°



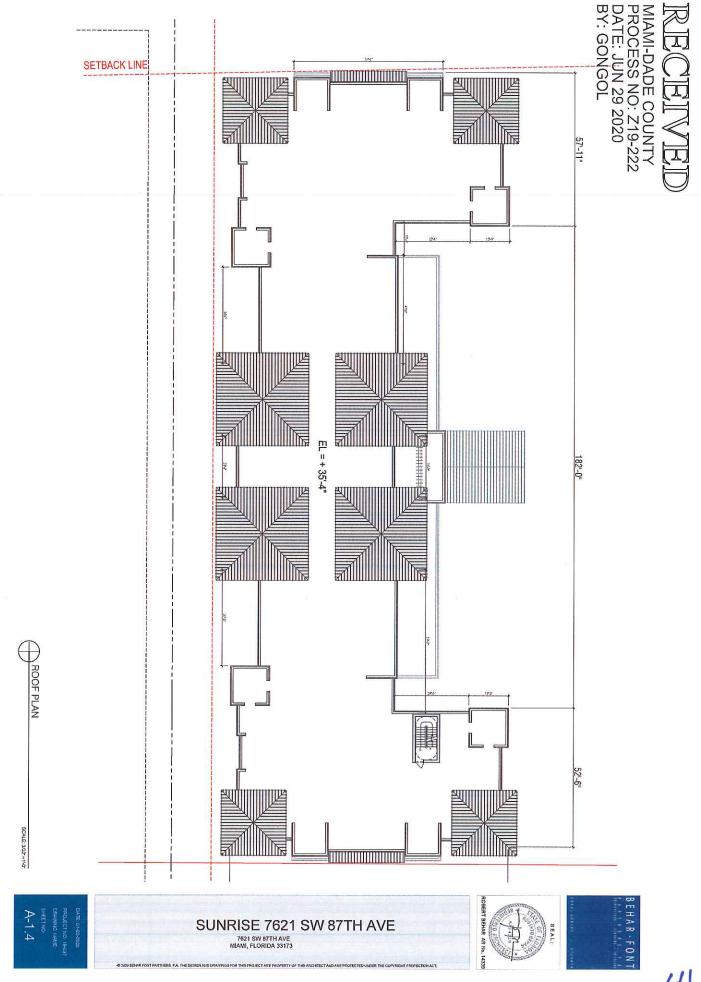
3RD LEVEL FLOOR PLAN

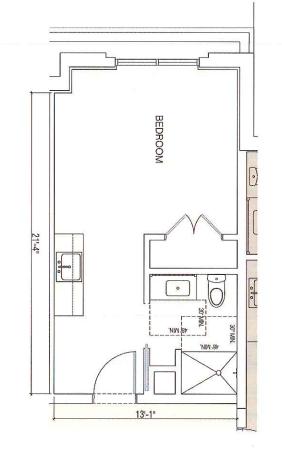
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16'-0"

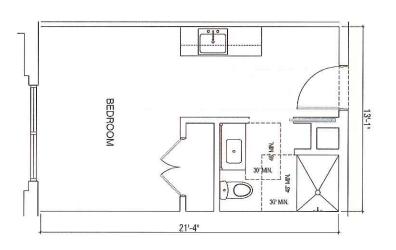










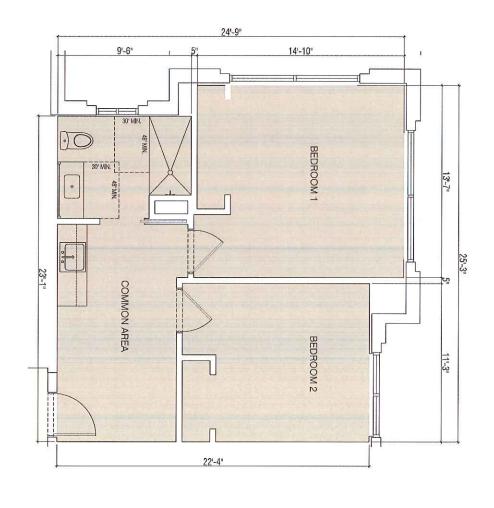


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SUNRISE 7621 SW 87TH AVE
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MIAMI, FLORIDA 33173





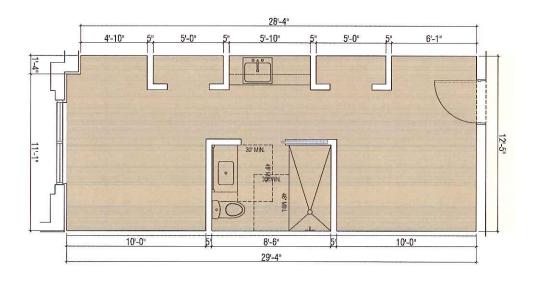


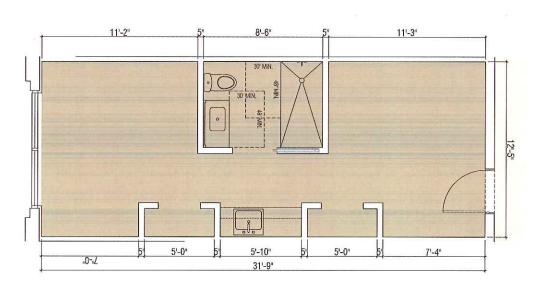












TYPICAL UNIT TYPE - DENVER SCALE: 1/2"=1'-0"

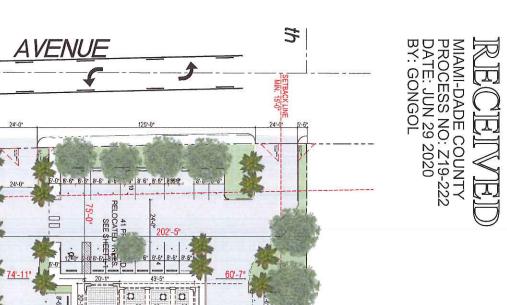
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SUNRISE 7621 SW 87TH AVE

T621 SW 87TH AVE
MIAMI, FLORIDA 33173







GROUND LEVEL FLOOR PLAN



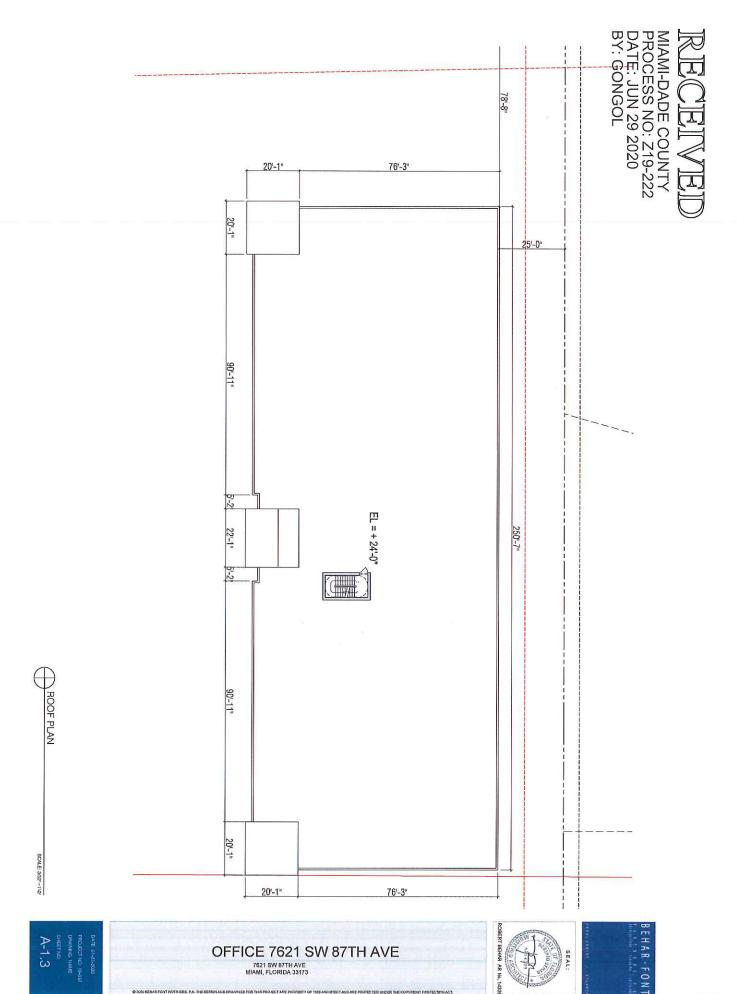
OFFICE 7621 SW 87TH AVE
MIAMI, FLORIDA 33173

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MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: JUN 29 2020 BY: GONGOL 20'-1" 76'-3" 31'-2" 5-2 2ND FLOOR OFFICE 24,000 SQ.FT. 22'-1" 2ND LEVEL FLOOR PLAN 90"-11" 20'-1" SCALE: 3/32" = 1'-0" 20'-1" ROBERT BEHAR AR No. 14339 OFFICE 7621 SW 87TH AVE
MIAMI, FLORIDA 33173



MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: JUN 29 2020 BY: GONGOL





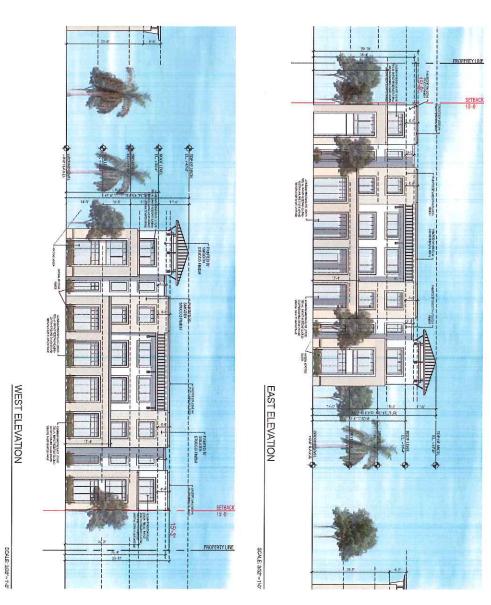
SOUTH ELEVATION

SCALE: 3/32"-1"0"

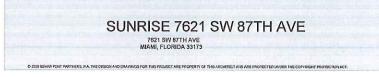
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MIAMI, FLORIDA 33173





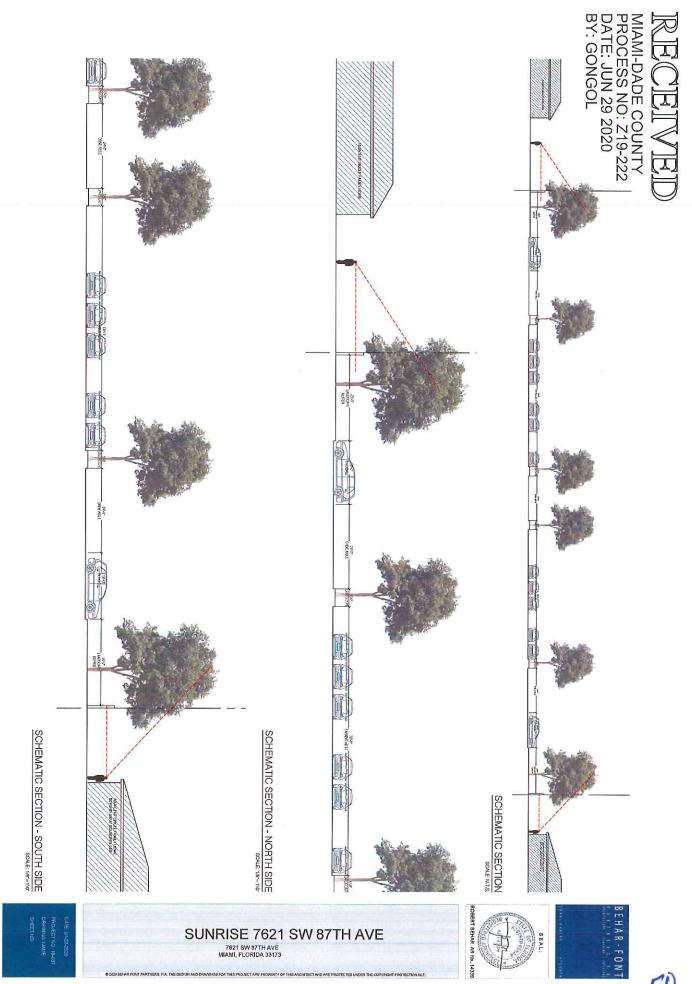












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MIAMI-DADE COUNTY
PROCESS NO: Z19-222
DATE: JUN 29 2020
BY: GONGOL

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DATE 01-22-0000
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SHEET NO
A-3.1

SUNRISE 7621 SW 87TH AVE

7621 SW 87TH AVE MIAMI, FLORIDA 33173

© 2005 KEHNA FORT PARTNERS, PA. THE DETICH AND DRAAPICS FOR THE PROJECT ARE PROPERTY OF THU ASCHATICT AND AND PRUTECTED UNDER THE COPYRICH PROTECTION ACT.





MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: JUN 29 2020 BY: GONGOL



A-2.0

OFFICE 7621 SW 87TH AVE

TO21 SW 87TH AVE
MIAMI, FLORIDA 33173









DATE O1-22-2020
PROJECT NO 16-03
DEPARTUS NAME.
SHEET NO
A-2.1

OFFICE 7621 SW 87TH AVE
MIAMI, FLORIDA 33173







BY: GONGO SW 76th STREET

SW 87th AVENUE

· |

LANDSCAPE PLAN NORTH

Scale: 1"=30'-0"

NOTE: (41) PROPOSED RELOCATED TREES SHALL BE EVALUATED BY A CERTIFIED ARBORIST. BASED ON THEIR EVALUATION AND REPORT, THE PROPOSED RELOCATED LOCATIONS MAY BE REVISED TO PROVIDE THE MOST APPROPRIATE LOCATION BASED ON TREE SIZE, HEALTH, AND CHARACTER OF THE TREES.

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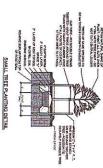
7621 SW 87TH AVE MIAMI, FLORIDA 33173

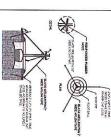
ANDREW WITKIN, A.S.L.A. Lic. # LAGGODS89

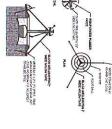
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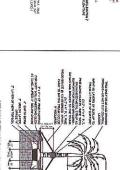
MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: JUN 29 2020 BY: GONGOL N T



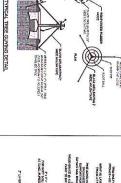


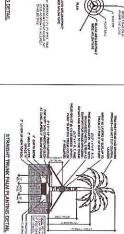


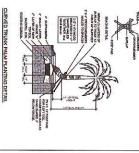




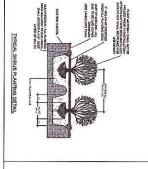


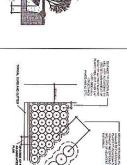


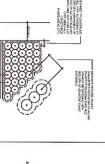


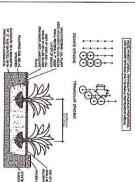


ALTHOUGH THE STATE LICENSE AND A RETORNESSED A TYPICAL SHRUB PLANTING DETAIL









PLANTING NOTES:

-All plant material is to be Florids Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

 Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% and coverage for all areas specified. No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or bletions to the plant material must be approved by the project engineer.

All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50%

All trees in lawn areas are to receive a 24° diameter mulched saucer at the base of the trunk,

Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual bods to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

Thee and dentity bit will be supplemented with "Agritorm Pells", 21 gram size with a 20-10-5 analysis, or substitute topplication accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis not name of manufacturer.

SOD NOTES:

TYPICAL CONTAINER SPACING DETAIL

TYPICAL GROUNDCOVER PLANTING DETAIL

-Sod is to be grade "A" weed free.

-All areas marked "LAVAN" shall be solid sodded with St. Augustino "Floratam" solid sod. See limit on plan, All areas marked "Bahia Grass" shall be solid sodded with Paspalum.

-Provide a 2º deep blanket of planting sell as described in planting noses this sheet. Prior to planting, remove stones, stellor, ent. from the set all utilizes. Execute a neisting non-conforming sell as required so that the finish grade of sold is found to be the sell utilizes. Execute a neisting non-conforming sell as required so that the finish grade of sold in the case of sold putching.

Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod

GENERAL NOTES:

The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

All planting plans are issued as directives for site layout. Any deviations, site changes, etcetar are to be brought to the attention of the Landscape Architect for clarification prior to installation.

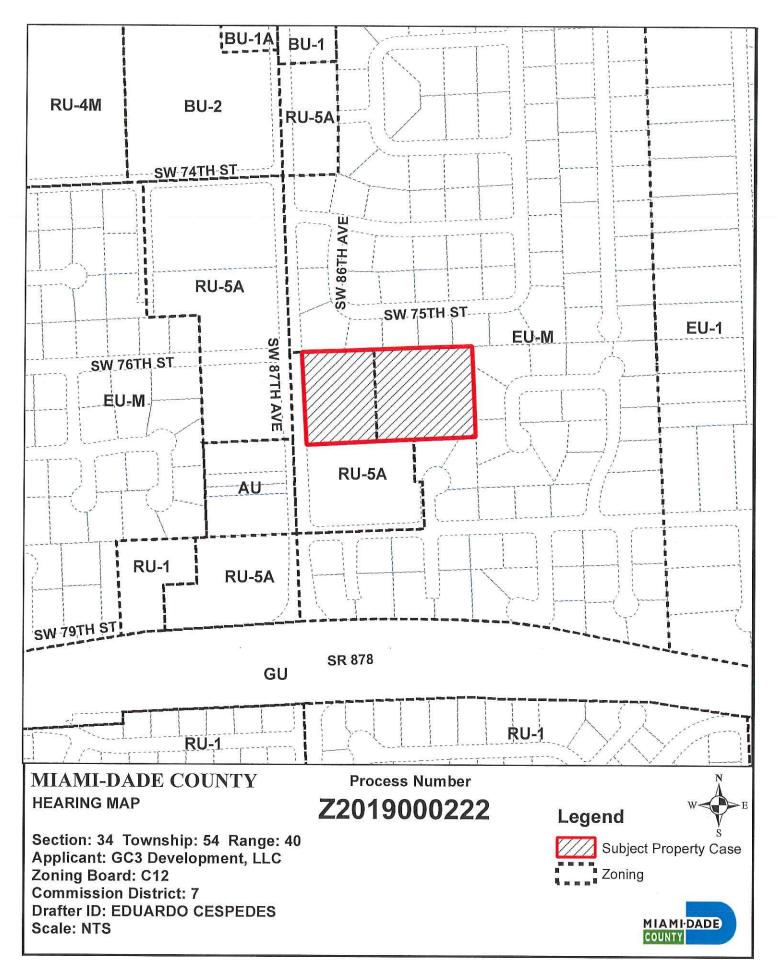
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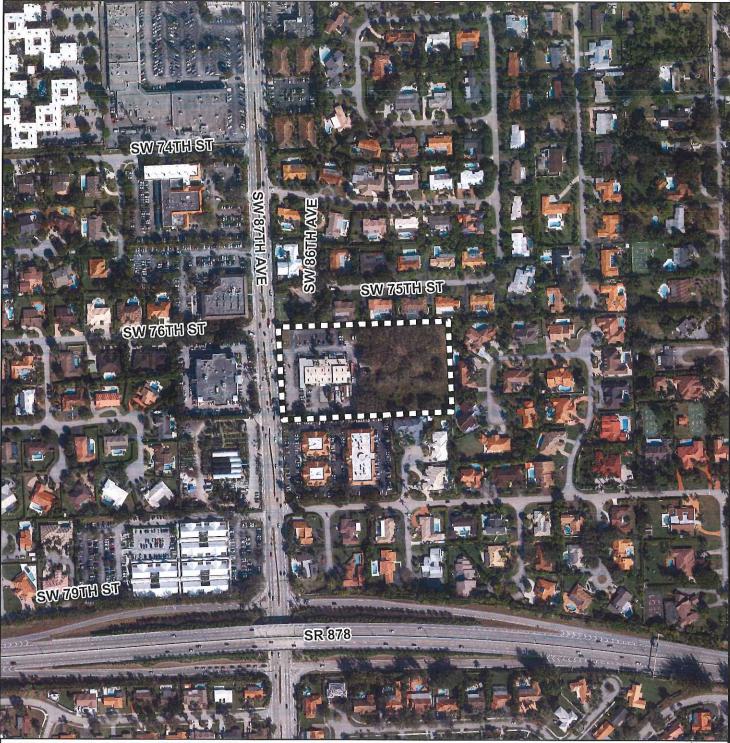


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SKETCH CREATED ON: Tuesday, December 10, 2019

DATE	BY
	4
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MIAMI-DADE COUNTY
AERIAL YEAR 2019

Process Number

Z2019000222

Legend Subject Property



Section: 34 Township: 54 Range: 40 Applicant: GC3 Development, LLC

Zoning Board: C12 Commission District: 7

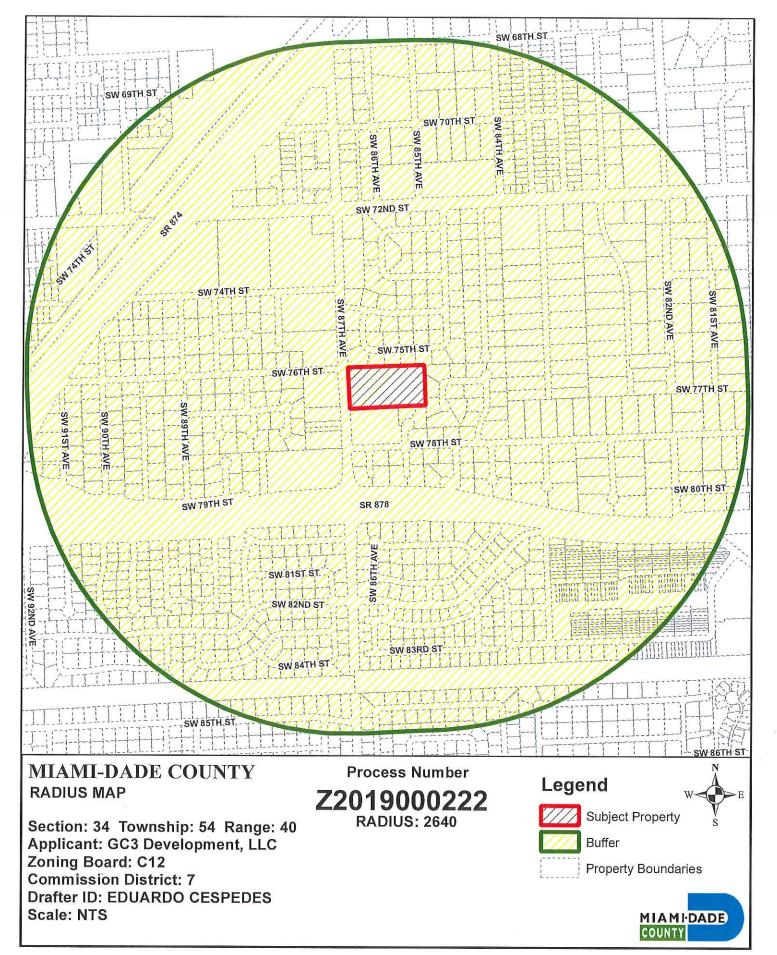
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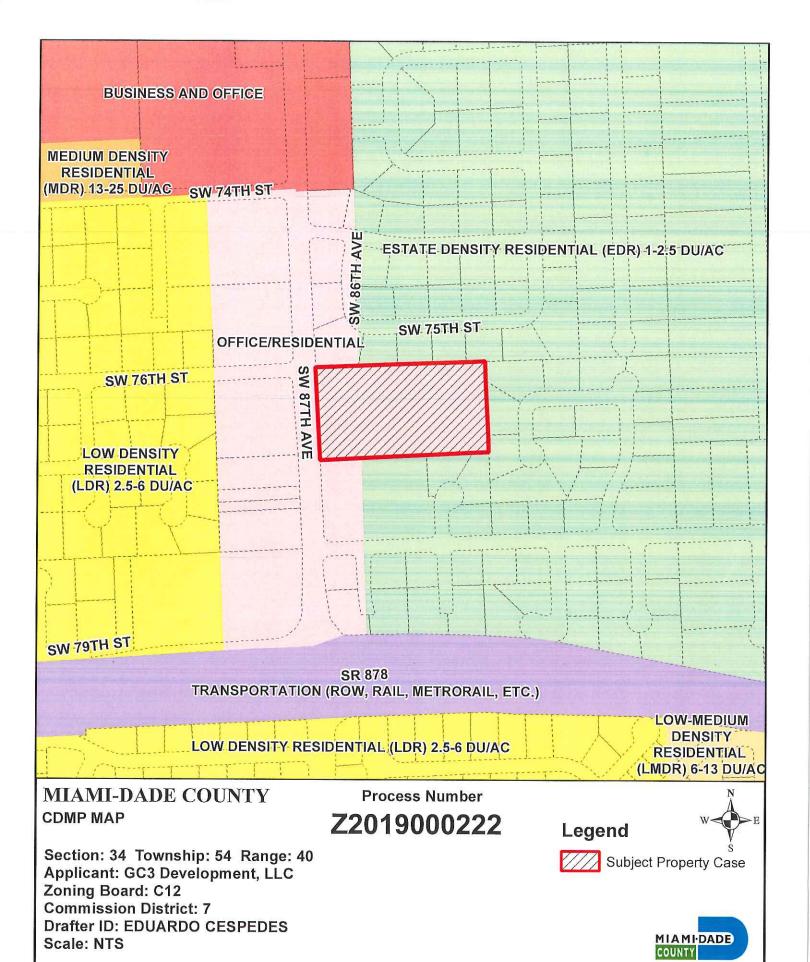
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MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: OCT 29 2020

BY: ISA



CFN 2019R0487857 OR BK 31554 Pss 1832-1840 (9Pss) RECORDED 08/02/2019 12:02:24 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

CC3 DevelopMENT, LLC ITEM: #2

22019000222

This instrument was prepared by:

Name:

Melissa Tapanes Llahues, Esq.

Address:

Bercow Radell Fernandez & Larkin, PLLC

200 S. Biscayne Boulevard, Suite 850

Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Norman Bros. Produce, Inc. (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the Opinion of Title, and

WHEREAS, the Property is the Application Area for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the October 2018 Cycle and said amendment is identified as Application No. 3 (the "Application"); and

WHEREAS, the Application seeks to re-designate the Property from "Office/Residential" and "Estate Density Residential" to "Office/Residential" on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan ("LUP") map.

NOW THEREFORE, in order to assure the Miami-Dade County (the "County") that the representations made by the Owner during the consideration of the Application will be abided by the Owner freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. <u>Uses on the Property</u>. The Property shall be developed with a congregate living facility to serve the elderly, and office uses, as well as ancillary commercial uses to serve the on-site use(s) in an amount not to exceed 15 percent of the total floor area developed on the Property. The eastern 300 feet of the Property shall be restricted to parking and landscaping. The Owner shall comply with Section 24-43(5) of the County Code, memorialized in the covenant recorded in the Public Records of Miami-Dade County under Clerk-File Number 1984R12162, which

(Public Hearing)

PROCESS NO: Z19-22 DATE: OCT 29 2020

Declaration of Restrictions Page 2

(Space reserved for Clerk)

provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the Property.

- Residential Density. The congregate living facility to serve the elderly on the 2. Property shall be limited a maximum of 80,000 square feet with a maximum of 85 rooms and 115 residential occupants.
- Office Uses. The office uses on the Property shall be limited to a maximum of 3. 40,000 square feet. No more than 50% of the office development shall be dedicated for medical office use.
- Ancillary Commercial Uses. Ancillary commercial uses shall not exceed 15 4. percent of the total floor area developed on the Property.
- Landscape Buffering. The north, east and south perimeter of the eastern 300 feet 5. of the Property shall consist of landscape buffering at a minimum depth of 25 feet. The north perimeter of the Property, between the eastern 300 feet of the Property and SW 87 Avenue, shall consist of landscape buffering at a minimum of 15 feet.
- Garbage Hauler. Owner shall direct the Property's garbage hauler to limit pick 6. up hours to between 7 am to 9 pm.
- Community Outreach and Alternative Development Program. Prior to the 7. filing of the rezoning application, the Owner shall hold at least one additional community meeting with residents and stakeholders in the immediate vicinity to discuss and receive comments on the design of the project, including the location of trees within the eastern 300 feet. The Owner agrees to include, either individually or jointly, as part of the initial request for the rezoning of the Property or any portion thereof ("Initial Request"), a site plan depicting a development program in accordance with all of the above provisions, including a three (3) story elderly congregant living facility, and to request any associated unusual uses, special exceptions, variances, or other zoning approvals necessary for development of that site plan. The Owner must diligently pursue such Initial Request or requests, including preparing an updated traffic analysis. In the event that the Initial Request is denied in whole, or is approved in part without a three (3) story elderly



MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: OCT 29 2020

BY: ISA

Declaration of Restrictions Page 3

(Space reserved for Clerk)

congregant fiving facility, or is reversed on appeal, the Owner shall be relieved of paragraph 5 titled "Landscape Buffering," as well as the portion of the provision in paragraph 1 titled "Uses on the Property" that requires that "the eastern 300 feet of the Property shall be restricted to parking and landscaping." If the Initial Request is denied or reversed, the Owner shall make and diligently pursue a subsequent request (the "Second Request") for the rezoning of the Property. In the event of a Second Request or any subsequent requests, the Owner shall not be subject to paragraph 5 or the provision in paragraph 1 that restricts the uses in the eastern 300 feet of the Property to parking and landscaping, and shall alternatively provide a landscape buffer of 20 feet along the north, east, and south boundaries of the Property. If the Initial Request is approved in whole or in part with a three (3) story elderly congregant living facility, subsequent requests to modify the approved site plan shall remain subject to paragraph 5 titled "Landscape Buffer" and all provisions in paragraph 1 titled "Uses on the Property."

8. Miscellaneous

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

(Public Hearing)

MIAMI-DADE COUNTY PROCESS NO: Z19-222 DATE: OCT 29 2020

BY: ISA

Declaration of Restrictions Page 4

(Space reserved for Clerk)

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or



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suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

County Inspections. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

<u>Election of Remedies</u>. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

<u>Presumption of Compliance</u>. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

<u>Severability</u>. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect.

t. A COUNTY OF THE PROPERTY OF

Declaration of Restrictions

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However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]



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6/20/19

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(Public Hearing)

Signed, witnessed, executed, and	acknowledged on this <u>20</u> day of <u>June</u> , 2019.
IN WITNESS WHEREOF, Norm signed in its name by proper officials.	an Bros. Produce, Inc. has caused these presents to be
WITNESSES: Signature of Witness John T Prah! Printed Name of Witness Nelson M. Prah! Signature of Witness Helen M. Prah! Printed Name of Witness	NORMAN BROS. PRODUCE INC., A Florida corporation By Jhans Q Dukins Name: Theresa A Dickinson Address: 7621 Sw 87 Avance Miani FL 33173
STATE OF Florida The foregoing instrument was acknot the Vice President of (Title) behalf of the corporation.	wledged before me by <u>Theresa A Dickinso z</u> Norman Bros Produce, Inc. (Corporation Name)
He/She is personally known to me or identification. Witness my signature and official seal this	/
JOHN T. PRAHL Commission # 66 248403 Expires August 7, 2022 Borned Thru Berget Robust Bernetes My Commission Expires:	Signature John T Prah 1 Print Name Signature Signat



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BY: ISA

EXHIBIT A

LEGAL DESCRIPTION:

North 1/2 of NW 1/4 of SW 1/4 of NW 1/4, Section 34, Township 54 South, Range 40 East, less the West 35 feet thereof for road purposes, lying and being in Dade County, Florida

Folio No. 30-4034-000-0351



MIAMI-DADE COOLINE Prepared by:

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BY: ISA -

OR BK 31554 PG 1840 LAST PAGE

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JOINDER BY MORTGAGEE CORPORATION

The undersigned CENTERSTATE BANK, N.A., the Mortgagee under that certain mortgage from NORMAN BROTHERS PRODUCE, INC, dated the 28 day of June 2006, and recorded in Official Records Book 24706, Page 1371, as modified by Modification of Mortgage recorded in Official Records Book 25899, Page 3125; Official Records Book 26567, Page 4874; Official Records Book 27016, Page 1931; Official Records Book 30273, Page 4414, of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property legally described in Exhibit "A", does hereby acknowledge that the terms of this Declaration of Restrictions and shall be binding upon the undersigned and its successors in title.

IN, WITNESS WHEREOF, these presents have been executed this \cancel{B} day of Witnesses: CENTERSTATE BANK, N.A. Name of Corporation Address: 28801 SW 157th Avenue Printillame Homestead F1=33033 Signature Nancu Print Name Print Name: BATE DROWN ["Note: All others require attachment of original corporate resolution of authorization] STATE OF Florida COUNTY OF MIAM - Dade The foregoing instrument was acknowledged before me by Belle Brown the Area Executive of CENTERSTATE BANK, N.A., on behalf of the corporation. He/She is personally known to me or has produced _____ , as identification. Witness my signature and official seal this B^* day of April 2019, in the County and State aforesaid. Notary Public-State of _ Clarida Print Name Resalinda Magallan My Commission Expires: (1)20/22 ROSALINDA MAGALLAN Notary Public - State of Florida Commission # GG 266953 My Comm. Expires Nov 20, 2022

[(Marmillainderly Marteuges Corporation - GCRN 7621 SW 17 Ave 4.8.2019.dec (4/8/19)]

