

**APPLICATION NO. 1  
SMALL-SCALE AMENDMENT APPLICATION**

<b>Applicant</b>	<b>Applicant's Representative</b>
Mayres LLC c/o Sanford Reinhard 1290 Weston Road, Suite 201 Weston, Florida 33326 (786) 285-1128	Stanley B. Price, Esq., Brian S. Adler, Esq. & Wendy Francois, Esq. Bilzin Sumberg Baena Price & Axelrod LLP 1450 Brickell Avenue, Suite 2300 Miami, Florida 33131 (305) 350-2351 (Brian S. Adler)

**Requested Amendment to the CDMP**

Redesignate the application site on the LUP map

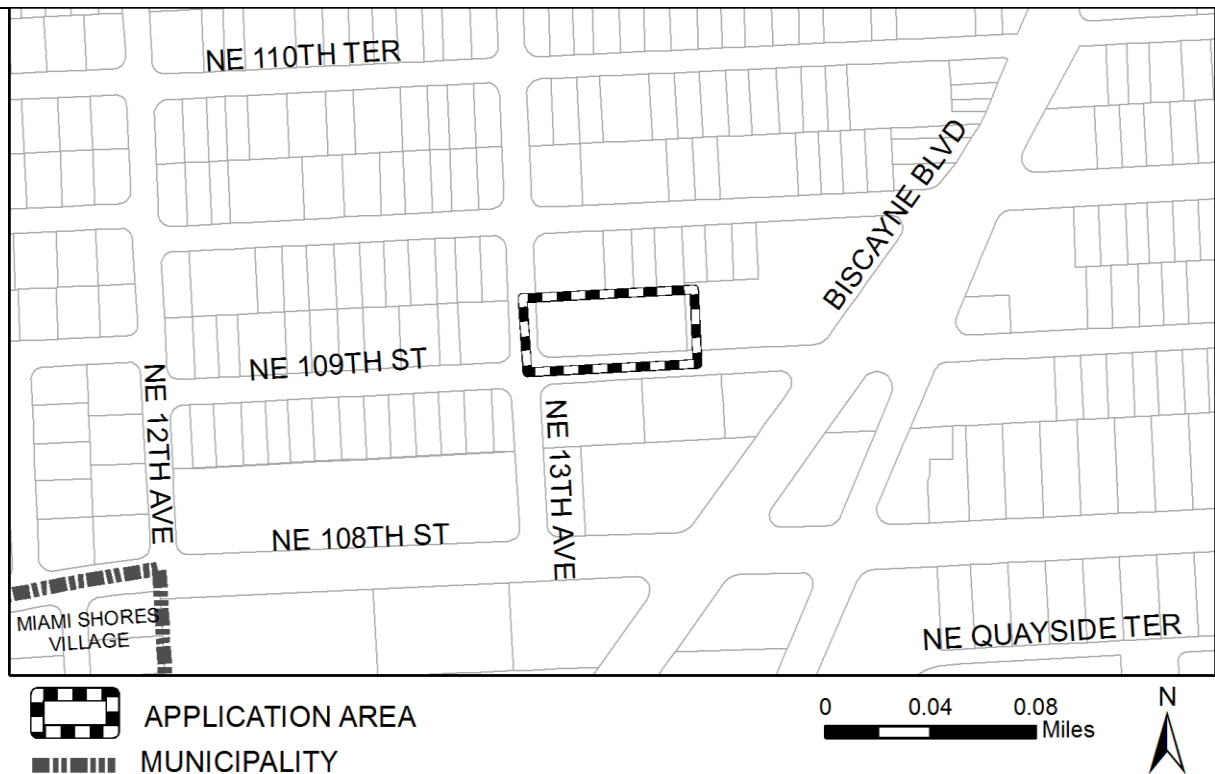
From: "Medium Density Residential (13 to 25 dwelling units per gross acre)"

To: "Business and Office"

Location: Northeast corner of the intersection of NE 109 Street and NE 13 Avenue.

Acreage of Application area:  $\pm 1.16$  gross acres;  $\pm 0.828$  net acres

Acreage Owned by Applicant:  $\pm 0.828$  net acres



**Notes:**

1. This page is not part of the Application that was filed by the applicant.
2. The Disclosure of Interest published herein contains only those applicable pages; all others were deleted.

**APPLICATION FOR AN AMENDMENT  
TO THE LAND USE PLAN MAP  
OF THE MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN  
SMALL SCALE AMENDMENT  
MAY 2015 CYCLE**

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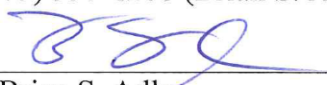
1. APPLICANT

Mayres LLC, a Florida limited liability company  
C/O Sanford Reinhard  
1290 Weston Road, Suite 201  
Weston, FL 33326  
786-285-1128

2. APPLICANT'S REPRESENTATIVE

Stanley B. Price, Esq.  
Brian S. Adler, Esq.  
Wendy Francois, Esq.  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Ave, Suite 2300  
Miami, Florida 33131  
(305) 350-2351 (Brian S. Adler)  
FAX (305) 351-2206 (Brian S. Adler)

By:

  
Brian S. Adler

Date

June 1, 2015

2015 JUN -1 P 3:07  
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

3. DESCRIPTION OF REQUESTED CHANGE

A. A change to the Land Use Plan Map. Item A.1 in the fee schedule is requested.

The applicant is requesting a change to the Miami-Dade County Future Land Use Map of the Comprehensive Development Master Plan as detailed below.

B. Description of the Subject Property

The subject property (the "Property") consists of approximately 1.16+/- gross acres located at the northeast corner of N.E. 109th Street and N.E. 13th Avenue in unincorporated Miami-Dade County, Florida, lying in Section 32, Township 52, Range 42 East. The Property consists of folio 30-2232-006-0010 and the westernmost portion of folio 30-2232-010-1220. The Property is bordered on the East by property under the same ownership as the applicant consisting of the

remainder of folio 30-2232-010-1220 (the "Adjacent Property"), with the eastern boundary of the applicant-owned property fronting on Biscayne Boulevard.

C. Gross Acreage

Application area: 1.16 +/- acres  
Acreage owned by applicant: 0.828 +/- acres

D. Requested Change

1. It is requested that the Property and application be redesignated on the Land Use Plan map from MEDIUM DENSITY RESIDENTIAL to BUSINESS AND OFFICE.
2. It is requested that this application be processed as a Small-Scale Amendment under the expedited procedures.

4. REASON FOR AMENDMENT

The Property is located adjacent to and adjoining commercial property under common ownership with the application Property. The Adjacent Property fronts on Biscayne Boulevard, a Major Roadway on the Comprehensive Development Master Plan Future Land Use Map. The map amendment would extend the Business and Office designation for the remainder of the south side of the block creating a Business and Office designation on the south side of the block formed by Biscayne Boulevard to the East, NE 13th Avenue to the West, and NE 109th Street to the South.

The Property consists of all of folio 30-2232-006-0010 assigned the address of 1305 NE 109th Street, and the westernmost portion of folio 30-2232-010-1220, assigned an address of 10990 Biscayne Boulevard. The applicant owns the remainder of the Property under folio number 30-2232-010-1220 which remainder is already designated Business and Office and currently houses a successful commercial plaza that services the neighboring community. The redesignation of the Property to Business and Office would allow the owner to utilize the currently vacant land to provide ground level parking on the application Property to serve the existing successful shopping center on the remainder of the east parcel.

The provision of additional parking will prevent the spillage of parking into the neighboring residential area being served by the shopping center. With additional parking the shopping center will have less of an impact on the residential neighborhood than what could be developed under the existing designation. The Property is designated as Medium Density Residential and is currently zoned RU-3M, however under the current Comprehensive Plan designation, it could be rezoned to RU-4L which would authorize development of a height of up to 6 stories. As part of the application, the Owner has agreed to restrict the commercial use of the application Property to ground level parking and/or uses otherwise permitted in the Medium Density Residential Category. Additionally, the owner has agreed that so long as the abutting property to the north is

developed with residential property a landscape buffer will be provided on the application Property.

The "Adjacent Property" has a zoning history dating back to 1950 which reveals that Adjacent Property, although previously zoned RU-3M, housed commercial development since 1938 and has had numerous uses over the years including beer and wine bars, package sales, palmistry studios and enjoyed other variances and uses. A portion of the Adjacent Property had been rezoned to BU-1A in 1987 pursuant to Resolution Z-160-87. That resolution left approximately 2.26 +/- acres of the Adjacent Property as BU-1A and approximately .41 +/- acres as RU-3M. The entirety of the Adjacent Property was then redesignated to Business and Office in the October 2005 cycle through Ordinance 06-73.

In 2006, subsequent to the redesignation of the Adjacent Property on the Master Plan to Business and Office, the owner of the Adjacent Property obtained a rezoning of the entirety of the Adjacent Property to BU-1A for commercial use pursuant to Miami-Dade County Resolution CZAB7-2-07. As part of the application the owner tied the Adjacent Property to a site plan illustrating one story buildings.

Extending the Business and Office designation on the Property will be consistent with the depth of commercial on the West side of Biscayne Boulevard which angles south in this area. The North side of NE 108th Street is developed with commercial uses extending westward to NE 13th Avenue, and the Kmart located between NE 106th and NE 108th Streets, which extends westward to NE 12th Avenue.

Further, additional rezoning and development approvals in the area over the last several years support redesignation of the Property. These approvals include but are not limited to:

- a. The property diagonally across the street to the southeast of the Adjacent Property was redesignated under the October 2005 cycle from Business and Office and Low-Medium Density Residential to Medium-High Density Residential and combined with additional property and the portion rezoned to BU-2 to allow a multifamily mixed use 7 story development pursuant to Resolution CZAB7-3-08.
- b. The property located between NE 112th Street and NE 115th Street, West of Biscayne Boulevard to NE 13th Avenue, was redesignated in the April 2005 Application Cycle to Business and Office and Medium Density Residential to allow for further infill development.
- c. The Property located at 11150 and 11190 Biscayne Boulevard which is zoned BU-1A but was approved for a 9 story, 402 residential dwelling unit development pursuant to Resolution CZAB 7-1-14.

The Property is located in an area that was not previously the focus of redevelopment. There have been very few applications for new development in this Section of property. However, in the last decade, there has been increased focus on redeveloping this area which traditionally has been neglected. The renewed focus in this area has resulted in re-development and overall improvements which will continue to transform the corridor.

Biscayne Boulevard was recently widened and beautified in this general area and the Property is located to the south of the Biscayne Corridor Community Redevelopment Area. Although not in the actual redevelopment area, utilization of the subject Property will help further the goals espoused by the redevelopment corridor area. Further, with the recent increased interest in residential multifamily development in the area, and the development of various commercial properties for residential, the redesignation of the Property for commercial use will not negatively impact the residential capacity in the area but will help continue to service the growing residential community.

The subject Property is currently vacant. Approval of this application would be consistent with the Miami-Dade County Comprehensive Development Master Plan as it would further the following Goals and Policies:

#### Objective LU-1

The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

#### Policy LU-1C

Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

#### Objective LU-8

Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

#### Policy LU-8B

Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

#### Policy LU-9H

Miami-Dade County shall continue its special area planning program with emphasis on the preparation of physical land use and urban design plans for strategic and high-growth

locations, such as urban centers and certain transportation corridors as defined in the CDMP.

#### Policy LU-9J

Miami-Dade County shall continue to use the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall consider the inclusion of such guidelines into its land development regulations.

#### Business and Office: Page I-43 of the CDMP:

The depth of the ribbon for commercial development and other uses permitted under the Business and Office land use category is more generalized. In general, the depth should be limited to the norm for the strip, but may be approved at such other depth that will provide a logical transition to adjacent commercial and residential uses or accommodate vehicular parking to serve an adjacent use, provided that liberal permanent buffering is provided or other site planning or design features are used, to provide compatibility with any adjoining and adjacent residential uses that exist or are designated on the Land Use Plan map, in keeping with the Plan's policies.

#### 5. LOCATION MAP FOR APPLICATION

See attached

#### 6. ATTACHMENTS:

Disclosure of Interest  
Aerial  
Location

#### 7. COMPLETED DISCLOSURE FORMS

See Attached.

**LOCATION MAP FOR APPLICATION TO AMEND  
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

APPLICANT: Mayres LLC

The Property consists of approximately 1.16+/- gross acres located at the northeast corner of N.E. 109th Street and N.E. 13th Avenue in unincorporated Miami-Dade County, Florida, lying in Section 32, Township 52, Range 42 East.

Folio # 30-2232-006-0010

The westernmost portion of 30-2232-010-1220



Area Owned by Applicant

## DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT(S) NAME AND ADDRESS:

APPLICANT A: Mayres LLC, a Florida limited liability company, C/O Sanford Reinhard,  
1290 Weston Road, Suite 201, Weston, FL 33326

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
Mayres LLC	Yes	30-2232-006-0010	0.9175 +/- net acres
		30-2232-010-1220	0.05 +/- subject to application, 1.88 +/- total for folio

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
Mayres LLC	X			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: Mayres LLC

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
<u>Adriana Varela</u>	<u>2%</u>
<u>Rafi Design LTD (BVI)</u>	<u>98%</u>
<u>Hugo Belcastro</u>	<u>50% of Rafi Design LTD (BVI)</u>
<u>Adriana Varela</u>	<u>50% of Rafi Design LTD (BVI)</u>

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: \_\_\_\_\_

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____

- e. If the applicant is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners, [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities,

further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS

PERCENTAGE OF INTEREST

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date of Contract \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

\_\_\_\_\_  
\_\_\_\_\_

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- c. If the owner is a TRUSTEE, and list the trustee's name, the address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: \_\_\_\_\_

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- d. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

\_\_\_\_\_  
\_\_\_\_\_

- e. If the owner is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

\_\_\_\_\_  
\_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

\_\_\_\_\_  
\_\_\_\_\_

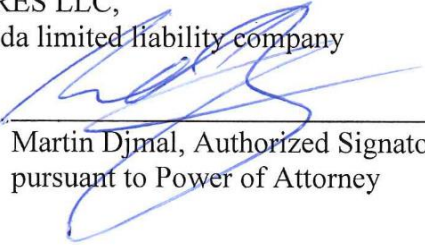
For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

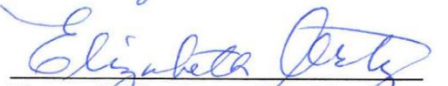
MAYRES LLC,  
a Florida limited liability company

By:

  
\_\_\_\_\_  
Martin Dimal, Authorized Signatory  
pursuant to Power of Attorney

MIAMI 4602404.3 81733/46418

Sworn to and subscribed before me this  
18 day of June, 2015

  
Notary Public, State of Florida at Large



ELIZABETH ORTIZ  
MY COMMISSION # FF 175982  
EXPIRES: December 17, 2018  
Bonded Thru Budget Notary Services

(SEAL)

My Commission Expires:

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

### LIMITED POWER OF ATTORNEY

I, **JULIO ALVAREZ**, as Manager of **MAYRES, LLC**, a Florida limited liability company (the "**Owner**"), having an address at c/o Sanford N. Reinhard, P.A. 1290 Weston Rd., Suite 201, Weston, FL 33326, as the Owner of that property described on **Exhibit "A"** attached hereto, currently having an assigned folio number of ~~30-2232-006-0010~~, ~~30-2232-010-1220~~ (the "**Property**"), hereby makes, constitutes and appoints **MARTIN DJMAL** ("**Agent**"), through its officers, as Owner's true and lawful attorney and agent, and gives and grants unto said Agent, individually, full power and authority to, in Owner's name, place, and stead:

(1) correspond on Owner's behalf with Miami-Dade County, the State of Florida, and with any agencies of the United States of America related to the development of the Property (the "**Project**");

(2) prepare, execute, file and amend any applications and associated documents, letters and plans related to the Project with Miami-Dade County, the State of Florida, and with agencies of the United States of America, as may be necessary to complete the Project, including, but not limited to, covenants or declarations in lieu of unity of title, assignments of any unused zoning, land use and related entitlements, credits, allocations, rights and uses pertaining to and/or benefiting the Property, platting of the Property, approvals from Miami-Dade County Department of Environmental Resource Management, applications for water and sewer facilities and service through Miami-Dade County Water and Sewer Department, amendments to the existing major use special permit and any lesser-included permits approved by the City of Miami, and applications for building permits through Miami-Dade County; and

(3) represent and appear on behalf of the Owner at any meeting or public hearings related to the Project and to take, or cause to be taken, any and all other action, in the name and on behalf of the Owner or otherwise, that in the Agent's judgment is necessary, desirable, or appropriate in order to complete the Project.

Subject to the limitations and qualifications set forth herein, the Owner grants unto Agent as the Owner's attorney-in-fact full power and authority to execute and deliver such instruments and to take such actions as if the Owner were personally present, hereby ratifying and confirming all that Agent as the Company's attorney-in-fact shall lawfully do or cause to be done by authority hereof.

Anything contained herein to the contrary notwithstanding, the power and authority granted to Agent to execute any document on behalf of Owner shall be limited only to the following individuals: **MARTIN DJMAL**

Third parties may rely upon the powers granted under this Power of Attorney upon the exercise of any such powers by Agent as Owner's attorney-in-fact and authorized agent and may assume that all conditions precedent to the exercise of any such powers have been satisfied.

If any part of any provision of this Power of Attorney shall become invalid and unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity



only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

This instrument shall remain in full force and effect until such time as a revocation has been executed by the parties or upon the date of closing of a contract for purchase and sale of the Property by which title to the Property is transferred from Owner to Agent.

IN WITNESS WHEREOF, the undersigned has executed this instrument and caused its seal to be affixed as of this 29<sup>th</sup> day of May, 2015.

Signed, sealed and delivered  
in the presence of

MAYRES, LLC, a Florida limited liability company

Print Name:

Print Name:

STATE OF FLORIDA

COUNTY OF BROWARD

By:

Print Name: JULIO ALVAREZ

Print Title: Manager

) SS:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2015 by **JULIO ALVAREZ**, as Manager of MAYRES, LLC, a Florida limited liability company, who [ ] is personally known to me or [ ] produced a valid driver's license as identification.

[NOTARIAL SEAL]

Notary Public, State of Florida

Print Name:

My commission expires:



**EXHIBIT "A"**

Lots 1, 2, 3, 4, 5, 6, 7, 8 and the South 13.93 feet of Lots 9, 10 and 11, in Block 9, of BISCAYNE SHORES CORRECTED PLAT, according to the plat thereof as recorded in Plat Book 23, Page 52, of the Public Records of Miami - Dade County, Florida.

AND

Lots 1, 2, 3, 7, 8, 9, 10, 11, 12, 29, 30, 31, 32 and 33, in Block 1, of AMENDED PLAT OF BAY RIDGE, according to the plat thereof as recorded in Plat Book 20, Page 8, of the Public Records of Miami - Dade County, Florida.

AND

All of the property formerly occupied by an alley and closed pursuant to Resolution No. R-467-05 recorded in Official Records Book 26261, Page 940, of the Public Records of Miami - Dade County, Florida, more particularly described as follows:

A portion of land located in Block 1, AMENDED PLAT OF BAY RIDGE, according to the plat thereof as recorded in Plat Book 20, Page 8, of the Public Records of Miami - Dade County, Florida, more particularly described as follows:

Begin at the Southwest corner of Lot 33 of said Block 1; thence Northerly along the Westerly line of said Lot 33 and its extension Northerly also being the Westerly line of Lots 29, 30, 31 and 32 of said Block 1, for a distance of 124.93 feet to the Northwest corner of said Lot 29 and the Northerly limits of said AMENDED PLAT OF BAY RIDGE and the Southerly line of Lot 8, Block 9, of BISCAYNE SHORES CORRECTED PLAT, as recorded in Plat Book 23, Page 52, of the Public Records of Miami - Dade County, Florida; thence Westerly along the Southerly line of said Lot 8 for a distance of 10 feet to the Northeast corner of Lot 12, Block 1 of aforesaid AMENDED PLAT OF BAY RIDGE; thence Southerly along the Easterly line of said Lot 12 a distance of 124.93 feet to the Southeast corner of said Lot 12 and the Northerly Right-of-Way line of NE 109th Street; thence Easterly along said Northerly Right-of-Way line a distance of 10 feet to the Point of Beginning.

## LIMITED POWER OF ATTORNEY

I, **ADRIANA VARELA**, as Director of **RAFI DESIGN, LTD.**, a **British Virgin Islands company**, (the "**Owner**"), having an address at c/o Sanford N. Reinhard, P.A. 1290 Weston Rd., Suite 201, Weston, FL 33326, as the Owner of that property described on **Exhibit "A"** attached hereto, currently having an assigned folio number of ~~30-2232-006-0010, 30-2232-010-1220~~ (the "**Property**"), hereby makes, constitutes and appoints **MARTIN DJMAL** ("**Agent**"), through its officers, as Owner's true and lawful attorney and agent, and gives and grants unto said Agent, individually, full power and authority to, in Owner's name, place, and stead:

(1) correspond on Owner's behalf with Miami-Dade County, the State of Florida, and with any agencies of the United States of America related to the development of the Property (the "**Project**");

(2) prepare, execute, file and amend any applications and associated documents, letters and plans related to the Project with Miami-Dade County, the State of Florida, and with agencies of the United States of America, as may be necessary to complete the Project, including, but not limited to, covenants or declarations in lieu of unity of title, assignments of any unused zoning, land use and related entitlements, credits, allocations, rights and uses pertaining to and/or benefiting the Property, platting of the Property, approvals from Miami-Dade County Department of Environmental Resource Management, applications for water and sewer facilities and service through Miami-Dade County Water and Sewer Department, amendments to the existing major use special permit and any lesser-included permits approved by the City of Miami, and applications for building permits through Miami-Dade County; and

(3) represent and appear on behalf of the Owner at any meeting or public hearings related to the Project and to take, or cause to be taken, any and all other action, in the name and on behalf of the Owner or otherwise, that in the Agent's judgment is necessary, desirable, or appropriate in order to complete the Project.

Subject to the limitations and qualifications set forth herein, the Owner grants unto Agent as the Owner's attorney-in-fact full power and authority to execute and deliver such instruments and to take such actions as if the Owner were personally present, hereby ratifying and confirming all that Agent as the Company's attorney-in-fact shall lawfully do or cause to be done by authority hereof.

Anything contained herein to the contrary notwithstanding, the power and authority granted to Agent to execute any document on behalf of Owner shall be limited only to the following individuals: **MARTIN DJMAL**.

Third parties may rely upon the powers granted under this Power of Attorney upon the exercise of any such powers by Agent as Owner's attorney-in-fact and authorized agent and may assume that all conditions precedent to the exercise of any such powers have been satisfied.

If any part of any provision of this Power of Attorney shall become invalid and unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity



only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

This instrument shall remain in full force and effect until such time as a revocation has been executed by the parties or upon the date of closing of a contract for purchase and sale of the Property by which title to the Property is transferred from Owner to Agent.

IN WITNESS WHEREOF, the undersigned has executed this instrument and caused its seal to be affixed as of this 29 day of May, 2015.

Signed, sealed and delivered  
in the presence of

RAFI DESIGN, LTD.,  
a British Virgin Islands company

Print Name: Tara Halko

Print Name: Tara Halko

STATE OF FLORIDA

COUNTY OF BROWARD

By: Adriana Varela

Print Name: ADRIANA VARELA

Print Title: Director

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) SS:  
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The foregoing instrument was acknowledged before me this 29 day of May, 2015 by **ADRIANA VARELA**, as Director of RAFI DESIGN, LTD, a British Virgin Islands company, who [ ✓ ] is personally known to me or [ ] produced a valid driver's license as identification.

[NOTARIAL SEAL]

Notary Public, State of Florida

Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_



**EXHIBIT "A"**

Lots 1, 2, 3, 4, 5, 6, 7, 8 and the South 13.93 feet of Lots 9, 10 and 11, in Block 9, of BISCAYNE SHORES CORRECTED PLAT, according to the plat thereof as recorded in Plat Book 23, Page 52, of the Public Records of Miami - Dade County, Florida.

AND

Lots 1, 2, 3, 7, 8, 9, 10, 11, 12, 29, 30, 31, 32 and 33, in Block 1, of AMENDED PLAT OF BAY RIDGE, according to the plat thereof as recorded in Plat Book 20, Page 8, of the Public Records of Miami - Dade County, Florida.

AND

All of the property formerly occupied by an alley and closed pursuant to Resolution No. R-467-05 recorded in Official Records Book 26261, Page 940, of the Public Records of Miami - Dade County, Florida, more particularly described as follows:

A portion of land located in Block 1, AMENDED PLAT OF BAY RIDGE, according to the plat thereof as recorded in Plat Book 20, Page 8, of the Public Records of Miami - Dade County, Florida, more particularly described as follows:

Begin at the Southwest corner of Lot 33 of said Block 1; thence Northerly along the Westerly line of said Lot 33 and its extension Northerly also being the Westerly line of Lots 29, 30, 31 and 32 of said Block 1, for a distance of 124.93 feet to the Northwest corner of said Lot 29 and the Northerly limits of said AMENDED PLAT OF BAY RIDGE and the Southerly line of Lot 8, Block 9, of BISCAYNE SHORES CORRECTED PLAT, as recorded in Plat Book 23, Page 52, of the Public Records of Miami - Dade County, Florida; thence Westerly along the Southerly line of said Lot 8 for a distance of 10 feet to the Northeast corner of Lot 12, Block 1 of aforesaid AMENDED PLAT OF BAY RIDGE; thence Southerly along the Easterly line of said Lot 12 a distance of 124.93 feet to the Southeast corner of said Lot 12 and the Northerly Right-of-Way line of NE 109th Street; thence Easterly along said Northerly Right-of-Way line a distance of 10 feet to the Point of Beginning.