



ZONING MEETING
Board of County Commissioners
January 24, 2008

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	1/24/2008		Order of the Day
2	1/24/2008		KITS- Listing of Zoning Hearings
3	1/24/2008		Copy of Official Zoning Agenda (Revised Agenda to Update Protest & Waivers. Rev#1)
4	1/24/2008		Zoning Action Sheets
5	1/24/2008		Exhibits List – of exhibits received by the Clerk’s office.
6	1/24/2008	A	Declaration of Restrictions Item #A (Version 1)
7	1/24/2008	A	Declaration of Restrictions Item #A (Version 2)
8	1/24/2008	A	Declaration of Restrictions Item #A (Version 3)
9	1/24/2008	A	Declaration of Restrictions Item #A (Version 4)
10	1/24/2008	A	Binder booklet titled <u>Merrineck Estates, LLC</u> submitted by Bercow Randell & Fernandez.
11	1/24/2008	1	Declaration of Restrictions Item #1
12	1/24/2008	3	Binder booklet titled <u>VARENA APPLICATION ALTERNATIVE CONSIDERATION</u> .
13	1/24/2008		Memorandum from Commissioner Sosa re: Absence from the meeting.
14	1/24/2008		Memorandum from Commissioner Martinez re: Absence from the meeting.
15	1/24/2008		Memorandum from Commissioner Diaz re: Absence from the MPO meeting.
16			
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MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

ORDER OF THE DAY

THURSDAY, JANUARY 24th, 2008

9:30 A.M. ZONING HEARING

CALL TO ORDER

ROLL CALL

MOMENT OF SILENT MEDITATION

PLEDGE OF ALLEGIANCE

SWEARING IN OF
ATTORNEY/WITNESSES

SWEARING IN OF TRANSLATOR

ADJOURNMENT

KITS

12-18-2007 Version # 1



BOARD OF COUNTY COMMISSIONERS

ZONING HEARINGS

COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK
CENTER - 2ND FLOOR

111 NW 1 Street, Miami

Thursday, January 24, 2008 at 9:30 a.m.

PREVIOUSLY DEFERRED

DISTRICT

A. 07-7-CZ12-3	MERRINECK ESTATES, LLC & MEDICO INTERNATIONAL REALTY HOLDINGS LLC	07-69	33-54-40	N	7
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APPEALS

DISTRICT

1. 07-10-CZ12-2	ISMAEL & AMNERIS VALDES	07-87	28-54-40	N	7
2. 07-9-CZ14-1	JULIO C. MOLINA	06-37	06-57-39	N	8
3. 07-10-CZ14-4	MAURO E. VARENA	07-162	12-56-38	N	9



Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

REVISED AGENDA TO UPDATE PROTESTS & WAIVERS. REV#1

COUNTY COMMISSION MEETING OF THURSDAY, JANUARY 24, 2008

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

**A. MERRINECK ESTATES L. L. C. & MEDICO INTERNATIONAL
REALTY HOLDINGS L. L. C. (07-7-CZ12-3/07-69)**

**33-54-40
BCC/District 7**

The applicants are appealing the decision of Community Zoning Appeals Board #12 which denied without prejudice the following:

- (1) RU-5A to RU-5
- (2) DELETION of a Declaration of Restrictions recorded in Official Record Book 12486, Pages 842-847, only as it applies to the subject property.

The purpose of request #2 is to remove a restriction requiring the property to be used only as an architect's office, florist, sod and nursery business and to allow the development of the site in accordance with the proposed zoning.

- (3) Applicants are requesting to permit parking within 25' of an official right-of-way (none permitted).

THE APPLICANTS HAVE REVISED THE REQUESTS AS FOLLOWS:

IN THE ALTERNATIVE TO REQUESTS #1 AND #3, THE FOLLOWING:

- (4) Applicants are requesting to permit a building height of 29' (24' permitted).

AND WITH EITHER REQUESTS #1 AND #3 OR #4, THE FOLLOWING:

- (5) Applicants are requesting to waive the zoning regulations requiring a 5' high masonry wall, or wood fence along the E/ly 50' of the interior side (south) property line.
- (6) Applicants are requesting to waive the landscape regulations requiring a 5' wide landscape buffer and 6' high wall, fence or hedge between dissimilar land uses along the E/ly 50' of the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 - #6 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Galloway Medical Pavilion," as prepared by Bellon, Milanes, Architects and Planners, Sheets "SP-1" and "LP-1" dated stamped received 12/4/07 and "SP-2," "A1.0," "A2.0" and "A3.0" dated stamped received 5/9/07 and consisting of 6 sheets. Plans may be modified at public hearing.

LOCATION: 7600 and 7650 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.9 Acres

Department of Planning and
Zoning Recommendation:

Approval of the appeal and approval of the zone change to RU-5, subject to the Board's acceptance of the proffered covenant (request #1); approval with conditions of request #2 under Section 33-311(A)(7) (generalized modification standards), and denial without prejudice of same under

Section 33-311(A)(17) (ASDO for modification or elimination of conditions and covenants after public hearing); approval with conditions of requests #3, #5, and #6 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of request #4 under same; denial without prejudice of requests #3 through #6 under Section 33-311(A)(4)(c) (ANUV).

Protests: 18

Waivers: 27

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

APPROVAL OF APPEAL (OVERRULE C.Z.A.B.): Deny 1 + 3 and approve depts. rec w/cond

DEFERRED: _____ w/48" fence, shrubs both sides, acceptance

Deferred from 11/8/07

no of cov

G/D 9-0 Ab: Syon, south, mart, H

1. **ISMAEL AND AMNERIS VALDES (07-10-CZ12-2/07-87)**

**28-54-40
BCC/District 7**

ISMAEL AND AMNERIS VALDES are appealing the decision of COMMUNITY ZONING APPEALS BOARD #12, which denied with prejudice the following:

AU to EU-M

LOCATION: The northeast corner of S.W. 94 Avenue and S.W. 68 Street, A/K/A: 9395 S.W. 68 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.07 Net Acres

Department of Planning and Zoning Recommendation:

Approval of the appeal and approval of the district boundary change from AU to EU-M, subject to the Board's acceptance of the proffered covenant.

Protests: 140

Waivers: 47

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

APPROVAL OF APPEAL (OVERRULE C.Z.A.B.): Dir Rec w/ prof cov,

DEFERRED: _____

G/Rolle 9-0

2. JULIO C. MOLINA (07-9-CZ14-1/06-37)

6-57-39
BCC/District 8

JULIO C. MOLINA is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied without prejudice request #1 and approved request #2:

(1) AU to EU-1

REQUEST #1 ON PARCEL "A"

(2) MODIFICATION of Conditions #2 and #9 of Resolution 5-ZAB-201-97, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled 'Assisted Living Facility,' as prepared by Taxis, Inc., consisting of 2 sheets dated October 31, 1998."

TO: "2. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled 'Assisted Living Facility,' as prepared by Taxis, Inc., consisting of 2 sheets dated October 31, 1998 and a plan entitled 'Site Plan,' as prepared by Manuel G. Vera and Associates, Inc., consisting of 1 sheet and dated stamped received 2/2/06."

FROM: "9. That the operator of the facility must be the owner of the property and permanently reside on the property."

TO: "9. That the owner provide full-time staff 24 hours a day, 7 days a week for the care facility."

REQUEST #2 ON PARCEL "B"

The purpose of request #2 is to submit a revised site plan showing less property for the previously approved home for the aged and to remove the condition that the owner be the operator of the facility and reside on the site permanently; to allow staffing of the site by others than the owner.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

LOCATION: 29100 S.W. 172 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

Department of Planning and
Zoning Recommendation:

Approval of the appeal and approval of request #1 on parcel "A" subject to the Board's acceptance of the proffered

covenant; approval with conditions of request #2 on parcel "B" under Section 33-311(A)(7) (generalized modification standards), and denial without prejudice of same request #2 under Section 33-311(A)(17) (ASDO for modification or elimination of conditions and covenants after public hearing).

Protests: _____ 0 _____

Waivers: _____ 0 _____

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

APPROVAL OF APPEAL (OVERRIDE C.Z.A.B.): SOR/Diaz w/prof. cov.
8-0 Ab: Barr, Sey, Sosa
Mart, Hey

DEFERRED: _____

3. **MAURO E. VARENA (07-10-CZ14-4/07-162)**

**12-56-38
BCC/District 9**

MAURO E. VARENA is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14, which denied with prejudice the following:

- (1) AU and EU-1 to EU-1
- (2) Applicant is requesting to permit proposed Lots 2 - 4; each with a lot depth of 167.05' (200' required in the EU-1 zone).

OR IN THE ALTERNATIVE TO REQUESTS #1 AND #2, THE FOLLOWING:

- (3) Applicant is requesting to permit proposed Lot 1 with a lot area of 1.1 gross acres, and to permit proposed Lots 2 - 4 each with a lot area of 1.006 gross acres (5 gross acres required for each).
- (4) Applicant is requesting to permit proposed Lot 1 with a lot frontage of 167.05' (200' required)

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Site Plan 18475 S.W. 216 Street, Miami, Florida 33170," as prepared by Vicente Franco, dated stamped received 7/13/07 and consisting of 1 page. Plans may be modified at public hearing.

LOCATION: 18475 S.W. 216 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.28 gross acres

Department of Planning and
Zoning Recommendation:

Denial without prejudice of the appeal and
denial without prejudice of the application.

Protests: 263

Waivers: 28

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.):

Denied application
Denied Moss/Sorenson 7-0

APPROVAL OF APPEAL (OVERRULE C.Z.A.B.): _____

DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

ZONING ACTION

MEMORANDUM

Harvey Ruvin
 Clerk of the Circuit and County Courts
 Clerk of the Board of County Commissioners
 (305) 375-5126
 (305) 375-2484 FAX
 www.miami-dadeclerk.com



DATE: 1/24/2008

#Z-01-08

ITEM: A.

**APPLICANT: Merrineck Estates L.L.C. & Medico
 International Realty Holdings L.L.C.**

MOTION: TO DENY REQUESTS NUMBERS ONE (1) AND THREE (3) AND APPROVE THE DEPARTMENT OF PLANNING AND ZONING'S RECOMMENDATION, WITH THE FOLLOWING CONDITIONS:

1) NO INGRESS OR EGRESS ON SW 76TH STREET 2) A HEIGHT VARIANCE FOR A ROOFLINE SHALL BE CAPPED AT TWENTY-NINE (29) FEET AND 3) ADDITIONAL LANDSCAPING ALONG SW 76TH STREET TO INCLUDE A 48 INCH CHAINLINK FENCE WITH HEDGES ON BOTH SIDES OF THE FENCE WITHIN THE SWALE AREA TO SERVE AS A DETERRENT FROM PARKING IN THE SWALE AREA.

ROLL CALL	M/S	YES	NO	ABSENT
Diaz	S	X		
Edmonson		X		
Gimenez	M	X		
Heyman				X
Martinez				X
Moss		X		
Rolle		X		
Seijas				X
Sorenson		X		
Sosa				X
Souto		X		
Vice Chairwoman Jordan		X		
Chairman Barreiro		X		
TOTAL		9	0	4

DATE: 1/24/2008

#Z-02-08

ITEM: 1.

APPLICANT: Ismael and Amneris Valdes

MOTION: TO APPROVE THE DEPARTMENT OF PLANNING AND ZONING'S RECOMMENDATION.

ROLL CALL	M/S	YES	NO	ABSENT
Diaz	S	X		
Edmonson		X		
Gimenez	M	X		
Heyman				X
Martinez				X
Moss		X		
Rolle		X		
Seijas				X
Sorenson		X		
Sosa				X
Souto		X		
Vice Chairwoman Jordan		X		
Chairman Barreiro		X		
TOTAL		9	0	4

ZONING ACTION

MEMORANDUM

Harvey Ruvin
 Clerk of the Circuit and County Courts
 Clerk of the Board of County Commissioners
 (305) 375-5126
 (305) 375-2484 FAX
 www.miami-dadeclerk.com



DATE: 1/24/2008

#Z-03-08

ITEM: 2.

APPLICANT: Julio C. Molina

MOTION: TO APPROVE THE DEPARTMENT OF PLANNING AND ZONING'S RECOMMENDATION.

ROLL CALL	M/S	YES	NO	ABSENT
Diaz	S	X		
Edmonson		X		
Gimenez		X		
Heyman				X
Martinez				X
Moss		X		
Rolle		X		
Seijas				X
Sorenson	M	X		
Sosa				X
Souto		X		
Vice Chairwoman Jordan		X		
Chairman Barreiro				X
TOTAL		8	0	5

DATE: 1/24/2008

#Z-04-08

ITEM: 3.

APPLICANT: Mauro E. Varena

MOTION: TO APPROVE THE DEPARTMENT OF PLANNING AND ZONING'S RECOMMENDATION

ROLL CALL	M/S	YES	NO	ABSENT
Diaz		X		
Edmonson		X		
Gimenez				X
Heyman				X
Martinez				X
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson	S	X		
Sosa				X
Souto		X		
Vice Chairwoman Jordan		X		
Chairman Barreiro		X		
TOTAL		8	0	5



ZONING MEETING
Board of County Commissioners
January 24, 2008

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	1/24/2008	A-1	<u>MERRINECK ESTATES L.L.C & MEDICO INTERNATIONAL REALTY HOLDINGS L.L.C (07-7-CZ 12-3/07-69)</u> -Binder booklet titled <u>Merrineck Estates, LLC</u> submitted by Bercow Radell & Fernandez.
2	1/24/2008	1-A	<u>ISMAEL AND AMNERIS VALDEZ (07-10-CZ12-2/07-87)</u> -Letter from Dr. Magaly C. Abrahante to the Board of County Commissioners regarding her opposition to the Zoning change for the proposed application.
3	1/24/2008	1-B	-Binder booklet titled <u>ISMAEL & AMNERIS VALDEZ PUBLIC HEARING APPLICATION NO. 07-087</u> submitted by Bercow Radell & Fernandez.
4	1/24/2008	2-A	<u>JULIO MOLINA (07-9-CZ14-1/06-37)</u> -Poster board of Site Plan map.
5	1/24/2008	2-B	-Poster board depicting aerial map (divided by zoning codes) of the area surrounding S.W 288 th Street and S.W 172 nd Avenue.
6	1/24/2008	3-A	<u>MAURO E. VARENA (07-10-CZ14-4/07-162)</u> -Binder booklet titled <u>VARENA APPLICATION ALTERNATIVE CONSIDERATION</u> prepared by Rick D. Ruiz-Marrero & Assoc. Architects.
7	1/24/2008	3-B	Colored Hearing Map along with a legend (for the map)
8	1/24/2008	3-C	Letter from Sidney G. Robinson –Board of Directors, of the Redland Citizen Association urging the Board of County Commissioners to uphold the decision of Community Council 14 and the recommendations of the Department of Planning & Zoning.
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Submitted for the record this 25 day of JANUARY, 2008

ATTEST:



HARVEY RUVIN, Clerk
Clerk of Circuit and County Courts

By 
Deputy Clerk

TRANSFERRED TO THE CARE, CUSTODY AND CONTROL OF THE DEPARTMENT OF PLANNING AND ZONING.

RECEIVED BY: Claudia Ruiz Claudia Ruiz 1/25/08
(SIGN) (PRINT) (DATE)

Version # 1

BCC — January 24, 2008
Item # A — 07-069

Merrineck Estates, LLC & Medico
International Realty Holdings LLC

This instrument was prepared by:

Name: Matthew Amster, Esq
Address: Bercow Radell & Fernandez, P A
200 S Biscayne Blvd, Suite 850
Miami, FL 33131

Received by
Zoning Agenda Coordinator

JAN 23 2008

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned 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 attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. Z2007000069 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Bellon Milanes Architects Planners entitled, "Galloway Medical Pavilion SW 76th Street, 87th Avenue," dated received the 4th day of December, 2007, pages SP-1, LP-1 and A-3.0, and dated received the 9th day of May, 2007, pages SP-2, A-1.0 and A-2.0, as same may be modified by Paragraphs (3) and (4) herein, said plans consisting of a total of 6 sheets and being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- (2) Residential uses shall not be permitted on the Property.
- (3) The plans described in Paragraph (1) above show two entrances to the Property along SW 87 Avenue, which require approval from the Florida Department of Transportation (FDOT). Owner shall apply for approval from FDOT to allow both entrances as shown.
- (4) In the event that the FDOT denies the request, then said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Bellon Milanes Architects Planners entitled, "Galloway Medical Pavilion SW 76th Street, 87th Avenue," dated received the 19th day of December, 2007, pages SP-1 and LP-1, dated received the 4th day of December, 2007, page A-3.0, and dated received the 9th day of May, 2007, pages SP-2, A-1.0 and A-2.0, said plans consisting of a total of 6 sheets and being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement

(Space reserved for Clerk)

County Inspection. 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.

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. 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.

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 all of the Property, including jointers of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith 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 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

(Space reserved for Clerk)

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.

Authorization for Miami-Dade County 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 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.

Election of Remedies. 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.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, 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.

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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. 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 Planning and Zoning Department 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. 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 and/or any appropriate Community Zoning Appeals Board retains its full

(Space reserved for Clerk)

power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

(Space reserved for Clerk)

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 23 day of JANUARY, 2008.

IN WITNESS WHEREOF, Merrineck Estates, LLC
(Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Maria M. Montalvo
Signature
MARIA M. MONTALVO
Print Name
Ricardo
Signature
Ronald A. Larcón
Print Name

Merrineck Estates, LLC
Name of LLC
Address:
351 NW LeJeune Road
Suite 600
Miami, Florida 33126
By Hamid Bolooki
(Managing Member)

Print Name: HAMID BOLOOKI

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Hamid Bolooki
(Name)
the Manager of Merrineck Estates LLC, on behalf
(Title) (Name)

of the LLC.
He/She is personally known to me or has produced _____, as identification.

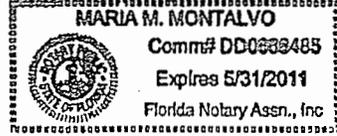
(Space reserved for Clerk)

Witness my signature and official seal this 23 day of
JANUARY, 2008, in the County and State aforesaid.

Maria M. Montalvo
Signature
Notary Public-State of FLORIDA

My Commission Expires:

Print Name



(Space reserved for Clerk)

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 23 day of JANUARY, 2008.

IN WITNESS WHEREOF, Medico International Realty Holdings, LLC (Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature: [Handwritten Signature]
Print Name: HARID BOLOUKI

Signature: [Handwritten Signature]
Print Name: TERESA H. GROSS

Medico International Realty Holdings, LLC
Name of LLC
Address: 351 NW LeJeune Road Suite 600 Miami, Florida 33126
By: [Handwritten Signature] (Managing Member)

Print Name: SARA R. FERRER

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by SARA FERRER (Name) the MANAGER (Title) of Medico Int'l Realty Holdings, LLC, on behalf (Name) of the LLC. He/She is personally known to me or has produced Lic # F660-786-50-690-0, as identification.

(Space reserved for Clerk)

Witness my signature and official seal this 23 day of
JANUARY, 2008, in the County and State aforesaid.

Maria M. Montalvo
Signature
Notary Public-State of FLORIDA

My Commission Expires:

Print Name MARIA M. MONTALVO
Comm# DD0668485
Expires 5/31/2011
Florida Notary Assn., Inc



(Space reserved for Clerk)

JOINDER BY MORTGAGEE CORPORATION

The undersigned Wachovia Bank, National Association, a Corporation, Mortgagee under that certain mortgage from Merrineck Estates, LLC, and Medico-International Realty Holdings, LLC, dated the 6th day of September 2006, and recorded in Official Records Book 24879, Page 1074, of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 23 day of Jan, 2008.

Witnesses:

Signature [Handwritten Signature]

Print Name [Handwritten Name]

Signature [Handwritten Signature]

Print Name [Handwritten Name]

Wachovia Bank, National Association
Name of Corporation
Address: 200 S. Bisc Blvd.
Miami, FL 33131

By [Handwritten Signature]
(Title: V.P.)

[*Note: All others require attachment of original corporate resolution of authorization]

(Space reserved for Clerk)

STATE OF FLORIDA

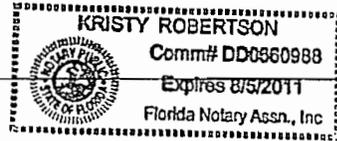
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Megyn Bergin
a VP of Wachovia Bank, on behalf of the banking corporation. She/he
is personally known to me or has produced known, as identification.

Witness my signature and official seal this 23 day of
Jan, 2008, in the County and State aforesaid.

KRobertson
Notary Public-State of Florida

Print Name



My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

Tract 33 less the south 339 feet, Section 33, Township 54 South, Range 40 East, DADE COUNTY DEVELOPMENT COMPANY, according to the Plat thereof as recorded in Plat Book 1, at Page 84 of the Public Records of Miami-Dade County, Florida, less and except the right of way as described in Official Records Book 9451, Page 1778 of the Public Records of Miami-Dade County, Florida

Version # 2

BCC ——— January 24, 2008

Item #A ——— 07-069

Merrineck Estates, LLC & Medico
International Realty Holdings LLC

This instrument was prepared by:

Name: Matthew Amster, Esq
Address: Bercow Radell & Fernandez, P.A.
200 S Biscayne Blvd, Suite 850
Miami, FL 33131

Received by
Zoning Agenda Coordinator

JAN 23 2008

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned 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 attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. Z2007000069 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Bellon Milanes Architects Planners entitled, "Galloway Medical Pavilion SW 76th Street, 87th Avenue," dated received the 4th day of December, 2007, pages SP-1, LP-1 and A-3.0, and dated received the 9th day of May, 2007, pages SP-2, A-1.0 and A-2.0, as same may be modified by Paragraphs (2) and (3) herein, said plans consisting of a total of 6 sheets and being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- (2) The plans described in Paragraph (1) above show two entrances to the Property along SW 87 Avenue, which require approval from the Florida Department of Transportation (FDOT). Owner shall apply for approval from FDOT to allow both entrances as shown.
- (3) In the event that the FDOT denies the request, then said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Bellon Milanes Architects Planners entitled, "Galloway Medical Pavilion SW 76th Street, 87th Avenue," dated received the 19th day of December, 2007, pages SP-1 and LP-1, dated received the 4th day of December, 2007, page A-3.0, and dated received the 9th day of May, 2007, pages SP-2, A-1.0 and A-2.0, said plans consisting of a total of 6 sheets and being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement

(Space reserved for Clerk)

County Inspection. 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.

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. 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.

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 all of the Property, including jointers of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith 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 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

(Space reserved for Clerk)

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.

Authorization for Miami-Dade County 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 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.

Election of Remedies. 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.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, 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.

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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. 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 Planning and Zoning Department 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. 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 and/or any appropriate Community Zoning Appeals Board retains its full

(Space reserved for Clerk)

power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

(Space reserved for Clerk)

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 23 day of JANUARY, 2008.

IN WITNESS WHEREOF, Merrineck Estates, LLC (Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Witness signatures and names: Maria M. Montalvo, MARIA M. MONTALVO, [Signature], RONALD ALARCOS

Merrineck Estates, LLC Name of LLC Address: 351 NW LeJeune Road Suite 600 Miami, Florida 33126 By [Signature] (Managing Member)

Print Name: HAMID BOLOUKI

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Hamid Bolouki (Name) the MANAGER (Title) of MERRINECK ESTATES (Name) LLC, on behalf of the LLC.

He/She is personally known to me or has produced identification.

(Space reserved for Clerk)

Witness my signature and official seal this 23 day of
JANUARY, 2008, in the County and State aforesaid.

Maria M. Montalvo
Signature
Notary Public-State of FLORIDA

My Commission Expires:

Print Name: **MARIA M. MONTALVO**
Comm# **DD0669485**
Expires **5/31/2011**
Florida Notary Assn., Inc

(Space reserved for Clerk)

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 23 day of JANUARY, 2008.

IN WITNESS WHEREOF, Medico International Realty Holdings, LLC (Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature: [Handwritten Signature]
Print Name: HAROLD BOLOOKI
Signature: [Handwritten Signature]
Print Name: TERESA M. GROSS

Medico International Realty Holdings, LLC
Name of LLC
Address: 351 NW LeJeune Road Suite 600 Miami, Florida 33126
By: [Handwritten Signature] (Managing Member)

Print Name: SARA R FERRER

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by SARA R FERRER (Name) the MANAGER (Title) of MEDICO INTL REALTY HOLDINGS LLC (Name), on behalf of the LLC. He/She is personally known to me or has produced F660-786-50-690-0, as identification.

(Space reserved for Clerk)

Witness my signature and official seal this 23 day of
JANUARY, 2008, in the County and State aforesaid.

Maria M. Montalvo
Signature
Notary Public-State of FLORIDA

My Commission Expires:

Print Name MARIA M. MONTALVO
Comm# DD0663485
Expires 5/31/2011
Florida Notary Assn., Inc.

A circular notary seal for Maria M. Montalvo, Notary Public, State of Florida. The seal contains the text "NOTARY PUBLIC STATE OF FLORIDA" around the perimeter and "M. MONTALVO" in the center.

(Space reserved for Clerk)

**JOINDER BY MORTGAGEE
CORPORATION**

The undersigned Wachovia Bank, National Association, a _____
Corporation, Mortgagee under that certain mortgage from Merrineck Estates, LLC, and Medico-
International Realty Holdings, LLC, dated the 6th day of September 2006, and recorded in
Official Records Book 24879, Page 1074, of the Public Records of Miami-Dade County, Florida;
covering all/or a portion of the property described in the foregoing agreement, does hereby
acknowledge that the terms of this agreement are and shall be binding upon the undersigned
and its successors in title

IN WITNESS WHEREOF, these presents have been executed this 23 day of
Jan, 2008:

Witnesses:

Xiomara Bertot
Signature

Xiomara Bertot
Print Name

Kristy Robertson
Signature

Kristy Robertson
Print Name

Wachovia Bank, National Association
Name of Corporation

Address:
200 S. Biscayne Blvd
Miami, FL 33131

Maggie Beguin
By Maggie Beguin
(Title: Vice President)

[*Note: All others require attachment of original
corporate resolution of authorization]

(Space reserved for Clerk)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Megan Blattstein
a VP of Wachovia Bank, on behalf of the banking Corporation. She/he
is personally known to me or has produced known, as identification.

Witness my signature and official seal this 23 day of
Jan, 2008, in the County and State aforesaid.

Kristy Robertson
Notary Public-State of Florida

My Commission Expires:

Print Name

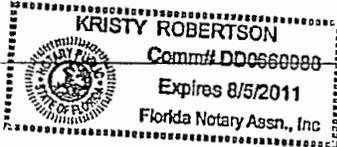


EXHIBIT A
LEGAL DESCRIPTION

Tract 33 less the south 339 feet, Section 33, Township 54 South, Range 40 East, DADE COUNTY DEVELOPMENT COMPANY, according to the Plat thereof as recorded in Plat Book 1, at Page 84 of the Public Records of Miami-Dade County, Florida, less and except the right of way as described in Official Records Book 9451, Page 1778 of the Public Records of Miami-Dade County, Florida

Version # 3

BCC ——— January 24, 2008

Item # A ——— 07-069

Merrineck Estates, LLC & Medico
International Realty Holdings LLC

This instrument was prepared by:
Name: Matthew Amster, Esq
Address: Bercow Radell & Fernandez, P.A
200 S. Biscayne Blvd., Suite 850
Miami, FL 33131

Received by
Zoning Agenda Coordinator
JAN 23 2008

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned 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 attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. Z2007000069 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Bellon Milanes Architects Planners entitled, "Galloway Medical Pavilion SW 76th Street, 87th Avenue," dated received the 4th day of December, 2007, pages SP-1, LP-1 and A-3.0, and dated received the 9th day of May, 2007, pages SP-2, A-1.0 and A-2.0, said plans consisting of a total of 6 sheets and being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- (2) Residential uses shall not be permitted on the Property.

(Space reserved for Clerk)

County Inspection. 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.

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. 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.

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 all of the Property, including jointers of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith 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 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

(Space reserved for Clerk)

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.

Authorization for Miami-Dade County 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 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.

Election of Remedies. 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.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, 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.

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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. 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 Planning and Zoning Department 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. 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 and/or any appropriate Community Zoning Appeals Board retains its full

(Space reserved for Clerk)

power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

(Space reserved for Clerk)

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 23 day of JANUARY, 2008.

IN WITNESS WHEREOF, Merrineck Estates, LLC
(Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Maria M. Montalvo
Signature
MARIA M. MONTALVO
Print Name
Ronald Alarcos
Signature
Ronald Alarcos
Print Name

Merrineck Estates, LLC
Name of LLC
Address:
351 NW LeJeune Road
Suite 600
Miami, Florida 33126
By Hamid Bolooki
(Managing Member)

Print Name: HAMID BOLOOKI

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Hamid Bolooki
(Name)
the Manager of Merrineck Estates LLC, on behalf
(Title) (Name)
of the LLC.
He/She is personally known to me or has produced _____, as
identification.

(Space reserved for Clerk)

Witness my signature and official seal this 23 day of
JANUARY, 2008, in the County and State aforesaid.

Maria M. Montalvo
Signature
Notary Public-State of Florida

My Commission Expires:

Print Name **MARIA M. MONTALVO**
Comm# **DD0668485**
Expires **5/31/2011**
Florida Notary Assn., Inc



(Space reserved for Clerk)

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 23 day of January, 2008.

IN WITNESS WHEREOF, Medico International Realty Holdings, LLC (Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature [Handwritten Signature]

Print Name HAKID BOLODKI

Signature [Handwritten Signature]

Print Name TERESA M. GROSS

Medico International Realty Holdings, LLC

Name of LLC

Address:

351 NW LeJeune Road

Suite 600

Miami, Florida 33126

By [Handwritten Signature]

(Managing Member)

Print Name: SARA R. FERRER

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by SARA FERRER (Name) the MANAGER (Title) of MEDICO INTERNATIONAL REALTY HOLDINGS, LLC (Name), on behalf of the LLC. He/She is personally known to me or has produced LIC# F660-786-56-690-0, as identification.

(Space reserved for Clerk)

Witness my signature and official seal this 23 day of
JANUARY, 2008, in the County and State aforesaid.

Maria M. Montalvo
Signature
Notary Public-State of FLORIDA

My Commission Expires:

Print Name: MARIA M. MONTALVO
Comm# DD0663485
Expires 5/31/2011
Florida Notary Assn., Inc.



(Space reserved for Clerk)

JOINDER BY MORTGAGEE
CORPORATION

The undersigned Wachovia Bank, National Association, a _____
Corporation, Mortgagee under that certain mortgage from Merrineck Estates, LLC, and Medico-
International Realty Holdings, LLC, dated the 6th day of September 2006, and recorded in
Official Records Book 24879, Page 1074, of the Public Records of Miami-Dade County, Florida,
covering all/or a portion of the property described in the foregoing agreement, does hereby
acknowledge that the terms of this agreement are and shall be binding upon the undersigned
and its successors in title

IN WITNESS WHEREOF, these presents have been executed this 23 day of
Jan, 2008.

Witnesses:

Nomara Bertot
Signature
Nomara Bertot
Print Name
K. Robertson
Signature
Kristy Robertson
Print Name

Wachovia Bank, National Association
Name of Corporation
Address: 200 S. Bisc Blvd
Miami, FL 33131

Maggie Begunstein
By Maggie Begunstein
(Title: VP.)

[*Note: All others require attachment of original
corporate resolution of authorization]

(Space reserved for Clerk)

STATE OF FLORIDA

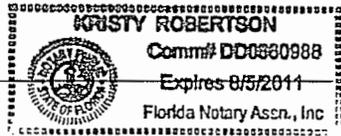
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Majon Benuristan
a VP of Wachovia Bank, on behalf of the banking corporation. She/he
is personally known to me or has produced known, as identification.

Witness my signature and official seal this 23 day of
Jan, 2008, in the County and State aforesaid.

Kristy Robertson
Notary Public-State of Florida

Print Name



My Commission Expires.

EXHIBIT A
LEGAL DESCRIPTION

Tract 33 less the south 339 feet, Section 33, Township 54 South, Range 40 East, DADE COUNTY DEVELOPMENT COMPANY, according to the Plat thereof as recorded in Plat Book 1, at Page 84 of the Public Records of Miami-Dade County, Florida, less and except the right of way as described in Official Records Book 9451, Page 1778 of the Public Records of Miami-Dade County, Florida

Version # 4

BCC — January 24, 2008
Item #A — 07-069

Merrineck Estates, LLC & Medico
International Realty Holdings LLC

This instrument was prepared by:

Name: Matthew Amster, Esq.
Address: Bercow Radell & Fernandez, P.A.
200 S Biscayne Blvd., Suite 850
Miami, FL 33131

Received by
Zoning Agenda Coordinator

JAN 23 2008

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned 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 attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. Z2007000069 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Bellon Milanes Architects Planners entitled, "Galloway Medical Pavilion SW 76th Street, 87th Avenue," dated received the 4th day of December, 2007, pages SP-1, LP-1 and A-3.0, and dated received the 9th day of May, 2007, pages SP-2, A-1.0 and A-2.0, said plans consisting of a total of 6 sheets and being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

(Space reserved for Clerk)

County Inspection. 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.

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. 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.

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 all of the Property, including jointers of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith 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 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

(Space reserved for Clerk)

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.

Authorization for Miami-Dade County 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 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.

Election of Remedies. 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.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, 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.

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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. 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 Planning and Zoning Department 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. 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 and/or any appropriate Community Zoning Appeals Board retains its full

(Space reserved for Clerk)

power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

(Space reserved for Clerk)

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 23rd day of January, 2008.

IN WITNESS WHEREOF, Merrineck Estates, LLC
(Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Maria M. Montalvo
Signature
MARIA M. MONTALVO
Print Name
R. Alarcon
Signature
Ronal Alarcon
Print Name

Merrineck Estates, LLC
Name of LLC
Address:
351 NW LeJeune Road
Suite 600
Miami, Florida 33126
By Hamid Bolooki
(Managing Member)

Print Name: HAMID BOLOOKI

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Hamid Bolooki
the Manager of Merrineck Estates LLC, on behalf
(Title) (Name)

of the LLC.
He/She is personally known to me or has produced _____, as identification.

(Space reserved for Clerk)

Witness my signature and official seal this 23 day of
JANUARY, 2008, in the County and State aforesaid.

Maria M. Montalvo
Signature
Notary Public-State of FLORIDA

My Commission Expires:

Print Name MARIA M. MONTALVO
Comm# DD0868485
Expires 5/31/2011
Florida Notary Assn., Inc

(Space reserved for Clerk)

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 23 day of JANUARY, 2008.

IN WITNESS WHEREOF, Medico International Realty Holdings, LLC (Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature: [Handwritten Signature]
Print Name: HAROLD ROLOSKI
Signature: [Handwritten Signature]
Print Name: TERESA M. GROSS

Medico International Realty Holdings, LLC
Name of LLC
Address: 351 NW LeJeune Road Suite 600 Miami, Florida 33126
By: [Handwritten Signature] (Managing Member)

Print Name: SARA R. FERRER

[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by SARA FERRER (Name) the MANAGER (Title) of MEDICO INT'L REALTY HOLDINGS, LLC, on behalf of the LLC. He/She is personally known to me or has produced LIC# F660-786-50-690-0, as identification.

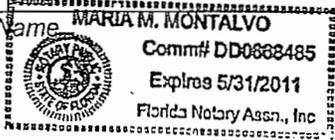
(Space reserved for Clerk)

Witness my signature and official seal this 23 day of
JANUARY, 2008, in the County and State aforesaid.

Maria M. Montalvo
Signature
Notary Public-State of FLORIDA

My Commission Expires:

Print Name MARIA M. MONTALVO
Comm# DD0668485
Expires 5/31/2011
Florida Notary Assn., Inc



(Space reserved for Clerk)

JOINDER BY MORTGAGEE CORPORATION

The undersigned Wachovia Bank, National Association, a _____ Corporation, Mortgagee under that certain mortgage from Merrineck Estates, LLC, and Medico-International Realty Holdings, LLC, dated the 6th day of September 2006, and recorded in Official Records Book 24879, Page 1074, of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 23 day of Jan, 2008.

Witnesses:

Xiomara Bertot
Signature
Xiomara Bertot
Print Name

K. Robertson
Signature
Kristy Robertson
Print Name

Wachovia Bank, National Association
Name of Corporation
Address: 200 S. Bisc Blvd
Miami, FL 33131

Maggy Belgunstein
By Maggy Belgunstein
(Title: VP.)

[*Note: All others require attachment of original corporate resolution of authorization]

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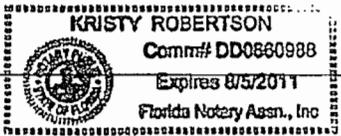
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Maggy Bequistan
a VP of Wachovia Bank, on behalf of the banking corporation. She/he
is personally known to me or has produced None, as identification.

Witness my signature and official seal this 23 day of
Jan, 2008, in the County and State aforesaid.

KRobertson
Notary Public-State of Florida



Print Name

My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

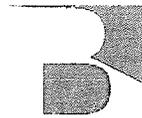
Tract 33 less the south 339 feet, Section 33, Township 54 South, Range 40 East, DADE COUNTY DEVELOPMENT COMPANY, according to the Plat thereof as recorded in Plat Book 1, at Page 84 of the Public Records of Miami-Dade County, Florida, less and except the right of way as described in Official Records Book 9451, Page 1778 of the Public Records of Miami-Dade County, Florida

Merrineck Estates, LLC

Zoning Application PH 07-069

Board of County Commissioners

January 24, 2008



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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Tab B. Letters to Neighbors

Tab C. Covenant

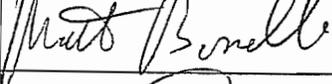
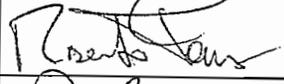
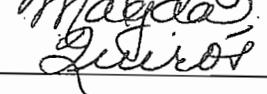
Tab D. Comp Plan Information

Tab E. Tree Planting Permits

Neighborhood Support Petitions

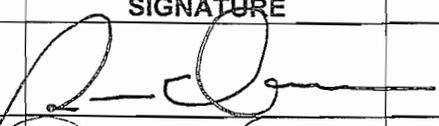
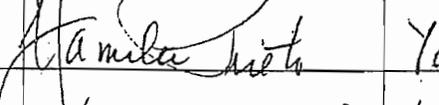
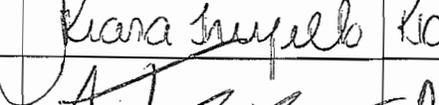
ZONING APPLICATION P.H. NO. 07-069
COMMUNITY COUNCIL 12

I am a resident of the area immediately surrounding the property that is the subject of Zoning Application 07-069. I have met with the applicant and understand that the request is to construct a medial office building. I support the application subject to the following conditions: (1) no ingress or egress on SW 76th Street; (2) the Applicant requesting a height variance for a roofline no greater than twenty-nine feet (29') in lieu of the rezoning from RU-5A to RU-5; and (3) additional landscaping along SW 76th Street consisting of royal palms, live oaks and mahogany trees and shrubs in compliance with Miami-Dade County standards. As long as the above conditions are met, I fully support the application and urge you to approve it.

	SIGNATURE	NAME	ADDRESS
1		J.B. Millero	7720 SW 90 AVE
2		FAITH QUINCOSES	7800 SW 90 Ave
3		SERGIO GARCIA	7530 SW 88 PL. MIA
4		DAVID LARSON	7824 SW 88 Court, MIA.
5		MATT BONELLI	7700 SW 90 AVE
6		Rosendo Ferras	7721 S.W 89 CT.
7		RODOLFO GOMEZ	7730 SW 89 CT
8		MAGDA QUIROS	8695 SW 74 TER.
10			
11			
12			
13			
14			
15			

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	SIGNATURE	NAME	ADDRESS
1		RAMON DONNELL	7620 S.W. 89 AVE
2		ELSA DONNELL	7620 S.W. 89 AVE
3		FERNANDO PRIETO	7901 SW 90 AVE
4		Yamilee Prieto	7901 S.W. 90 Ave.
5		Kiana Trujillo	8757 SW 76 St.
6		Alexander Trujillo	8757 S.W. 76 th
7			
8			
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	SIGNATURE	NAME	ADDRESS
1	<i>Celia E. Jensen</i>	Celia E. Jensen	8501 SW 75 St.
2	<i>Stanley Glass</i>	STANLEY GLASS	7401 SW 84 th PLACE
3	<i>Sheila Glass</i>	Sheila Glass	7401 S.W. 84 th Place
4			
5			
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	SIGNATURE	NAME	ADDRESS
1		DAVID C. RHINARD	8624 SW 75 ST MIAMI FL 33143
2			
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Letters from Neighbors

Ben Fernandez

From: Abgraphics7990@aol.com
Sent: Thursday, August 30, 2007 10:15 AM
To: Ben Fernandez
Subject: Approval

Ben,

Thanks for the meeting on Tuesday. I think, but for a few, you probably got approval from most of the neighbors who attended. I feel with negotiations, both sides need to give and take and your side has shown that you're bending over backwards accepting the wants of the neighborhood.

I just wanted to let you know that if you proceed with the variance to the present zoning with NO entrance or exit on Southwest 76th Street and landscape as discussed, you'll have mine and my wifes full approval.

Sincerely,

Alfred and Florence Blum
7811 SW 89th Court
Miami, FL 33173

Get a sneak peek of the all-new AOL.com.

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.484 / Virus Database: 269.12.12/979 - Release Date: 8/29/2007 8:21 PM

September 25, 2007

State of Florida Department of Transportation
Access Management Variance Committee
District 6 Permit Office
1000 NW 111 Avenue, Room 6207
Miami, Florida 33172-5800

RE: Application No. 2007 A 690 40 for Galloway Medical Plaza Located at 7600
& 7650 SW 87 Avenue, Miami-Dade County.

To Whom It May Concern:

I am a resident of the area surrounding the above-listed property that is the subject of Application No. 2007 A 690 40 for Galloway Medical Plaza. I have met with the applicant and understand the request for a variance of the distance between median openings in SW 87th Avenue. I fully support the application and urge you to approve it.

Sincerely,


Signature

Rodolfo Gomez
Print Name

7730 SW 89 CT MIAMI
Address

September 25, 2007

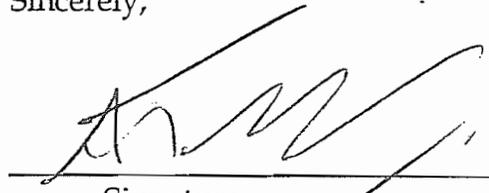
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Sincerely,



Signature

Alexander Trujillo

Print Name

8757 SW 76 St.

Address

Miami, Fl. 33173

September 25, 2007

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Access Management Variance Committee
District 6 Permit Office
1000 NW 111 Avenue, Room 6207
Miami, Florida 33172-5800

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Sincerely,



Signature

MAGDA QUIROS

Print Name

8695 SW 74 TER.

Address

September 25, 2007

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Access Management Variance Committee
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Sincerely,

Celia E. Jensen
Signature

Celia E. Jensen
Print Name

8501 SW 75 St.
Address

September 25, 2007

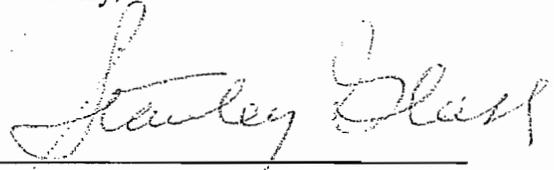
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Sincerely,



Signature

STANLEY GLASS

Print Name

7401 SW 84th PL

Address

MIAMI, FL

September 25, 2007

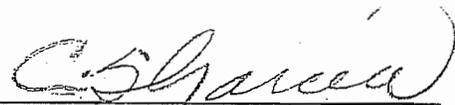
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Sincerely,



Signature

C. S. GARCIA

Print Name

7530 SW 88 PL

Address

MIA. FLA 33173

September 25, 2007

State of Florida Department of Transportation
Access Management Variance Committee
District 6 Permit Office
1000 NW 111 Avenue, Room 6207
Miami, Florida 33172-5800

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Sincerely,

Sheila Glass
Signature

Sheila Glass
Print Name

7401 S.W. 84th Place
Address
33143

Direct: 305-377-6235
Email:BFernandez@brzoniglaw.com

VIA E-MAIL AND US MAIL

August 2, 2007

Alejandro Brito, Esq.
Zarco Einhorn Salkowski & Brito, PA
100 SE 2nd Street, Suite 2700
Miami, Florida 33131-2122

RE: Merrineck Estates, LLC - Office Building

Dear Alex:

I want to thank you and your neighbors again for meeting with Hamid Bolooki and I last week at Mr. Trujillo's house to discuss the referenced application. I am pleased to inform you that, since our meeting, the application to the Department of Transportation (DOT) for accessed on SW 87th Avenue in front of the property has been filed.

As per your request, below are the concessions that Merrineck Estates will commit to in relation to the proposed office building; provided that the neighbors actively support the above mentioned DOT application and the site plan:

1. No ingress or egress on SW 76th Street.
2. Additional landscaping along SW 76th Street to include a hedge or plantings within the swale area (right-of-way), as permitted by Miami-Dade County, in order to further beautify SW 76th Street and to serve as a deterrent to parking in the swale.

Alejandro Brito, Esq.
January 21, 2008
Page 2

3. The maximum height of the project to the roofline shall be capped at twenty-nine feet (29'). This restriction shall be included in the covenant proffered to Miami-Dade County.
4. There shall be no residential development on the property. This restriction shall also be included in the proposed covenant submitted to Miami-Dade County.
5. The dumpster for the building shall be located on the south side of the Property, away from SW 76th Street and the residential area.

We look forward to your response to our proposal and to continuing our dialogue in relation to this matter. Please contact me should you have any questions.

Sincerely,

Ben Fernandez

BF/bl

cc: Hamid Bolooki

Direct: 305-377-6235
E-Mail: BFernandez@BRZoninglaw.com

VIA U.S. MAIL

August 16, 2007

«Name_»
«Street_Address»
«City_State_Zip»

RE: Merrineck Estates, LLC & Medico International Realty Holdings, LLC,
Public Hearing No. 07-069, for the Property Located at 7600 and 7650
SW 87 Avenue, Miami-Dade County, Florida.

Dear Neighbor:

We will be hosting a meeting for the residents of the neighborhoods located on the east and west sides of SW 87th Avenue between SW 72nd Street and SW 79th Street in order to discuss the future of the former Parker Sod property and the proposed plan for the property discussed at the CZAB 12 meeting last month.

The meeting will be held on Tuesday, August 28, 2007 at 7:00 PM at the Sunset Congregational Church located at 9025 Sunset Drive, Miami, Florida 33173. We would like to take the opportunity to address your concerns and discuss your suggestions concerning the development of the property. Snacks and refreshments will be served. Please contact me if you have any questions.

We look forward to seeing you.

Sincerely,

Ben Fernandez

BF/ma

Direct: 305-377-6235
E-Mail: BFernandez@brzoninlaw.com

VIA EMAIL

August 24, 2007

Alejandro Brito, Esq.
Zarco Einhorn Salkowski & Brito, P.A.
100 S.E. Second Street, 27th Floor
Miami, Florida 33131

RE: Merrineck Estates, LLC, 7600 SW 87 Avenue

Dear Mr. Brito,

I am writing to you because I left you a voicemail two days ago and I have not heard from you. I understand that you would like us to cancel our meeting next week with the neighborhood and reschedule it for a later date. However, I wanted to let you know that the meeting is for the entire neighborhood, not just the neighbors from your area. We would be happy to schedule another meeting with you and your close neighbors after this general meeting. At this point, we have already mailed out over 200 letters and reserved a meeting hall. To change the date would be confusing to the residents.

I am also writing to follow up on the letter listing the development conditions that you and your neighbors requested and to which Merrineck is prepared to commit, which we sent, following our meeting with you and your neighbors on July 25th. It would be most beneficial if we could receive a written response so that we can then be prepared to more fully discuss any remaining issues at our next meeting.

At our initial meeting, and in your prior meetings with our client, you indicated that you were not opposed to the project but that you were opposed to any ingress or egress from SW 76th Street onto the site. As you know, among other things, we have complied with your request and eliminated the SW 76th Street curb cut. We have also agreed to provide landscaping within the swale area along SW 76th Street.

We look forward to meeting with you and to your response.

Sincerely,

Ben Fernandez

BF/bl

cc: Hamid Bolooki

Direct: 305-377-6235
E-Mail: BFernandez@BRZoninglaw.com

VIA U.S. MAIL

September 17, 2007

RE: Merrineck Estates, LLC & Medico International Realty Holdings, LLC,
Public Hearing No. 07-069, for the Property Located at 7600 and 7650
SW 87th Avenue, Miami-Dade County, Florida.

Dear Neighbor:

We would like to invite you to meet with us once again on Tuesday, September 25, 2007, at 7:00 PM at the Sunset Congregational Church located at 9025 Sunset Drive, Miami, Florida 33173.

At this follow up meeting, we will present to you our landscape plan for SW 76th Street and review our application to the Department of Transportation that will be considered for approval in early October.

Please contact me directly should you have any questions. Light snacks and refreshments will be served. We look forward to meeting with you.

Sincerely,

Ben Fernandez

BF/bl

Direct: 305-377-6235
E-Mail: BFernandez@BRZoninglaw.com

VIA U.S. MAIL

October 15, 2007

RE: Merrineck Estates, LLC & Medico International Realty Holdings, LLC,
Public Hearing No. 07-069, for the Property Located at 7600 and 7650
SW 87th Avenue, Miami-Dade County, Florida.

Dear Neighbor:

We understand that you have recently received a hearing notice for the above-referenced public hearing. While the notice states that the applicant is seeking to rezone from the RU-5A to RU-5 Zoning District, please be assured that, as we have agreed, we are in the process of amending the application to request a height variance for a roofline no greater than twenty-nine feet (29') in lieu of the rezoning to RU-5.

We would also like to reaffirm the following additional commitments made at the neighborhood meeting we held on Tuesday, September 25, 2007, at the Sunset Congregational Church: (1) we will not provide any ingress or egress on SW 76th Street; and (2) we will place additional landscaping along both sides of SW 76th Street consisting of royal palms, live oaks and mahogany trees and shrubs in compliance with Miami-Dade County standards.

Please contact me directly should you have any questions.

Sincerely,

Ben Fernandez

BF/ma/bl

(Space reserved for Clerk)

County Inspection. 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.

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. 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.

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 all of the Property, including jointers of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith 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 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

(Space reserved for Clerk)

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.

Authorization for Miami-Dade County 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 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.

Election of Remedies. 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.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, 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.

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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. 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 Planning and Zoning Department 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. 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 and/or any appropriate Community Zoning Appeals Board retains its full

This instrument was prepared by:

Name: Matthew Amster, Esq.
Address: Bercow Radell & Fernandez, P.A.
200 S. Biscayne Blvd., Suite 850
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned 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 attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. Z2007000069 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Bellon Milanes Architects Planners entitled, "Galloway Medical Pavilion SW 76th Street, 87th Avenue," dated received the 4th day of December, 2007, pages SP-1, LP-1 and A-3.0, and dated received the 9th day of May, 2007, pages SP-2, A-1.0 and A-2.0, as same may be modified by Paragraphs (2) and (3) herein, said plans consisting of a total of 6 sheets and being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- (2) The plans described in Paragraph (1) above show two entrances to the Property along SW 87 Avenue, which require approval from the Florida Department of Transportation (FDOT). Owner shall apply for approval from FDOT to allow both entrances as shown.
- (3) In the event that the FDOT denies the request, then said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Bellon Milanes Architects Planners entitled, "Galloway Medical Pavilion SW 76th Street, 87th Avenue," dated received the 19th day of December, 2007, pages SP-1 and LP-1, dated received the 4th day of December, 2007, page A-3.0, and dated received the 9th day of May, 2007, pages SP-2, A-1.0 and A-2.0, said plans consisting of a total of 6 sheets and being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement

(Space reserved for Clerk)

power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

land that is specifically zoned for business, professional office, office park, or designated "Business and Office" on the CDMP Land Use Plan (LUP) map. While vacant industrially zoned or designated land may be and often is used for commercial use, particularly office development but including retail uses such as hotels and restaurants, for purposes of this analysis none was included in the commercial land supply.

The first four columns of Table 8 summarize the result of applying the method described. Countywide, the 2,588.6 acres of vacant commercially zoned or designated land available in 2007 would be depleted in the year 2023, at the average annual absorption rate of 159.97 acres. However, the projected depletion year varies from Tier to Tier. Only the South-Central Tier will deplete its supply before 2014. Individual MSAs reveal more variability. MSAs 1.1, 1.2, 1.3, 2.2, 4.3, 5.2, 5.4, 5.5, 5.6, 5.7, 6.1, and 7.6 all will have depleted their supply of commercial land before 2015. At this point, it is necessary to point out that the projected year of depletion provides only one indication of the areas of the County where additional land for commercial use may be warranted. However, it cannot be concluded that land for commercial use should automatically be added in the specific MSAs where the numbers indicate depletion before the year 2015. Because of the dual purposes of commercial land use, the land allocation process and planning for future land availability are more complex than the case of residential or industrial land use.

It is worth noting that by redeveloping or adding additional uses to existing sites, the existing supply would accommodate significant growth. A second consideration is that some commercial uses are "population serving" and should be distributed throughout the community with consideration for convenience to the residential population, while some commercial uses can be categorized as "export" uses which may be better located in areas having good transportation access to larger areas, and where other similar or complementary uses can agglomerate into commercial or employment centers. In this regard, "export" oriented commercial centers - like regional centers, industrial centers, and transportation facilities - can help give structure to the urban pattern and comprehensive planning should foster this.

In an effort to gauge what is an appropriate amount of commercial land to be allocated to "population serving" commercial uses, the ratio of commercial acres per 1,000 persons by MSA, Tier, and countywide was analyzed. The final two columns of Table 8 indicate commercial acres per 1,000 persons for each MSA, Tier and the countywide average. The countywide ratio for 2015 is projected to be 6.1 acres per 1,000 persons declining to 5.4 per 1,000 persons by the year 2025 if no industrial land is used and no further supply is added. While 6.1 acres per 1,000 persons is the County average, this includes regional centers, racetracks, commercial stadiums, and other such commercial uses. If a local area registers a commercial land/population ratio below average, it does not necessarily indicate an undesirable condition. However, those MSAs or Tiers showing ratios significantly below the Tier or Countywide ratio should warrant closer review to determine whether the commercial needs of the area's population would be adequately met.

EXHIBIT A

LEGAL DESCRIPTION: THE SOUTH ONE-HALF (1/2) OF TRACT 85, LESS THE SOUTH 25 FEET AND THE WEST 25 FEET THEREOF, AND THE NORTH 150 FEET THEREOF, DADE COUNTY DEVELOPMENT COMPANY'S SUBDIVISION OF THE WEST ONE HALF (1/2), OF SECTION 28, TOWNSHIP 54 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 169, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Table 8
 Projected Absorption of Commercial Land
 Miami-Dade County, Florida 2007-2025

Tier and Minor Statistical Area	Vacant Commercial Land 2007 (Acres)	Commercial Acres in Use 2007 (Acres)	Avg Annual Absorption Rate 2003-2025 (Acres)	Projected Year of Depletion	Commercial Acres Per Thousand Persons	
					2015	2025
North Tier						
1.1	2.3	67.4	0.63	2011	3.0	2.9
2.1	68.6	1089.7	2.59	2025+	6.3	6.1
2.2	12.6	275.2	2.68	2012	5.4	5.3
2.3	192.9	658.7	5.91	2025+	9.4	9.1
2.4	46.3	534.0	1.08	2025+	6.7	6.4
3.1	<u>221.6</u>	<u>976.8</u>	<u>21.72</u>	<u>2017</u>	<u>4.6</u>	<u>4.6</u>
Total	544.3	3601.8	34.61	2023	5.9	5.8
North Central Tier						
1.3	7.4	256.8	1.10	2014	2.2	2.2
3.2	313.5	1586.8	17.60	2025	11.3	11.1
4.1	47.7	387.4	0.62	2025+	4.9	4.7
4.2	95.7	438.9	2.62	2025+	6.4	5.3
4.3	13.3	894.4	2.21	2013	7.2	6.7
4.4	1.4	70.0	0.16	2016	4.3	4.1
4.5	49.9	193.8	0.00	2025+	—	—
4.6	30.0	314.9	2.25	2020	6.4	5.4
4.7	80.6	324.9	3.72	2025+	7.1	6.0
5.1	<u>26.9</u>	<u>553.0</u>	<u>0.91</u>	<u>2025+</u>	<u>4.4</u>	<u>4.3</u>
Total	666.4	5020.9	31.19	2025+	6.7	6.3
South-Central Tier						
1.2	0.0	94.4	0.14	2007	8.0	8.0
5.2	18.5	239.7	3.37	2012	3.8	3.0
5.3	17.7	616.5	1.95	2016	4.9	4.6
5.4	6.8	576.4	1.94	2011	5.6	5.5
5.5	12.8	557.9	3.01	2011	6.3	5.7
5.6	1.5	227.6	0.74	2009	6.3	5.8
5.7	15.9	260.5	0.81	2025+	9.3	8.7
5.8	18.1	113.2	2.26	2015	3.4	2.9
6.1	51.8	512.2	14.49	2011	2.6	2.5
6.2	<u>169.7</u>	<u>545.9</u>	<u>16.85</u>	<u>2017</u>	<u>4.1</u>	<u>4.1</u>
Total	312.8	3744.3	45.56	2014	4.5	4.2
South Tier						
7.1	110.3	321.8	7.46	2022	7.3	4.7
7.2	61.1	205.4	6.02	2017	5.2	3.6
7.3	194.3	208.4	3.32	2025+	10.6	6.8
7.4	326.6	312.8	16.92	2026	8.3	4.7
7.5	372.8	441.4	12.76	2025+	28.0	12.6
7.6	<u>0.0</u>	<u>1.3</u>	<u>2.13</u>	<u>2007</u>	<u>0.2</u>	<u>0.1</u>
Total	1,065.1	1,491.1	48.61	2025+	9.7	5.7
Grand Total	2,588.6	13,858.1	159.97	2023	6.1	5.4

— Insignificant population.

Source: Miami-Dade Department of Planning & Zoning, Planning Division, Research Section, August 2007.



Public Works Department
Cash

Date of Issue: 01/22/2008

Permit #: PW2008002038

Inspector:

Permission is hereby granted to MERRINECK ESTATES LLC
for the purpose of TREE PLANTING IN ROW -- (8), merrineck estates llc and medic
international realty holdings llc
at SW 7600 BLK AND SW 7650 AND SW 87TH AVE;

Subdivision: merrineck estaes

Work Order: planting trees

The work herein described and permitted is to be commenced not before
01/22/2008 , and completed not later than than 01/21/2009 on which
date this permit expires.

24 hour notification shall be made to Miami Dade County Public Works
Department, phone 305-375-2135, when the work for which this permit is
granted is ready for construction. This permit is issued subject to
actual work being done by a contractor properly certified by the
CONSTRUCTION TRADES QUALIFYING BOARD. In accepting this permit, the
permitee agrees to hold thereof harmless from payment of any
compensation or damages, resulting from his exercise of the privileges
granted under this permit. Construction must be in accordance with
approved plan, and/or to recorded portions of the Public Works Manual.

Pework conference required: YES NO

MERRINECK ESTATES LLC

acknowledges the sum of \$80.00 dollars
in payment of this permit, and it is understood and agreed that all work
to be done hereunder will be in accordance with the requirements of this
department.

ER NUMBER:

THIS PERMIT MUST BE KEPT ON THE JOB SITE

ALL REQUIRED TRAFFIC CONTROL CONTROL
DEVICES MUST BE INSTALLED PRIOR TO
PLACEMENT OF ASPHALT SURFACE

Permitee: HAMID BOLOOKI

Issuer: GREEN, ELIZABETH



Public Works Department
Cash

Date of Issue: 01/23/2008

Permit #: PW2008002086

Inspector:

Permission is hereby granted to MERRINECK ESTATES LLC for the purpose of TREE PLANTING IN ROW --(9),Merrineck Estates LLC and Medico International Realty Holdings LLC at SW 76TH ST AND SW 87TH AVE;

Subdivision: merrineck estates
Work Order: planting trees

The work herein described and permitted is to be commenced not before 01/23/2008 , and completed not later than than 01/22/2009 on which date this permit expires.

24 hour notification shall be made to Miami Dade County Public Works Department, phone 305-375-2135, when the work for which this permit is granted is ready for construction. This permit is issued subject to actual work being done by a contractor properly certified by the CONSTRUCTION TRADES QUALIFYING BOARD. In accepting this permit, the permittee agrees to hold thereof harmless from payment of any compensation or damages, resulting from his exercise of the privileges granted under this permit. Construction must be in accordance with approved plan, and/or to recorded portions of the Public Works Manual.

Pework conference required: YES ___ NO ___

MERRINECK ESTATES LLC

acknowledges the sum of \$90.00 dollars in payment of this permit, and it is understood and agreed that all work to be done hereunder will be in accordance with the requirements of this department.

ER NUMBER:

THIS PERMIT MUST BE KEPT ON THE JOB SITE

ALL REQUIRED TRAFFIC CONTROL CONTROL DEVICES MUST BE INSTALLED PRIOR TO PLACEMENT OF ASPHALT SURFACE

Permittee:HAMID BOLOOKI

Issuer:GREEN, ELIZABETH

property?

We can issue the permit for the trees that are to be planted adjacent to the property with a recorded covenant, but we can not issue a permit for the trees they want to plant across the street without the covenant.

Please advise.

-----Original Message-----

From: Matthew Amster [mailto:MAmster@brzoninglaw.com]

Sent: Thursday, January 10, 2008 3:47 PM

To: Moreno, Tony (PWD)

Cc: Calas, Esther (PWD); Ben Fernandez

Subject: FW: Street Tree Permit request for Merrineck Estates

Dear Mr. Moreno:

This law firm represents Merrineck Estates, LLC and Medico International Realty Holdings, LLC, (the "Owners") the owners of 7600 & 7650 SW 87 Avenue (the "Property"). We are assisting the Owners with a zoning public hearing application, PH07-069, scheduled for hearing on January 24, 2008. The zoning application has been subject to protest by area residents. As part of a compromise with neighbors, the residents have requested that we plant trees on both the south and north sides of SW 76 Street, which is located north of the Property. The Owners are willing to plant a mix of live oak, gumbo limbo and mahogany trees in both swales.

Regarding the south swale, which is immediately adjacent to the Property, we are presently in the process of obtaining the permit to plant 8 new trees. Through the required recorded covenant, the Owners agree to maintain the trees in perpetuity.

Regarding the north swale, which is not adjacent to the Property, the Owners are willing to plant appropriate trees (9 total) in the swale but not commit to the perpetual maintenance of the trees. Therefore, the Owners will not complete and record the required covenant for maintenance. We have sought the assistance of the adjacent land owner to the north, but they have not agreed to maintain the swale. As the Owners are willing to plant the trees, we would like Public Works to consider assuming the maintenance responsibility.

Elizabeth Green informed me that based on the permit requirements, the permit cannot be issued without a recorded covenant for maintenance. If an arrangement may be made where the Owners plant the trees and Public Works assumes the maintenance responsibility, please let us know immediately. Should Public Works decide not to assume the maintenance responsibility, then due to the neighbors' requests and our pending public hearing we would like written confirmation that Public Works denies our request to plant the trees in the north swale of SW 76 Street. Thank you for your assistance. Please contact me at your earliest convenience with any questions.

Sincerely,

Matthew Amster, Esq.
Bercow Radell & Fernandez, P.A.
200 S. Biscayne Blvd.
Suite 850
Miami, FL 33131
(305) 377-6236
(305) 377-6222 (fax)
MAmster@BRZoningLaw.com

The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive such. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.

Item #1
07-87
Smael & Amneris Valdes
Rec 1/22/08
Legal
Counsel.

This instrument was prepared by:
Name: Melissa Tapanes Llahues, Esq.
Address: Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, Florida 33131

Received by
Zoning Agenda Coordinator
JAN 23 2008

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned 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 attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the owner during consideration of Public Hearing No. 07-087 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That said Property shall be developed substantially in accordance with the lot split plan attached hereto as Exhibit "B." The purchase of one (1) severable use right (SUR) shall be required for the development of Lot B with 100 feet of frontage under this lot split plan.
- (2) That said Property shall be developed with a maximum of two (2) units
- (3) That with the exception of the purchase of the SUR, development on the Property shall conform to the EU-M zoning district regulations and that no administrative adjustments or variances shall be requested.

(Space reserved for Clerk)

County Inspection. 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

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. 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.

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 all of the Property, including jointers of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith 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 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

Authorization for Miami-Dade County 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 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

Election of Remedies. 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

Presumption of Compliance Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, 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

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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. 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 Planning and Zoning Department 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. 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 and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication

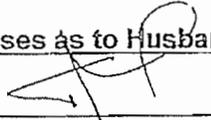
Owner. The term Owner shall include the Owner, and its heirs, successors and assigns

[Execution Pages Follow]

ACKNOWLEDGMENT
HUSBAND AND WIFE

Signed, witnessed, executed and acknowledged on this 15 day of
JANUARY, 2008.

Witnesses as to Husband:



Signature

JORDI GONZALEZ

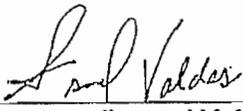
Print Name



Signature

ANTONIO GONZALEZ

Print Name



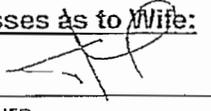
Signature (Ismael Valdes)

ISMAEL VALDES

Print Name

Address:
6480 SW 93 AVE
MIAMI, FL 33173

Witnesses as to Wife:



Signature

JORDI GONZALEZ

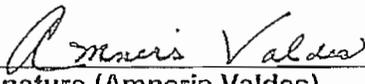
Print Name



Signature

ANTONIO GONZALEZ

Print Name



Signature (Amneris Valdes)

AMNERIS VALDES

Print Name

Address:
6480 SW 93 AVE
MIAMI, FL. 33173

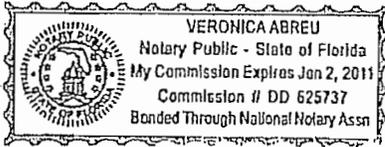
NOTARY AS TO HUSBAND:

STATE OF Florida

COUNTY OF DADE

The foregoing instrument was acknowledged before me by EMIL VALDES who is personally known to me or has produced PERSONALLY KNOWN as identification.

Witness my signature and official seal this 15 day of JANUARY, 2008, in the County and State aforesaid.



Veronica Abreu

Notary Public State of Florida

VERONICA ABREU
Print Name

My Commission Expires:

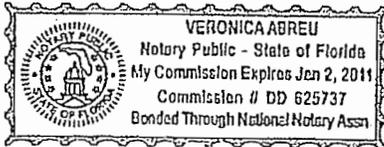
NOTARY AS TO WIFE:

STATE OF Florida

COUNTY OF Dade

The foregoing instrument was acknowledged before me by Amber Valdes, who is personally known to me or has produced personally known, as identification.

Witness my signature and official seal this 15 day of JANUARY, 2008, in the County and State aforesaid.



Veronica Abreu

Notary Public State of Florida

VERONICA ABREU

Print Name

My Commission Expires:

Martinez, Rebeca (PWD)

From: Martinez, Rebeca (PWD) on behalf of Cotarelo, Antonio (PWD)
Sent: Wednesday, January 23, 2008 11:04 AM
To: Moreno, Tony (PWD); Green, Elizabeth (PWD)
Cc: Alvarez, Ana (PWD); Cotarelo, Antonio (PWD); Cardenas, David (PWD)
Subject: FW: Street Tree Permit request for Merrineck Estates
Importance: High

Hi Tony/Elizabeth:

Please issue the permit for the trees across the street without a covenant. The County will be assuming the maintenance of the trees. Elizabeth issued a permit for tree planting, but did not issue the one for the tree planting across the street because of the missing covenant, but it will be not required. This has been approved and can be issued. I spoke to Mr. Ben Fernandez and he will have someone come out today for the missing permit. If you need anything, please let me know.

Thank you,
 Rebeca

From: Baro, Carlos M. (PWD)
Sent: Wednesday, January 23, 2008 8:10 AM
To: Moreno, Tony (PWD)
Cc: Cotarelo, Antonio (PWD); Alvarez, Ana (PWD); Cardenas, David (PWD)
Subject: RE: Street Tree Permit request for Merrineck Estates

Tony, per my conversation with Tony Cotarelo and David Cardenas, please issue the permit if you have not already done so. The County will be assuming maintenance of the trees in the public right-of-way.

Thank you,
Carlos M. Baro III, Chief PWD Inspector
 Miami-Dade County Public Works Department
 305-375-2135
cbaro@miamidade.gov
 "Delivering Excellence Every Day"

From: Martinez, Rebeca (PWD) **On Behalf Of** Cotarelo, Antonio (PWD)
Sent: Friday, January 11, 2008 10:23 AM
To: Baro, Carlos M. (PWD)
Subject: FW: Street Tree Permit request for Merrineck Estates

From: Moreno, Tony (PWD)
Sent: Friday, January 11, 2008 10:03 AM
To: Cardenas, David (PWD); Hervis, Manny (PWD)
Cc: Calas, Esther (PWD); Cotarelo, Antonio (PWD)
Subject: FW: Street Tree Permit request for Merrineck Estates

Good morning David,

Would Public Works assume the responsibility of maintaining the trees across the street from this

1/23/2008

MARTIN LAW

A PROFESSIONAL ASSOCIATION

DEBORAH M. MARTIN
ATTORNEY AT LAW
dmartin@martinlawpa.com

1913 S W 3rd AVE (CORAL WAY)
MIAMI, FLORIDA 33129-1418

TEL: (305) 858-0711
FAX: (305) 858-0712
website: www.martinlawpa.com

Mailing Address:
P.O. Box 144255
Coral Gables, FL 33114

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Use/Unity of Title/Declaration of Restrictions/Development Agreement or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat covering, covering the real property, hereinafter described, it is hereby certified that I have examined a complete Abstract of Title covering the period from the beginning, May 17, 1977, to the 17th day of December, 2007, at the hour of 11:59PM, inclusive, of the following described property:

The South one-half (1/2) of Tract 85, less the South 25 feet and the West 25 feet thereof, and the North 150 feet thereof, DADE COUNTY DEVELOPMENT COMPANY'S SUBDIVISION, of the West one-half (1/2), of Section 28, Township 54 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 3, at page 169, of the Public Records of Miami-Dade County, Florida.

A/K/A: 9395 SW 68 Street, Miami, FL 33173

Folio No.: 30-4028-004-0570

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in: (Fee Simple)

ISMAEL VALDES and AMNERIS VALDES, husband and wife

Note: For Limited Partnership, Limited Liability Company or Joint Venture indicate parties comprising the Limited Partnership, Limited Liability Company or Joint Venture and identify who is authorized to execute.

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. RECORDED MORTGAGES:

"NONE"

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

"NONE"

3. GENERAL EXCEPTIONS:

Rights or claims of parties in possession not shown by the Public Records.

Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

Easements or claims of easements not shown by the Public Records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

4. SPECIAL EXCEPTIONS:

The lien of all taxes for the year 2007 and thereafter, which are not yet due and payable.

Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. (As to Owner's Policy Only)

Restrictions and easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), contained in Plat Book 3, at page 169, of the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
Ismael Valdes and Amneris Valdes, husband and wife	Fee Simple	N/A [no other party(ies), i.e.: Lender(s) or Debtor(s), other than the Owner(s)]

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
C-7187062	Martin Law, P.A.		05/17/1977 - 02/11/2007
OPM-7224957	Martin Law, P.A.		03/09/2007 - 09/08/2007
UPDATE	Martin Law, P.A.		09/08/2007 - 12/17/2007

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

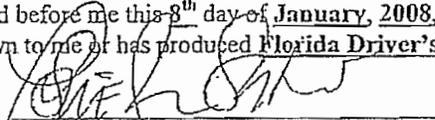
I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 8th day of January, 2008.


Name
Deborah M. Martin, Esq.
Print Name
Florida Bar No.: 628921
Address:
P.O. Box 144255
Coral Gables, FL 33114

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8th day of January, 2008, by Deborah M. Martin, Esq., who is personally known to me or has produced Florida Driver's License, as identification.


Notary Public

My Commission Expires:

Print Name

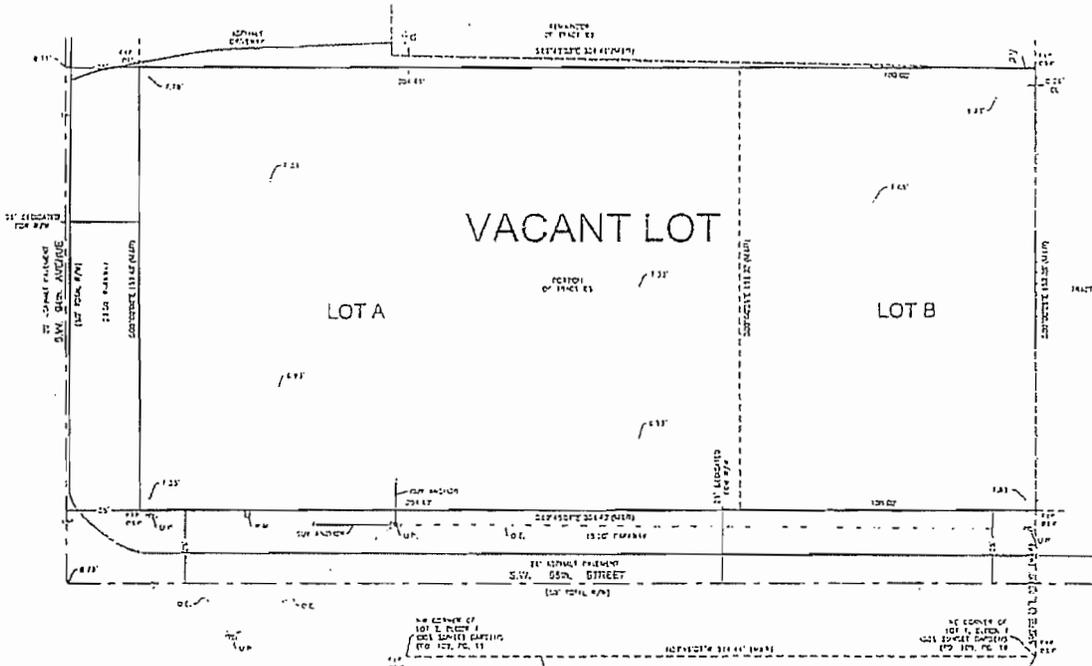


LEBLIE ALAN SCHERE
MY COMMISSION # DD 502643
EXPIRES: November 23, 2010
Budget Through Budget Notary Services

PROPERTY LOCATED, 8185 SW 4TH STREET, MIAMI, FLORIDA 33155
 (SECTION 15, T8N, R20W, E4M, SW/4, FLORIDA 33155)
 (SECTION 15, T8N, R20W, E4M, SW/4, FLORIDA 33155)
 THE VESTED INTEREST IN THE SOUTH HALF (1/2) OF TRACT 22, LOTS 21 AND 22, OF THE SOUTH HALF (1/2) OF SECTION 15, T8N, R20W, E4M, SW/4, FLORIDA 33155, AS SHOWN ON THE PLAT OF RECORD SURVEY DATED 05/11/2011, IS HEREBY RECONVEYED TO THE VESTED INTEREST IN THE WEST HALF (1/2) OF SECTION 15, T8N, R20W, E4M, SW/4, FLORIDA 33155, AS SHOWN ON THE PLAT OF RECORD SURVEY DATED 05/11/2011, IN ACCORDANCE WITH THE TERMS OF THE DEED OF CONVEYANCE PLAT BOOK 1 AT PAGE 103 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RECORD SURVEY
 SCALE 1" = 20'

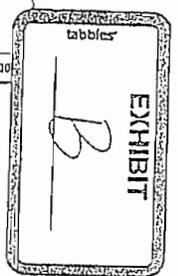
ANIANO J. GARCIA, PLSM.
 LAND SURVEYOR & PLANNER
 11111 SW 15TH AVENUE, SUITE 100, MIAMI, FLORIDA 33185
 PHONE: (305) 551-1111 FAX: (305) 551-1112



LEGEND AND ABBREVIATIONS

1. 1/4 SECTION	2. 1/2 SECTION	3. 3/4 SECTION	4. SECTION
5. 1/4 TRACT	6. 1/2 TRACT	7. 3/4 TRACT	8. TRACT
9. 1/4 BLOCK	10. 1/2 BLOCK	11. 3/4 BLOCK	12. BLOCK
13. 1/4 LOT	14. 1/2 LOT	15. 3/4 LOT	16. LOT
17. 1/4 ACRES	18. 1/2 ACRES	19. 3/4 ACRES	20. ACRES
21. 1/4 CITY BLOCK	22. 1/2 CITY BLOCK	23. 3/4 CITY BLOCK	24. CITY BLOCK
25. 1/4 CITY LOT	26. 1/2 CITY LOT	27. 3/4 CITY LOT	28. CITY LOT
29. 1/4 CITY ACRES	30. 1/2 CITY ACRES	31. 3/4 CITY ACRES	32. CITY ACRES
33. 1/4 CITY SECTION	34. 1/2 CITY SECTION	35. 3/4 CITY SECTION	36. CITY SECTION
37. 1/4 CITY TRACT	38. 1/2 CITY TRACT	39. 3/4 CITY TRACT	40. CITY TRACT
41. 1/4 CITY BLOCK	42. 1/2 CITY BLOCK	43. 3/4 CITY BLOCK	44. CITY BLOCK
45. 1/4 CITY LOT	46. 1/2 CITY LOT	47. 3/4 CITY LOT	48. CITY LOT
49. 1/4 CITY ACRES	50. 1/2 CITY ACRES	51. 3/4 CITY ACRES	52. CITY ACRES
53. 1/4 CITY SECTION	54. 1/2 CITY SECTION	55. 3/4 CITY SECTION	56. CITY SECTION
57. 1/4 CITY TRACT	58. 1/2 CITY TRACT	59. 3/4 CITY TRACT	60. CITY TRACT
61. 1/4 CITY BLOCK	62. 1/2 CITY BLOCK	63. 3/4 CITY BLOCK	64. CITY BLOCK
65. 1/4 CITY LOT	66. 1/2 CITY LOT	67. 3/4 CITY LOT	68. CITY LOT
69. 1/4 CITY ACRES	70. 1/2 CITY ACRES	71. 3/4 CITY ACRES	72. CITY ACRES
73. 1/4 CITY SECTION	74. 1/2 CITY SECTION	75. 3/4 CITY SECTION	76. CITY SECTION
77. 1/4 CITY TRACT	78. 1/2 CITY TRACT	79. 3/4 CITY TRACT	80. CITY TRACT
81. 1/4 CITY BLOCK	82. 1/2 CITY BLOCK	83. 3/4 CITY BLOCK	84. CITY BLOCK
85. 1/4 CITY LOT	86. 1/2 CITY LOT	87. 3/4 CITY LOT	88. CITY LOT
89. 1/4 CITY ACRES	90. 1/2 CITY ACRES	91. 3/4 CITY ACRES	92. CITY ACRES
93. 1/4 CITY SECTION	94. 1/2 CITY SECTION	95. 3/4 CITY SECTION	96. CITY SECTION
97. 1/4 CITY TRACT	98. 1/2 CITY TRACT	99. 3/4 CITY TRACT	100. CITY TRACT

DATE OF FIELD WORK: 01-01-2011
 DATE OF PLAN: 05-11-2011
 DRAWN BY: ANIANO J. GARCIA
 CHECKED BY: ANIANO J. GARCIA
 ORDER NO. 07-0300



07-162

VARENA APPLICATION

**ALTERNATIVE
CONSIDERATION**

FROM : AU AND EU-1

TO : EU-1

PROPERTY 18475 SW 216 ST.

PREPARED BY

RICK D. RUIZ

MARRERO & ASSOC.

ARCHITECTS.

Planning and Zoning Consultant.

01/24/2008

ALTERNATIVE CONSIDERATION

Property: 18475 SW 216th Street
Miami, Florida

Request: Permit 4 lots in the AU zone properties with less lot area and 1 lot with less lot frontage than required.

The property is located between **SW 216th Street** and **SW 212th Street** to the north. **SW 185 Avenue** runs along its west side.

The property has two zone designations **EU-1** on the corner lot of **SW 216th Street** and **SW 184 Avenue** and **AU** to the remaining property north towards **212th Street**.

This zoning separation between **AU** and **EU** was established back in **1948** then revised in **1951**. The purpose of this separation was express by a commissioner back in 1948 Commissioner Preston, which is part of the public records. As they tried to reason with the public why these land would have these designations.

Because of this, this area has an **AU** designated zone rapped around by **EU-1 Estate** designation, Property owners could establish there residence and have the agricultural use in conjunction with there ownership.

Within the **AU district** there is large portion that have properties smaller that the 5 acre sites required by the AU designation the reason is clear that when the proposed rap around was breached by many subdivisions of land this AU core ended its desired function by the original writers.

The adoption of changing EU- 1a and b to EU-1 cleared the need to own further adjoining land for the purpose of AU with the main residence.

The fact is that,

65% of the land is dedicated to residential non-designated EU-1 estates and 34 % Agricultural.

Please see zone maps and aerial provided.

For the County to recommend a change the requirement is that “ **immediate area surrounding the subject parcel on three sides or more contiguous sides is predominately and lawfully parcelized in a similar manner** “

Our request for the alternative subdivision of land is in line with the trend of change within this district. Our request is no different from the already established properties to the east on SW 184th Avenue with 5 divided lots.

The fact that our property is adjacent to three parcel of land that abut the property that is requesting this change is not recognized by the department, they interpret that it should line or extend passed the property lines on three sides. To exclude our property just because **it's ours** should not be a base for exclusion.

These properties will provide its own septic tank system as others and water softener provision as required by **DERM** regulation and cause a hardship to the county's sewer or water system.

We have entered into a consent agreement with Dade County Public Schools in allocating additional impact fees to remedy the initial cost of our generated 3 students.

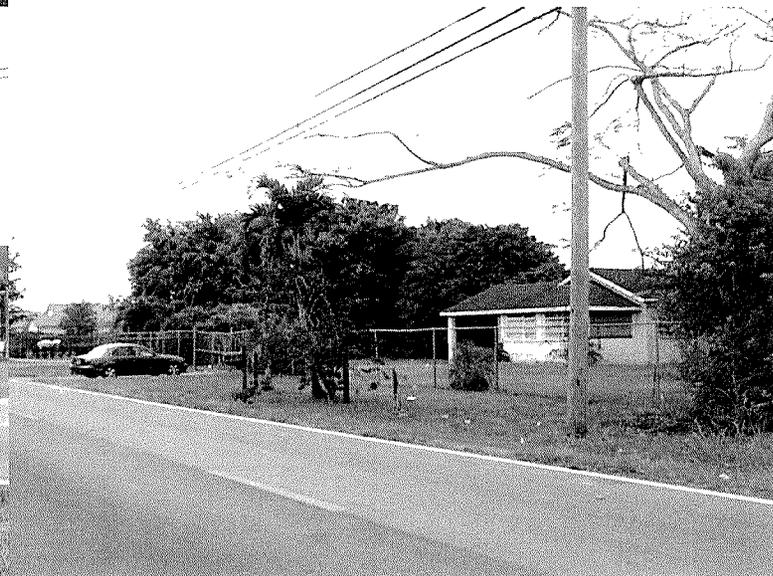
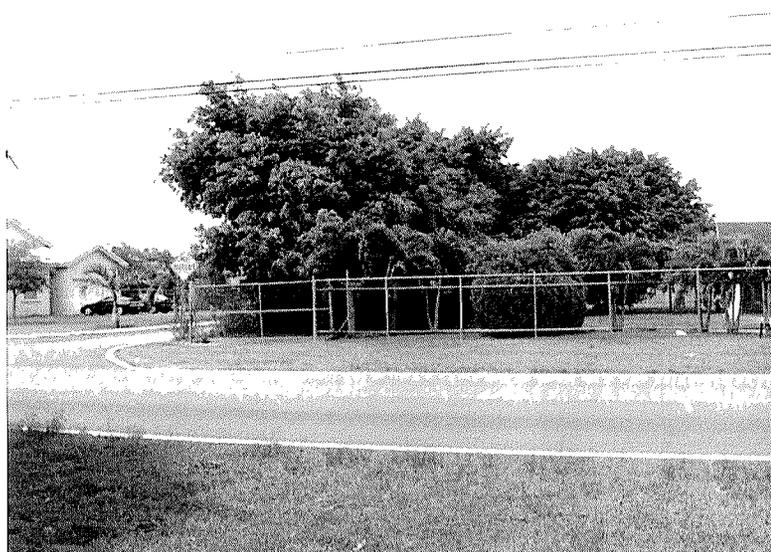
We feel that by factual evidence, intent of the code as written and the placing of subdivided property within the AU core district you have ground to approve the **ALTERNATIVE CONSIDERATION OF**

Request to

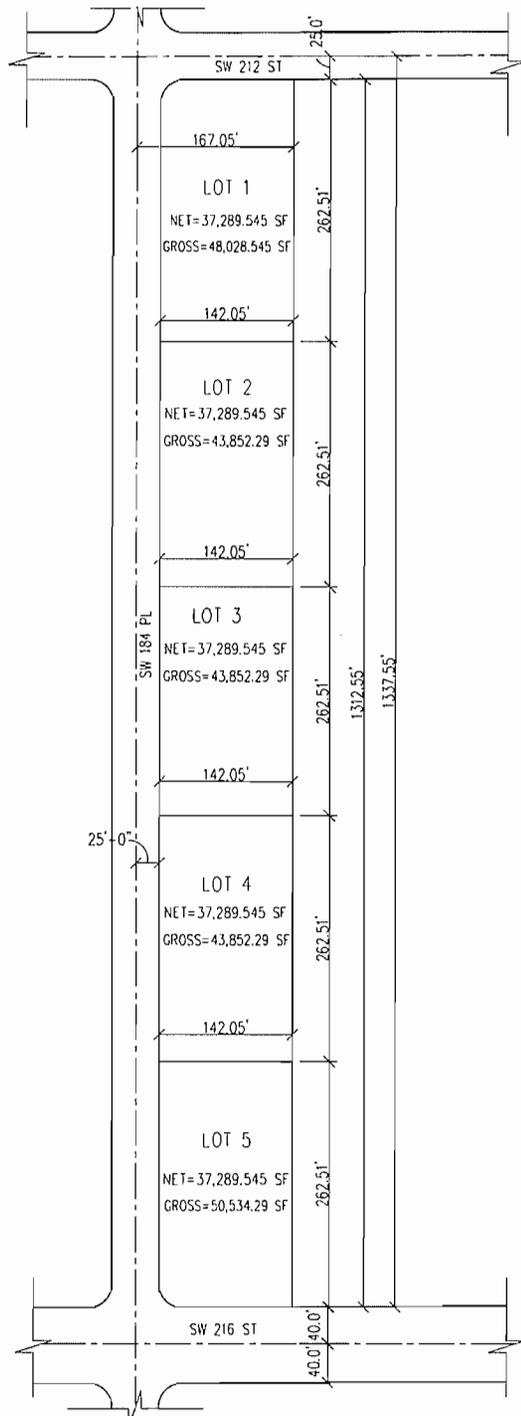
Permit 4 lots in the AU zone properties with less lot area and 1 lot with less lot frontage than required.

And we would accept as a condition all lots to fall under all standards of the EU-1 estate designation.

Subject Property 18475 SW 216 St



RECEIVED
 MANAGERS COUNTY
 PLANNING & ZONING
 875 VALLEY



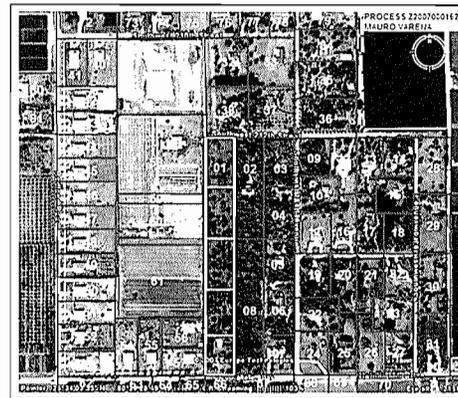
PROPOSED SITE PLAN

PATRICIO MARTINELLI 1717 N. BAYSHORE DR. # 1641
 MIAMI FL 33132 (305) 244 33 74



1/6" = 1'-0"

SITE SUMMARY	
FOLIO NUMBER:	30-6812-000-0320
PROPERTY ADDRESS:	18475 SW 216 STREET, MIAMI, FL. 33170
ZONING:	AU AND EU-1, APPLYING FOR EU-1
LEGAL DESCRIPTION:	EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF THE SW 1/4, SECTION 12 TOWNSHIP 56 RANGE 38, DADE COUNTY
LOT AREA:	GROSS: 223,438 SF (5.13 ACRES)
LOT BREAKDOWN:	
LOT 1: LOT AREA:	142.05' X 262.51' NET = 37,289.545 SF GROSS = 48,028.545 SF
LOT 2: LOT AREA:	142.05' X 262.51' NET = 37,289.545 SF GROSS = 43,852.29 SF
LOT 3: LOT AREA:	142.05' X 260.51' NET = 37,289.545 SF GROSS = 43,852.29 SF
LOT 4: LOT AREA:	142.05' X 260.51' NET = 37,289.545 SF GROSS = 43,852.29 SF
LOT 5: LOT AREA:	142.05' X 262.51' NET = 37,289.545 SF GROSS = 50,534.29 SF



LOCATION MAP

N.T.S.

ARCHITECTUR
 STRUCTURAL

WE COVER EVERYTHING
 FROM CONCEPT TO
 CONSTRUCTION
 WITH THE BEST
 QUALITY AND
 FAST TURNAROUND
 TIMES

SEAL

CONSULTANT

ARCHITECT
 STRUCTURAL
 CIVIL
 ELECTRICAL

OWNER:

18475 SW 216 ST
 MIAMI, FL 33170

PROPOSED SITE PLAN
 18475 SW 216 ST. MIAMI FL, 33170

DATE:

REVISIONS:

PROJECT No.

DRAWN BY:

CHECKED BY:

SCALE:

AS SHOWN

SHEET No.

1

OF

1

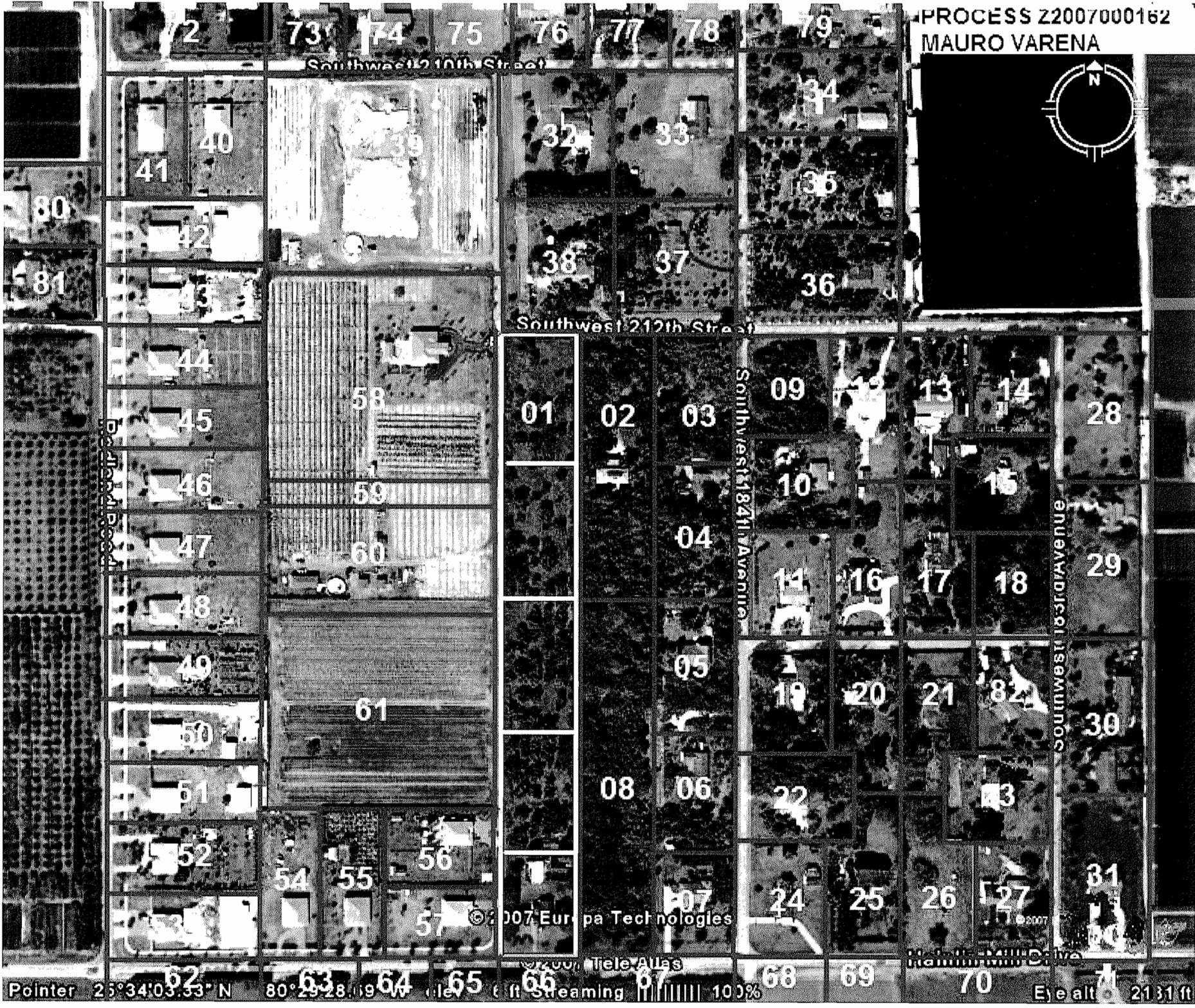
NEIGHBORS

	<u>ADRESS</u>	<u>FOLIO</u>	<u>ZONING</u>	<u>LOT SQ FT</u>	<u>BUILDING SQ FT</u>	<u>YEAR BUILT</u>
1	18475 SW 216 ST	30-6812-000-0320	AU/EU-1	229,997	1,362	1945
2	18450 sw 212 ST	30-6812-000-0300	AU	87,120	3,887	1970
3	N/A	30-6812-000-0282	AU	43,560	VACANT LAND	N/A
4	21300 SW 184 AVE	30-6812-000-0294	AU	43,560	2,038	1971
5	21400 SW 184 AVE	30-6812-000-0303	AU	43,560	2,760	1993
6	21500 SW 184 AVE	30-6812-000-0304	AU	43,560	2,977	1989
7	18405 SW 216 ST	30-6812-000-0281	EU-1	31,363	2,424	1994
8	N/A	30-6812-000-0301	AU/EU-1	124,582	VACANT LAND	N/A
9	N/A	30-6812-000-0295	AU	43,560	VACANT LAND	N/A
10	21305 SW 184 AVE	30-6812-000-0291	AU	43,560	1,684	2002
11	18395 SW 214 ST	30-6812-000-0296	AU	43,560	1,906	2002
12	18370 SW 212 ST	30-6812-000-0293	AU	43,560	3,652	1973
13	18350 SW 212 ST	30-6812-000-0297	AU	43,560	2,562	1964
14	18300 SW 212 ST	30-6812-000-0283	AU	43,560	3,608	1989
15	21300 SW 183 AVE	30-6812-000-0272	AU	43,560	1,521	1969
16	18375 SW 214 ST	30-6812-000-0306	AU	43,560	3,208	1972
17	18355 SW 214 ST	30-6812-000-0307	AU	43,560	2,498	1979
18	18305 SW 214 ST	30-6812-000-0271	AU	43,560	2,246	1972
19	21445 SW 184 AVE	30-6812-000-0298	AU	43,560	3,232	1972
20	18350 SW 214 ST	30-6812-000-0290	AU	43,560	2,245	1967
21	N/A	30-6812-000-0289	AU	43,560	VACANT LAND	N/A
22	21505 SW 184 AVE	30-6812-000-0292	AU	43,560	126	1960
23	21500 SW 183 AVE	30-6812-000-0299	AU	43,560	2,327	1972
24	18395 HAILIN MILL	30-6812-000-0305	AU	43,560	1,937	1969
25	18375 SW 216 ST	30-6812-000-0302	AU	43,560	3,009	1986
26	N/A	30-6812-000-0275	AU	38,899	VACANT LAND	N/A
27	18301 SW 216 ST	30-6812-000-0273	AU	30,928	3,233	1974
28	21225 SW 183 AVE	30-6812-000-0308	AU	54,450	2,700	1990
29	21345 SW 183 AVE	30-6812-000-0309	AU	54,450	2,331	1990
30	N/A	30-6812-000-0310	AU	45,738	6,256	N/A
31	18285 SW 216 ST	30-6812-000-0311	AU	40,511	2,622	1991
32	21005 SW 185 AVE	30-6812-000-0261	AU	54,450	2,401	1972
33	21020 SW 184 AVE	30-6812-000-0260	AU	54,450	3,069	1973
34	21005 SW 184 AVE	30-6812--000-0278	AU	43,560	3,007	1977
35	21075 SW 184 AVE	30-6812-000-0270	AU	43,560	1,240	1972
36	18375 SW 212 ST	30-6812-000-0276	AU	43,560	1,743	1976
37	21120 SW 184 AVE	30-6812-000-0263	AU	43,560	2,931	1974
38	18455 SW 212 ST	30-6812-000-0262	AU	43,560	3,480	1990
39	18550 SW 210 ST	30-6812-000-0252	AU	174,240	4,303	2006
40	18650 SW 210 ST	30-6812-002-0020	EU-1	39,422	2,374	2002
41	18690 SW 210 ST	30-6812-002-0010	EU-1	33,149	2,374	2002
42	N/A	30-6812-002-0030	EU-1	38,333	2,374	2002

	ADRESS	FOLIO	ZONING	LOT SQ FEET	BUILDING SQ FEET	YEAR BUILT
43	21105 SW 187 AVE	30-6812-002-0040	EU-1	38,333	2,374	2002
44	21201 SW 187 AVE	30-6812-002-0050	EU-1	38,333	2,374	2002
45	21251 SW 187 AVE	30-6812-002-0060	EU-1	38,333	2,374	2002
46	N/A	30-6812-002-0070	EU-1	38,333	2,374	2002
47	21351 SW 187 AVE	30-6812-002-0080	EU-1	38,333	2,374	2002
48	21371 SW 187 AVE	30-6812-002-0090	EU-1	38,333	2,374	2002
49	21401 SW 187 AVE	30-6812-002-0100	EU-1	38,333	2,374	2002
50	21451 SW 187 AVE	30-6812-002-0110	EU-1	38,333	2,374	2002
51	21471 SW 187 AVE	30-6812-002-0120	EU-1	38,289	2,374	2002
52	21501 SW 187 AVE	30-6812-002-0130	EU-1	38,028	2,484	2002
53	21551 SW 187 AVE	30-6812-002-0140	EU-1	34,238	2,374	2002
54	18575 SW 216 ST	30-6812-002-0150	EU-1	38,376	2,374	2002
55	18555 SW 216 ST	30-6812-002-0160	EU-1	38,376	2,374	2002
56	21500 SW 184 PL	30-6812-002-0170	EU-1	39,378	2,374	2002
57	21550 SW 184 PL	30-6812-002-0180	EU-1	29,882	2,374	2002
58	21200 SW 184 PL	30-6812-000-0280	AU	217,800	3,010	2003
59	N/A	30-6812-000-0287	AU	43,560	VACANT LAND	N/A
60	N/A	30-6812-000-0288	AU	87,120	N/A	N/A
61	N/A	30-6812-000-0284	AU	217,800	VACANT LAND	N/A
62	21615 SW 187 AVE	30-6813-000-0170	EU-1	49,658	2,229	1923
63	N/A	30-6813-000-0165	EU-1	54,450	VACANT LAND	N/A
64	N/A	30-6813-000-0167	EU-1	54,450	VACANT LAND	N/A
65	18490 SW 216 ST	30-6813-000-0110	AU/EU-1	125,453	1,132	1923
66	18450 SW 216 ST	30-6813-000-0111	AU/EU-1	87,120	2,004	1957
67	N/A	30-6813-000-0120	AU/EU-1	204,732	(NEW HOUSE)	2007
68	N/A	30-6813-013-0010	EU-1	38,159	(NEW HOUSE)	2007
69	18350 SW 216 ST	30-6813-013-0020	EU-1	38,288	N/A	N/A
70	N/A	30-6813-000-0130	AU/EU-1	784,080	N/A	N/A
71	18270 SW 216 ST	30-6813-000-0140	EU-1	38,115	2,151	2004
72	20925 SW 187 AVE	30-6812-000-0244	EU-1	56,628	4,339	1976
73	18601 SW 210 ST	30-6812-000-0241	AU	43,560	5,891	1978
74	N/A	30-6812-000-0242	AU	43,560	2,912	1976
75	18501 SW 210 ST	30-6812-000-0247	AU	43,560	N/A	N/A
76	18441 SW 210 ST	30-6812-000-0240	AU	43,560	2,843	1991
77	18431 SW 210 ST	30-6812-000-0264	AU	43,560	2,738	1980
78	20950 SW 184 AVE	30-6812-000-0277	AU	43,560	2,001	1976
79	20975 SW 184 AVE	30-6812-000-0246	AU	43,560	3,374	1993
80	21120 SW 187 AVE	30-6812-000-0060	GU	43,560	2,849	1975
81	21180 SW 187 AVE	30-6812-000-0066	GU	43,560	1,935	1974
82	21400 SW 183 AVE	30-6812-000-0274	AU	43,560	1,987	1987

72 PROPERTIES (1) ACRE OR LESS

10 PROPERTIES MORE (1) ACRE IN SIZE



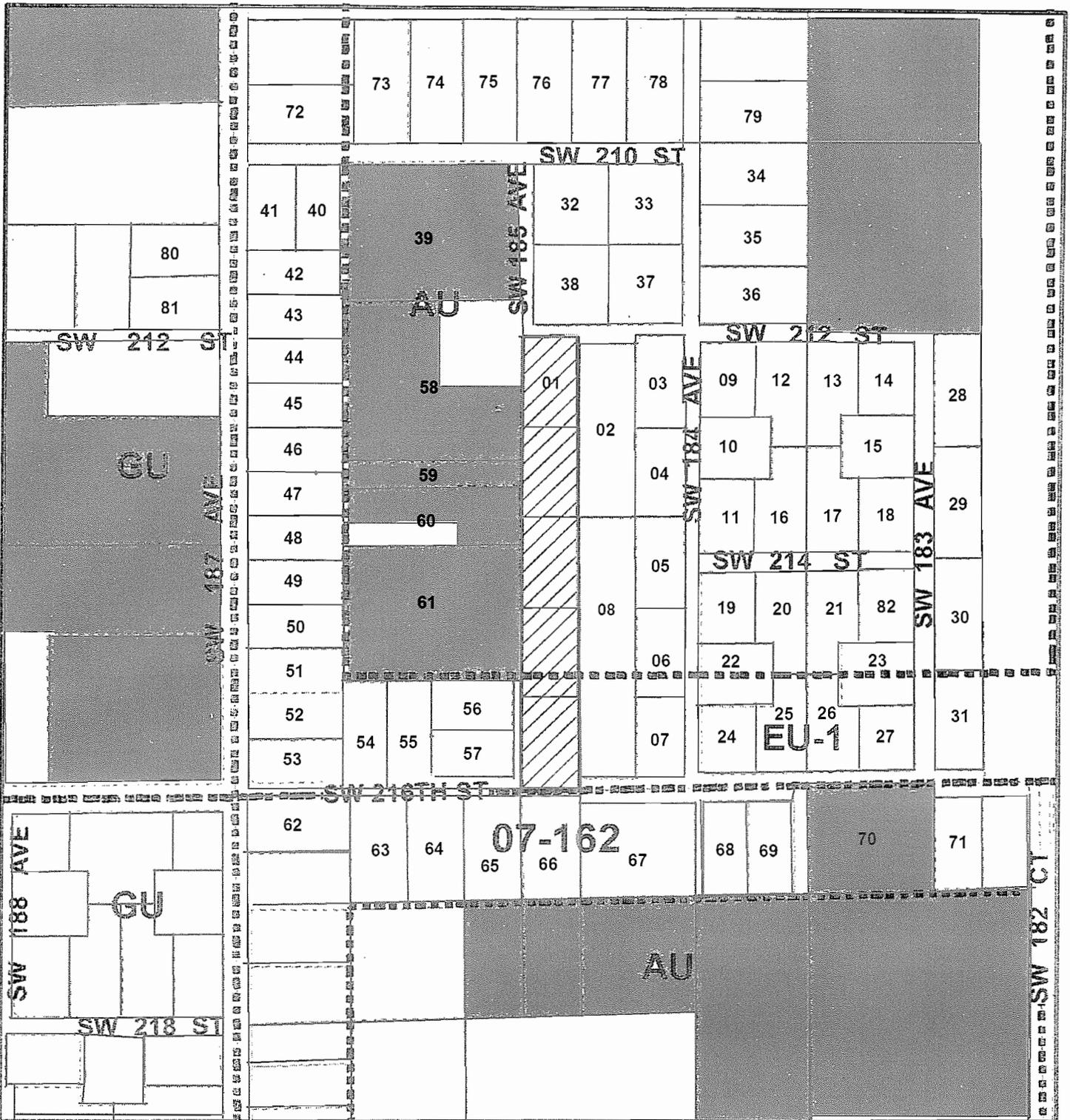
POOP PLACED

Southwest 184th Avenue

Southwest 163rd Avenue

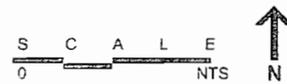
© 2007 Europa Technologies

© 2007 TeleAtlas



MIAMI-DADE COUNTY
HEARING MAP

Section: 12 Township: 56 Range: 38
 Process Number: 07-162
 Applicant: MAURO E. VARENA
 Zoning Board: C14
 District Number: 9
 Cadastral: JEFFER
 Scale: NTS



-  **SUBJECT PROPERTY**
-  **RESIDENTIAL 66.45%**
-  **AGRICULTURAL 33.55%**





21650 SW 184 PL #57



18390 SW 216 ST #68



18350 SW 216 ST #69



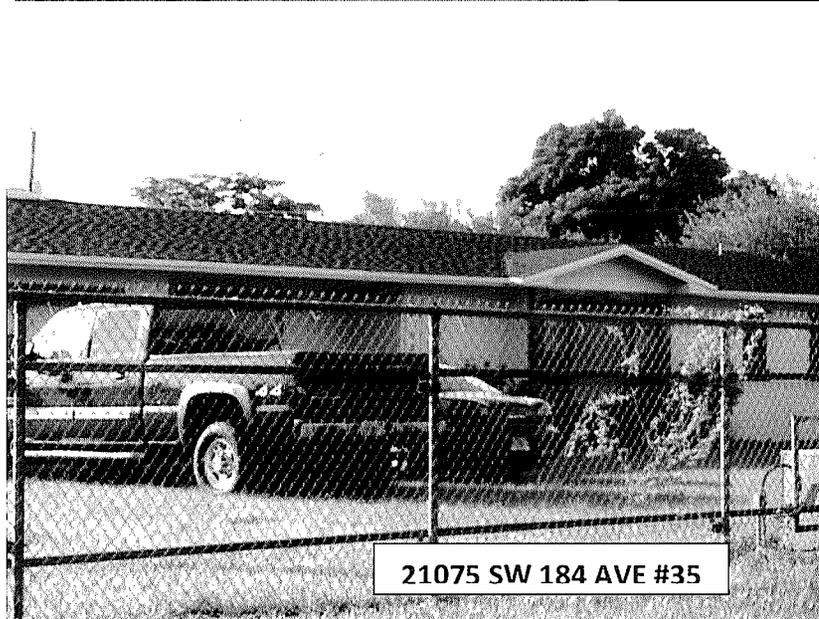
21500 SW 184 PL #56



21351 SW 187 AVF #47



18431 SW 210 ST #77



21075 SW 184 AVE #35



18690 SW 210 ST #41

WAIVER OF OBJECTION

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From: AU and EU-1
To: EU-1

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Daniel L. Mullen [Signature]

18431 SW 210 St
Miami Fl
33187

Dated:

January 13, 2008

FOLIO#30-6812-000-0264

#77

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From: AU and EU-1
To: EU-1

Proposed Change

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OR

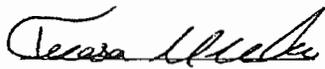
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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Teresa Medina  20975 SW 184 AVE
Miami Fl. 33187

Dated:

FOLIO#30-6812-000-0246

January 08, 2008

#79

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

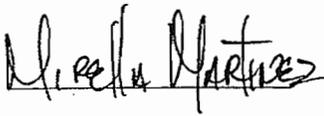
#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address





21500 SW 184 ST.

Dated:

January 5, 2008

FOLIO# 30-6812-000-0304

#06

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Willie Jane

Willie Jane

18370 SW 212 ST

FOLIO # 30-6812-000-0293

Dated:

January 15, 2008

#12

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From: **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

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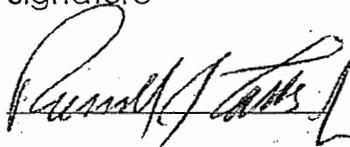
We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

SEBASTIAN TALLER



21445 Sw 184

Dated:

FOLIO# 30-6812-000-0298

January 08, 2008

#19

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

MARCOS J. HERRERA

M. J. Herrera

21005 S.W. 195 Ave.

Dated:

FOLIO# 30-6812-000-0261

January 13, 2008

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name

Signature

Address

Silvia Socarras

[Signature]

18560 SW 200th

Dated:

October 13, 2007

FOLIO#30-6812-000-0252

#39

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Roberto Sanchez



18690 SW 210 ST.

Dated:

FOLIO#30-6812-000-0010

January 03, 2008

#41

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Elizabeth Guillen  2105 SW 18

Miami, Fl. 33111

Dated:

January 8, 2008

FOLIO#30-6812-000-0040

#43

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name

Signature

Address

Luis MARTINEZ



21351 SW 187AV.

Dated:

FOLIO# 30-6812-000-0080

October 12, 2007

#47

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From: **AU and EU-1**
To: **EU-1**

Proposed Change

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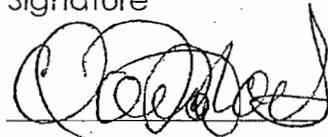
We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Clara Morales



21371 SW 187 Ave
Miami FL 33187

Dated:

January 6, 2008

FOLIO#30-6812-000-0090

#48

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Meivel Lopez



21401 SW 187 Ave
Mia Fl. 33187

Dated:

FOLIO# 30-6812-000-0100

January 5, 2008

#49

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural, as sought by the petitioner.

Name

Signature

Address

1 FINO F LOPEZ Rubino F Lopez 21451 SW 187A

Dated:

FOLIO#30-6812-000-0110

January 3, 2008

#50

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

Proposed Change

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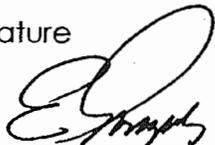
We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

EMILIOE GONZALEZ



21471 SW 187 AVE

FOLIO#30-6812-000-0120

Dated:

January 01, 2008

#51

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

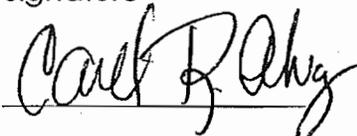
Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name	Signature	Address
CARLOS R. Alvarez		21501 SW 187 AVE

Dated:

January 6, 2008

FOLIO#30-6812-000-0130

#52

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Helen Galban



21551 sw 187th
Miami, fl 33187

Dated:

January 5, 2008

FOLIO# 30-6812-000-0140

#53

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Alexis Bernad  18575 SW 216ST

Dated:

FOLIO # 30-68-12-002-0150

January 20, 2008

#54

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Nesba Cardenas  18475 SW 216 St
Miami Fl. 33170

Dated:

FOLIO#30-6812-000-0160

January ____, 2008

#55

Waiver of Objection

Miami Dade County

Planning and Zoning Department

111 NW First Street, 11 Floor

Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**

To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name

Signature

Address

Jose Mayra Herrera [Signature] 21500 SW 184th Place

Dated:

October 12th, 2007

FOLIO# 30-6812-000-0170

56

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

Proposed Change

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We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name

Signature

Address

David Borrero



21550 SW 184 PL

Dated:

FOLIO# 30-6812-000-0180

October _____, 2007

#57

Waiver of Objection

Miami Dade County
Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

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OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name

Signature

Address

Isidoro Rodriguez



21200 S.W. 184th place
Miami, Florida 33187

Dated:

October 15, 2007

FOLIO# 30-6812-000-0280

#58

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . As sought by the petitioner.

Name

Signature

Address

Iselando Rodriguez



21200 S.W. 184th place
Miami, Florida 33187

Dated:

October 15, 2007

FOLIO# 30-6812-000-0287

#59

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From : AU and EU-1
To: EU-1

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Mrs. Alicia Ocasio

M. Ocasio

18441 SW 210 St

FOLIO#30-6812-000-0240

Dated:

January 13, 2008

#76

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request Change of Zoning

From: AU and EU-1
To: EU-1

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Daniel L. Mullen 

Dated:

January 13, 2008

18431 SW 210 St
Miami Fl
33187

FOLIO#30-6812-000-0264

#77

Waiver of Objection

Miami Dade County

Planning and Zoning Department
111 NW First Street, 11 Floor
Miami Fl, 33128

Property: 18475 SW 216 St, Miami Fl, 33170

Legal Description: The East ½ of the West ½ of the East ½ of the Southwest ¼ of the Southwest ¼, Section 12, Township 56 South, Range 38 East, in The County of Dade, State of Florida.

Request **Change of Zoning**

From : **AU and EU-1**
To: **EU-1**

Proposed Change

#1, A District Boundary Change (DBC) from AU & EU-1 (Agricultural District and Single Family One Acre Estate District) for the subject property located at 18475 SW 216 St Miami Fl, 33170.

OR

#2, A Non-Use Variance to keep the AU & EU-1 Zoning and be able to subdivide the subject property located 18475 SW 216 St, Miami Fl, 33170 in five lots, of one acre each one.

We the neighbor of the above-mentioned property have no objections to the change of zoning as reflected in plans dated July 12 2007 prepared by Vicente Franco Architecture Structural . as sought by the petitioner.

Name

Signature

Address

Teresa Medina Teresa Medina 20975 SW 184 AVE
Miami Fl. 33187

Dated:

FOLIO#30-6812-000-0246

January 08, 2008

#79



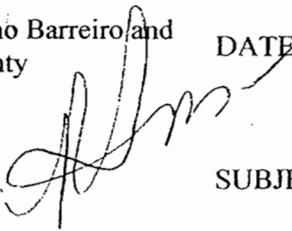
MEMORANDUM
BOARD OF COUNTY COMMISSIONERS
Commissioner Rebeca Sosa
District 6

TO: The Honorable Chairman Bruno Barreiro and
Members of the Board of County
Commission

DATE: January 17, 2008

FROM: The Honorable Rebeca Sosa
Commissioner, District 6

SUBJECT: Out of the office



I will be traveling out of the country from January 19 through January 28, 2008 for the Sisters Cities Program Goodwill Mission to Tenerife, Spain; therefore, I will be absent from the BCC, Zoning and MPO meetings for the week of January 21, 2008. Therefore, I respectfully ask that you please defer any of my items if there are any questions and/or concerns with them. I would like to get the opportunity to address them upon my return.

Thank you for your consideration and attention to this important matter.

Cc: George Burgess, County Manager
Robert Cuevas, County Attorney
Kay Sullivan, Clerk of the Board
Diane Davis, Agenda Coordinator

CLERK OF THE BOARD
2008 JAN 18 PM 1:38
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
#1



JOE A. MARTINEZ
MIAMI DADE COUNTY COMMISSIONER
DISTRICT 11

Memorandum

To: Honorable Bruno A. Barreiro, and
Members of the Board of County Commissioners

From: Joe A. Martinez, Commissioner 

Date: January 24, 2008

Re: January 24, 2008 Zoning Meeting and Metropolitan Planning Organization Meeting

Please be advised that I will be unable to attend today's meetings because of unforeseen circumstances. I apologize for any inconvenience this may cause.

Thank you.

JM/zms

Cc: R.A. Cuevas, Jr., County Attorney
George Burgess, County Manager
Irma San Roman, Deputy Director of MPO
Kay Sullivan, Clerk of the Board

COMMISSIONER JOSE "PEPE" DIAZ

DISTRICT 12



MEMORANDUM

TO: Honorable Bruno A. Barreiro and Members of the Board of County Commissioners

FROM: Commissioner Jose "Pepe" Diaz 

DATE: January 24, 2008

RE: Absence

Please be advised that I will not be able to attend today's MPO meeting due to my commitment on the Miami-Dade County Canvassing Board. I apologize for any inconvenience this may cause.

C: R.A. Cuevas, Jr. County Attorney
George Burgess, County Manager
Irma San Roman, Deputy Director of MPO
Kay Sullivan, Clerk of the Board