

Memorandum



Date: April 23, 2026

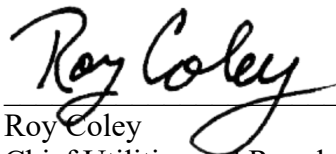
To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Supplement No. 3 to
Agenda Item No. 3(A)

Subject: Third Supplemental Information on May 2023 Cycle Application No.
CDMP20230018 to Amend the Comprehensive Development Master Plan

This third supplement on May 2023 Cycle Application No. CDMP20230018 includes: (Exhibit 1) Supplemental Report Addressing Changes to CDMP Amendment Application CDMP20230018 and (Exhibit 2) Additional Items addressing Application No. CDMP20230018 received by the Department of Regulatory and Economic Resources after the Board of County Commissioners indefinite deferral of the application at the September 25, 2024 CDMP meeting.

A handwritten signature in black ink, reading "Roy Coley".

Roy Coley
Chief Utilities and Regulatory Services Officer

**MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)**

**SUPPLEMENTAL REPORT ADDRESSING CHANGES TO
COMPREHENSIVE DEVELOPMENT MASTER PLAN AMENDMENT
APPLICATION CDMP20230018**

January 2026

This supplemental report provides an update to Application No. CDMP20230018 filed in the May 2023 Cycle by Ocla, LLC, owner of the ±4.37-acre application site, proposing an amendment to the Comprehensive Development Master Plan (CDMP). The proposed amendment seeks to change the CDMP's Adopted 2030 and 2040 Land Use Plan map designation of the site from "Agriculture" to "Business and Office" to facilitate the expansion of a shopping center located at the northwestern corner of Krome Avenue/SW 177 Avenue and SW 192 Street. The application was deferred indefinitely by the Board of County Commissioners (BCC) at its September 25, 2024, CDMP meeting per request of the Applicant following the passing of its principal. Subsequently, by letter dated November 10, 2025, the Applicant provided notice designating a successor principal and requesting the application to be processed for final hearing before the BCC.

Staff recommended denial of Application No. CDMP20230018 for reasons detailed in the "Initial Recommendation" report published September 2023 (Exhibit 1B of Agenda Item 3C Supplement) and in the subsequent June 5, 2024 "Address of Issues Raised by the Applicant Regarding Proposed Comprehensive Plan Amendment CDMP20230018" (Exhibit 1A of Agenda Item 3C Supplement). Staff has reviewed the Applicant's most recent traffic study dated September 2025, and other updated information, and continues to recommend denial.

ADDITIONAL ITEMS
MAY 2023 CYCLE APPLICATION NO. CDMP20230018
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
 (Consisting of materials submitted after the publication of the
 Initial Recommendations Report)

ITEMS	PAGE NO.
Applicant's letter requesting Application No. CDMP20230018 to be rescheduled for hearing, dated November 10, 2025.	3
Applicant's letter identifying a new personal representative, dated November 10, 2025.	4
"Enforcement History" report, submitted by Building and Neighborhood Compliance, confirming that no code violations exist on the application site, dated December 16, 2025,	5
Applicant's Revised CDMP Declaration Restrictions, submitted January 26, 2026.	13
Revised Disclosure of Interest, submitted by the Applicant on January 26, 2026.	21
Revised Traffic Study Executive Summary, dated November 25, 2025.	26

Other Documents related to the application, including third party correspondence, are available online at the link below.

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/50051a30-71b4-4c60-a485-8798ff0f89d8?tab=attachments



Received
November 10, 2025
CDMP20230018
Planning Division

VIA ELECTRONIC MAIL

November 10, 2025

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Ms. Rosa Davis, Zoning Junior Analyst
Department of Regulatory and Economic Resources
Development Services Division
111 NW First Street, 11th Floor
Miami, Florida 33128-6096

Re: Ocla, LLC, 19100 SW 177 Avenue – CDMP20230018

Dear Ms. Davis:

This law firm represents Ocla, LLC, the property owner and applicant (the "Applicant") with respect to the above captioned application to amend the Comprehensive Development Master Plan Land Use Plan Map. We previously requested a deferral to address an ownership matter but would now ask that the application be brought back before the Board of County Commissioners at their December meeting.

Thank you for your attention to this matter. Should you have any questions or concerns, please do not hesitate to phone me at 305-377-6235.

Sincerely,

Ben Fernandez

BF/bl



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VIA ELECTRONIC MAIL

November 10, 2025

Ms. Rosa Davis, Zoning Junior Analyst
Department of Regulatory and Economic Resources
Development Services Division
111 NW First Street, 11th Floor
Miami, Florida 33128-6096

Re: Ocla, LLC, 19100 SW 177 Avenue – CDMP20230018

Dear Ms. Davis:

This law firm represents Ocla, LLC, the property owner and applicant (the "Applicant") with respect to the above captioned application to amend the Comprehensive Development Master Plan Land Use Plan Map. We previously requested a deferral to obtain letters of administration declaring Aida Marie Tarafa, to be the Personal Representative of the Applicant after the death of the principal.

We would now ask that the application be brought back before the Board of County Commissioners at their December meeting.

Thank you for your attention to this matter. Should you have any questions or concerns, please do not hesitate to phone me at 305-377-6235.

Sincerely,

Ben Fernandez

BF/bl

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

OCLA, LLC	19100 SW 177 AVE MIAMI-DADE COUNTY, FLORIDA.
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APPLICANT	ADDRESS
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PENDING	CDMP20230018
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DATE	HEARING NUMBER
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FOLIO No: 30-6801-000-0061

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 16, 2025

NEIGHBORHOOD REGULATIONS OPEN:

Case No. 202401001753 was opened on 07/16/2024. Citation **T122529** was issued on 07/24/2024 for "FAILURE TO REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-14(A)(2), TO WIT: JUNK AND TRASH CONSISTING OF PLASTIC, METAL, AND WOOD DEBRIS ON THE PROPERTY." Citation was paid on 12/12/2025. **There are no outstanding fees.**

Case No. 202401001754 was opened on 07/16/2024. Citation **T122530** was issued on 07/24/2024 for "FAILURE TO REMOVE OR OBTAIN PERMIT FOR THE ERECTION, CONSTRUCTION, AND/OR POSTING OF A SIGN, TO WIT: MULTIPLE SIGNS OBSERVED ON PROPERTY CHAIN LINK AND MASONARY FENCE." Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001755 was opened on 07/16/2024. Citation **T122531** was issued on 07/24/2024 for "ILLEGALLY PLACING ARTICLES/OBJECTS IN THE PUBLIC RIGHT-OF-WAY, TO WIT: BOULDERS ON THE SOUTHEAST RIGHT OF WAY (ALONGSIDE SW 192 ST) OF THE PROPERTY." Citation is on appeal. **There are no outstanding fees**

Case No. 202401001756 was opened on 07/16/2024. Citation T122533 was issued on 07/24/2024 for "UNAUTHORIZED USE IN A BUSINESS - LIMITED DISTRICT (BU-1A), TO WIT: ILLEGAL USE INCONSISTENT WITH SECTION 33-247 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; RV/MOBILE HOME BEING PARKED/STORED ON PROPERTY." Citation is on appeal. **There are no outstanding fees**

Case No. 202401001757 was opened on 07/16/2024. Companion Citations **T122528** and **T122534** were issued on 07/24/2024 for *"UNLAWFULLY OPERATING A MOBILE OPERATION WITH ELECTRIC SERVICE CONNECTIONS BEYOND THE VENDING AREA/POSING A SAFETY HAZARD, IN VIOLATION OF 33-14.1(A)(10) TO WIT: MOBILE ICE CREAM TRUCK (SWEET N HEALTHY 2) ELECTRICAL CONNECTION TO THE BUILDING."* Citations are on appeal. **There are no outstanding fees**

Case No. 202401001758 was opened on 07/16/2024. Companion citations **T122537** and **T122538** were issued on 07/24/2024 for *"UNLAWFULLY OPERATING A MOBILE OPERATION EXCEEDING THE TOTAL ALLOWABLE SPACE DEDICATED TO THE MOBILE OPERATION, IN VIOLATION OF 33- 14.1(A)(8) TO WIT: USING AN EXTRA TWO PARKING SPOTS FOR PICNIC TABLES AND YELLOW CANOPY TENT OUTSIDE THE SITE PLAN PERMITTED."* Citations are on appeal. **There are no outstanding fees**

Case No. 202401001799 was opened on 07/24/2024. Citation **T122535** was issued on 07/24/2024 for *"FAILURE TO MAINTAIN REQUIRED PARKING LOT STRIPING OR PAVEMENT MARKINGS AND/OR OBTAIN ZONING IMPROVEMENT PERMIT, TO WIT: FAILURE TO MAINTAIN PARKING SPACES STRIPING."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001800 was opened on 07/24/2024. Citation **T122536** was issued on 07/24/2024 for *"FAILURE TO MAINTAIN PARKING LOT SURFACE, TO WIT: FAILURE TO MAINTAIN PARKING LOT; POTHOLES OBSERVED THROUGHOUT PROPERTY PARKING LOT."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001801 was opened on 07/24/2024. Citation **T122539** was issued on 07/24/2024 for *"FAILURE TO MAINTAIN MASONRY WALLS, FENCES, LANDSCAPE BUFFERS, AND/OR ENTRANCE FEATURES FREE OF DETERIORATION, TO WIT: FAILURE TO MAINTAIN MAIN STRUCTURE; PAINT CHIPPING AND EXTERIOR SOFFIT IN DERELICT CONDITION."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001802 was opened on 07/24/2024. Companion citations **T122542** and **T122540** were issued on 07/24/2024 for *"FAILURE TO OBTAIN A CERTIFICATE OF USE, TO WIT: FAILURE TO OBTAIN CERTIFICATE OF USE FOR "ADULT DAY CARE CENTERS CORP."* Citation **T122542** was paid on 08/07/2024 and Citation **T122540** is on appeal. **There are no outstanding fees.**

Case No. 202401001803 was opened on 07/24/2024. Citation **T122546** was issued on 07/24/2024 for *"FAILURE TO COMPLY WITH CONDITION OF RESOLUTION, TO WIT: CONDITION VIOLATION OF RESOLUTION NO. Z-61-91; FOUR (4) LANDSCAPED AREAS ADJACENT TO OFF STREET PARKING AREAS SHALL BE PROTECTED FROM ENCROACHMENT OR INTRUSION OF VEHICLES THROUGH THE USE OF NON-MOUNTABLE REINFORCED CONCRETE CURBING."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001804 was opened on 07/24/2024. Citation **T122547** was issued on 07/24/2024 for *"FAILURE TO COMPLY WITH CONDITION OF RESOLUTION, TO WIT: CONDITION VIOLATION OF RESOLUTION NO. Z-61-91; SIX (6) THAT THE USE BE ESTABLISHED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLAN."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001805 was opened on 07/24/2024. Citation **T122550** was issued on 07/24/2024 for *"FAILURE TO COMPLY WITH CONDITION OF RESOLUTION, TO WIT: CONDITION VIOLATION OF RESOLUTION NO. Z-61-91; EIGHT (8) THAT NO OUTSIDE STORAGE OF FARM EQUIPMENT, FARM VEHICLES OR SUPPLIES, OTHER THAN AS INDICATED ON THE PLAN, BE PERMITTED ON THE PROPERTY."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001806 was opened on 07/24/2024. Companion citations **T122553** and **T122555** were issued on 07/24/2024 for *"FAILURE TO OBTAIN A CERTIFICATE OF USE, TO WIT: VIOLATION OF CONDITIONS FOR "CESAR TIRE SERVICE INC" (U2010007287)- OUTDOOR STORAGE OF NEW AND USED TIRES AND OIL CHANGE SERVICES. CERTIFICATE OF USE MODIFICATION OR NEW CERTIFICATE IS NEEDED, ALSO FOLIO AND ADDRESS IS NO LONGER CORRECT AND HAS TO BE UPDATED."* Citations are on appeal. **There are no outstanding fees.**

Case No. 202401001807 was opened on 07/24/2024. Companion citations **T122556** and **T122557** were issued on 07/24/2024 for *"FAILURE TO OBTAIN A CERTIFICATE OF USE, TO WIT: VIOLATION OF CONDITIONS FOR "SOUTH DADE TRUCK PARTS INC" (U2010007285)- OUTDOOR STORAGE OF OIL, BRAKE PADS, OIL, AND MISCELLANEOUS ITEMS. CERTIFICATE OF USE MODIFICATION OR NEW CERTIFICATE IS NEEDED."* Citation T122557 was paid on 08/16/2024. Citation T122556 is on appeal. **There are no outstanding fees.**

Case No. 202401001808 was opened on 07/24/2024. Companion citations **T122558** and **T122559** were issued on 07/24/2024 for *"FAILURE TO OBTAIN A CERTIFICATE OF USE, TO WIT: VIOLATION OF CONDITIONS "REDLAND LIQUOR STORE, INC" (U2007003596)- OUTDOOR STORAGE OF ICE MACHINES, CHARCOAL PALLETS, AND OTHER MISCELLANEOUS ITEMS. CERTIFICATE OF USE MODIFICATION OR NEW CERTIFICATE IS NEEDED."* Citation T122559 was paid on 08/14/2024. Citation T122558 is on appeal. **There are no outstanding fees.**

Case No. 202401001809 was opened on 07/24/2024. Citation **T122560** was issued on 07/24/2024 for *"FAILURE TO REMOVE GRAFFITI FROM COMMERCIAL PROPERTY, TO WIT: GRAFFITI ON COMMERCIAL DETACHED WALL OBSERVABLE ON SW 192 ST."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001810 was opened on 07/24/2024. Citation **T122561** was issued on 07/24/2024 for *"FAILURE TO REMOVE PROHIBITED SIGN(S) ATTACHED TO TREES, UTILITY POLES AND/OR ON ANY UNAPPROVED SUPPORTING STRUCTURE, TO WIT: SIGNS OBSERVED ON PROPERTY ATTACHED TO TREES."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001813 was opened on 07/24/2024. Citation **T122562** was issued on 07/24/2024 for *"UNAUTHORIZED USE IN A BUSINESS - LIMITED DISTRICT (BU-1A), TO WIT: ILLEGAL USE INCONSISTENT WITH SECTION 33-247 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; SECTION 33-20 (J) (1) CARGO CONTAINERS MAY ONLY BE PLACED ON PROPERTY WITH A MINIMUM SIZE OF 10 ACRES IN BU-1A ZONING DISTRICT. OFFICER OBSERVED MULTIPLE CARGO CONTAINERS ON PROPERTY."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001814 was opened on 07/24/2024. Citation **T122563** was issued on 07/24/2024 for *"UNAUTHORIZED USE IN A BUSINESS - LIMITED DISTRICT (BU-1A), TO WIT: ILLEGAL USE INCONSISTENT WITH SECTION 33-247 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; MULTIPLE CATEGORY II ENCLOSED TRAILERS PARKED/STORED ON PROPERTY."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001815 was opened on 07/24/2024. Citation **T122564** was issued on 07/24/2024 for *"UNAUTHORIZED USE IN A BUSINESS - LIMITED DISTRICT (BU-1A), TO WIT: ILLEGAL USE INCONSISTENT WITH SECTION 33-247 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; AUTO REPAIRS CONDUCTED OUTSIDE DESIGNATED AREA."* Citation is on appeal. **There are no outstanding fees.**

Case No. 202401001821 was opened on 07/24/2024. Companion citations T122548 and T122549 were issued on 07/24/2024 for *"MOBILE (SWEET N HEALTHY #2) UNLAWFULLY OPERATING A MOBILE OPERATION WITH SOUND AMPLIFICATION DEVICES, IN VIOLATION OF 33-14.1(A)(9) TO WIT: MUSIC PLAYED AND INSTALLED ON THE TENT ON DATE 7/20/2024 AT 11:12 PM."* Citations are on appeal. **There are no outstanding fees.**

Case No. 202401001822 was opened on 07/24/2024. Companion citations **T122551** and **T122552** were issued on 07/24/2024 for *"MOBILE (SWEET N HEALTHY #2) UNLAWFULLY OPERATING A MOBILE OPERATION OUTSIDE OF PERMITTED HOURS, IN VIOLATION OF 33-14.1(A)(2) TO WIT: LIGHTS ON AND STILL OPERATING ON 7-20-2024 AT 11:12 PM."* Citations are on appeal. **There are no outstanding fees.**

Case No. 202401001823 was opened on 07/24/2024. Companion citations **T122544** and **T122545** were issued on 07/24/2024 for *"MOBILE (SWEET N HEALTHY #2) UNLAWFULLY OPERATING A MOBILE OPERATION NOT IN ACCORDANCE WITH THE APPROVED SITE PLAN, IN VIOLATION OF 33-14.1(A) (11) TO WIT: MORE THAN 600 SQFT."* Citations are on appeal. **There are no outstanding fees.**

Case No. 202401001824 was opened on 07/24/2024. Companion citations **T122541** and **T122543** were issued on 07/24/2024 for *"MOBILE (SWEET N HEALTHY #2) UNLAWFULLY OPERATING A MOBILE OPERATION WITHOUT OWNER AUTHORIZATION LETTER AND/OR STATE LICENSE FOR FOOD ESTABLISHMENTS, IN VIOLATION OF 33-14.1(D) TO WIT: THE EXPIRED LICENSE PLATE TAG IS PART OF UP-TO-DATE PAPERW."* Citations are on appeal. **There are no outstanding fees.**

Case No. 202401001826 was opened on 07/24/2024. Companion citations **T122565** and **T122567** were issued on 07/24/2024 for *"MOBILE (GALLEGO FLOWERS CORP) UNLAWFUL USE OF SIGNAGE FOR A MOBILE OPERATION, IN VIOLATION OF 33-14.1(A)12 TO WIT: 4 SIGNS ON THE GROUND, INCLUDING THE FLAGS."* Citations are on appeal. **There are no outstanding fees.**

Case No. 202401001827 was opened on 07/24/2024. Companion citations **T122568** and **T122569** were issued on 07/24/2024 for *"MOBILE (YIYIS'S FLOWERS) UNLAWFULLY OPERATING A MOBILE OPERATION IN AN UNAUTHORIZED LOCATION, IN VIOLATION OF 33-14.1(A)(3) TO WIT: LOCATED ON THE WRONG AREA OF THE PROPERTY AS PER SITE PLAN OF THE APPROVED BY THE MIAMI-DADE COUNTY ZONING DEPARTMENT."* Citations are on appeal. **There are no outstanding fees.**

Case No. 202401001828 was opened on 07/24/2024. Companion citations **T122570** and **T122571** were issued on 07/24/2024 for *"MOBILE (YIYIS'S FLOWERS) UNLAWFULLY OPERATING A MOBILE OPERATION EXCEEDING THE TOTAL ALLOWABLE SPACE DEDICATED TO THE MOBILE OPERATION, IN VIOLATION OF 33-14.1(A)(8) TO WIT: OUTDOOR STORAGE MORE THAN 600 SQFT."* Citations are on appeal. **There are no outstanding fees.**

Case No. 202401001829 was opened on 07/24/2024. Companion citations **T122572** and **T122573** were issued on 07/24/2024 for *"MOBILE (GALLEGO FLOWERS CORP) UNLAWFULLY OPERATING A MOBILE OPERATION WITH ELECTRIC SERVICE CONNECTIONS BEYOND THE VENDING AREA/POSING A SAFETY HAZARD, IN VIOLATION OF 33-14.1(A)(10) TO WIT: GROUND ELECTRICAL CONNECTION TO MOBILE."* Citations are on appeal. **There are no outstanding fees.**

Case No. 202401001830 was opened on 07/24/2024. Companion citations **T122574** and **T122575** were issued 07/24/2024 for *"MOBILE (GALLEGO FLOWERS CORP) UNLAWFULLY OPERATING A MOBILE OPERATION WITHOUT OWNER AUTHORIZATION LETTER AND/OR STATE LICENSE FOR FOOD ESTABLISHMENTS, IN VIOLATION OF 33-14.1(D) TO WIT: NO SITE PLAN AT THE TIME OF INSPECTION, NO LICENSE PLATE ON MOBILE CART OR CORRECT DOCUMENT WHEN INSPECTION CONDUCTED."* Citations are on appeal. **There are no outstanding fees**

Case No. 202401001831 was opened on 07/24/2024. Companion citations **T122576** and **T122577** were issued on 07/24/2024 for *"MOBILE (GALLEGO FLOWERS CORP) UNLAWFULLY OPERATING A MOBILE OPERATION NOT IN ACCORDANCE WITH THE APPROVED SITE PLAN, IN VIOLATION OF 33-14.1(A)(11) TO WIT: SITE PLAN NOT ON THE MOBILE CART AND NOT AT THE CORRECT LOCATION THAT IT SHOULD BE IN AS THE SITE PLAN."* Citations are on appeal. **There are no outstanding fees**

Case No. 202401001832 was opened on 07/24/2024. Companion citations **T122578** and **T122579** were issued on 07/24/2024 for *"MOBILE (CRIOLLO'S FOOD TRUCK) UNLAWFULLY OPERATING A MOBILE OPERATION WITH ELECTRIC SERVICE CONNECTIONS BEYOND THE VENDING AREA/POSING A SAFETY HAZARD, IN VIOLATION OF 33-14.1(A)(10) TO WIT: CONNECT TO NO PERMITTED LIGHT POLL ON THE PROPERTY."* Citations are on appeal. **There are no outstanding fees**

Case No. 202401001833 was opened on 07/24/2024. Companion citations **T122580** and **T122581** were issued on 07/24/2024 for *"MOBILE (CRIOLLO'S FOOD TRUCK) UNLAWFULLY OPERATING A MOBILE OPERATION NOT IN ACCORDANCE WITH APPROVED SITE PLAN, IN VIOLATION OF 33-14.1(A)(11) TO WIT: NO SITE PLAN ON THE FOOD TRUCK."* Citations are on appeal. **There are no outstanding fees**

Case No. 202401001834 was opened on 07/24/2024. Companion citations **T122582** and **T122583** were issued on 07/24/2024 for *"MOBILE (CRIOLLO'S FOOD TRUCK) UNLAWFULLY OPERATING A MOBILE OPERATION WITHOUT AN OWNER AUTHORIZATION LETTER AND/OR STATE LICENSE FOR FOOD ESTABLISHMENTS, IN VIOLATION OF 33-14.1(D) TO WIT: LICENSE PLATE EXPIRED NOT UP TO DATE PAPERWORK."* Citations are on appeal. **There are no outstanding fees**

Case No. 202401001835 was opened on 07/24/2024. Companion citations **T122584** and **T122585** were issued on 07/24/2024 for *"MOBILE (CRIOLLO'S FOOD TRUCK) UNLAWFULLY OPERATING A MOBILE OPERATION EXCEEDING THE TOTAL ALLOWABLE SPACE DEDICATED TO THE MOBILE OPERATION, IN VIOLATION OF 33-14.1(A)(8) TO WIT: SITTING AREA NOT LOCATED ON THE SITE PLAN."* Citations are on appeal. **There are no outstanding fees.**

Case No. 202501001667 was opened on 09/08/2025. Companion citations **T132352** and **T132355** were issued on 09/10/2025 for *"FAILURE TO REMOVE PROHIBITED PORTABLE SIGN, TO WIT: GAILLAGO FLOWER'S CORP SIGN."* For citation T132352, compliance was met on 10/27/2025 and

citation paid on 10/30/2025. For citation T132355, citation was closed administratively on 12/09/2025. **Case is closed.**

Case No. 202501001690 was opened on 09/10/2025. Companion citations **T132368** and **T132369** were issued on 09/10/2025 for "*UNLAWFUL USE OF SIGNAGE FOR MOBILE OPERATION IN VIOLATION OF 33-14.1 (A) (11) TO WIT: SWEET AND HEALTHY AN EXTRA A FRAME SIGN ON NORTHEAST SIDE OF FOOD TRUCK (PIZZA SIGN).*" Compliance was confirmed on 12/05/2025. Companion Citation T132368 was paid. **There are no outstanding fees.**

Case No. 202501001691 was opened on 09/10/2025. Companion citations **T132366** and **T132367** were issued on 09/10/2025 for "*FAILURE TO REMOVE PROHIBITED PORTABLE SIGN, TO WIT: BARBERSHOP SIGN*" **Compliance was confirmed on 10/27/2025.** Companion citation T132367 was paid on 09/15/2025. Citation T132366 is pending closure. **Case is under review for closing. There are no outstanding fees.**

Case No. 202501001692 was opened on 09/10/2025. Companion citations **T132364** and **T132365** were issued on 09/10/2025 for "*FAILURE TO REMOVE PROHIBITED PORTABLE SIGN, TO WIT: REDLAND CIGARS SIGN.*" Compliance was confirmed on 10/27/2025. Companion Citation T132364 was paid. **There are no outstanding fees.**

Case No. 202501001694 was opened on 09/10/2025. Companion citations **T132359** and **T132360** were issued on 09/10/2025 for "*FAILURE TO REMOVE PROHIBITED SIGN, TO WIT: LIQUOR BANNER ON THE EAST SIDE OF THE PROPERTY.*" Compliance was confirmed on 10/27/2025. Citation T132360 was closed administratively. Citation T132359 was paid on 12/15/2025. **There are no outstanding fees.**

Case No. 202501001695 was opened on 09/10/2025. Companion citations **T132357** and **T132358** were issued on 09/10/2025 for "*FAILURE TO REMOVE PROHIBITED PORTABLE SIGN, TO WIT: GAILLAGO FLOWER'S CORP SIGN. #2*" Compliance was confirmed on 10/27/2025. Citation T132357 was paid on 10/30/2025. Citation T132358 was closed administratively on 10/09/2025. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

Case No. 20230223723B was opened on 08/19/2023. A Notice of Violation was issued on 08/24/2023 for "*Failure to obtain required building permit(s) prior to commencing work on: Tent/awning on commercial property.*" Since compliance was not met, Civil Violation Notice **P053222** was issued on 07/24/2024 for "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on tent/awning at southeast section of property.*" Citation was paid on 05/28/2025 and compliance confirmed on 09/10/2025. **Case is closed.**

Building Support Case #F202007343-U was opened 3/25/2021 for: REPAIR OR DEMOLISH - Structure (A) is a 20,624 Sq. Ft. 1-Story CBS Commercial Building missing its 40-year recertification - 40-year recertification reports have not been submitted. Notice of Violation (NOV) was issued and posted on 6/9/2021, recorded on 7/8/2021 under OR Book 32606 Page 3444. Due to NOV non-compliance the case was scheduled for an Unsafe Structures Appeal Panel hearing on 2/27/2025. Board Decision recorded on 3/6/2025 under OR Book 34646 Page 1251. The case is currently in compliance with the Board Decision. The Recertification Reports were approved on 8/9/2025.

The case is closed, and no outstanding enforcement cost is pending. The Notice of Violation was cancelled and recorded on 8/18/2025 under OR Book 34901 Page 1929 and the Unsafe Structures Appeal Panel Decision was cancelled and recorded on 8/18/2025 under OR Book 34901 Page 1932.

Case No. 20210207125B was opened on 01/20/2021. A Notice of Violation was issued on 01/20/2021 for *"Failure to obtain required building permit(s) prior to commencing work on: CHAIN LINK FENCE TO INCLUDE ELECTRICAL, DETACH TERRACE TO INCLUDE ELECTRICAL AND PLUMBING, AND LIGHT POLE TO INCLUDE ELECTRICAL INSTALLED WITHOUT A PERMIT."* Since compliance was not met, the following Civil Violation Notices were issued on 05/04/2022: **P039029** *"SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on chain link fence."* And **P039030** for *"SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on electric demolition without a permit and plumbing demolition without permit."* Citations remain unpaid and a lien was recorded on 04/01/2023 under book 33645/page 1863. Zoning Partial Payment was made on 12/15/2025. **There are no outstanding fees.**

Case No. 20240228143B was opened on 02/27/2024. A Notice of Violation was issued on 02/29/2024 for *"Failure to obtain required building permit(s) prior to commencing work on: on Detached structure with electrical connection being used for mercantile."* Since compliance was not met, Civil **P072554** was issued on 08/04/2025 for *"SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on electrical connections to no known code feeding trailer."* Citation was paid on 09/02/2025 and compliance met on 10/01/2025. **Case is closed.**

Case No. 20240231871B was opened on 07/24/2024 07/24/2024. A Notice of Violation was issued on 07/24/2024 for *"Failure to obtain required building permit(s) prior to commencing work on: detached structure at north side of property to include electrical, mechanical, & plumbing; detached structure at the center of the shopping plaza; multiple air compressors behind tenant space 19160, air compressor piping throughout the south and west side of the shopping plaza; electrical at Southeast corner of shopping plaza; multiple A/C condensers throughout the shopping plaza; Shelving/pallet racks at exterior and inside tenant space 19160; light poles at parking lot area; canvas awning at south side of shopping plaza; storefront window modified/replaced to single hung windows at south side of shopping plaza; multiple electrical signs installed at east side of shopping plaza; wood fence and chain link fences at center of shopping plaza; wind resistant screen at chain-link fence at south side of property; mini-split A/C unit at SW corner of shopping plaza; Exterior washing machine with plumbing at masonry wall at west side of shopping plaza; plumbing and hose bibs at Northwest, south, and southeast sections of shopping plaza; and security cameras throughout. Failure to maintain a building or structure or devices in safe condition on: masonry wall in disrepair west of shopping plaza; open electrical panel with exposed wiring and exposed receptacle at NW section of shopping plaza; exposed electrical at southeast corner of shopping plaza at condenser #9; electrical junction box in disrepair at south side of property with exposed electrical; exposed electrical at soffit in Northwest section of shopping plaza with improper connection of light fixture to recessed light fixture; soffit in disrepair at north and northwest section of shopping plaza; restroom in tenant space 19150 inaccessible and being used as storage, missing door lever, and exposed light switch; and plumbing cleanout in disrepair at southeast corner of shopping plaza."* **This case is pending a compliance inspection.**

VIOLATOR:
OCLA, LLC

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

This instrument was prepared by:

Name: Ben Fernandez, Esq.
Address: Bercow Radell Fernandez
Larkin & Tapanes, PLLC
200 South Biscayne Boulevard
Suite 300
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Ocla, LLC (hereinafter referred to as the “Owner”) holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the “CDMP”) in the May 2023 Cycle and said amendment is identified as Application No. CDMP20230018 (the “Application”); and

WHEREAS, the Application seeks to re-designate the Property from “Agriculture” to “Business and Office” on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan (“LUP”) map; and

WHEREAS, the Application includes this Declaration of Restrictions that has been voluntarily proffered by the Owner; and

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

1. Buildings shall be designed to include elements of Florida vernacular style architecture, including decorative wood porches and overhangs, as depicted in Exhibit B. The site plans shall be substantially in accordance with the following designs, except as may be modified to comply with requirements of County Code, the Florida Building Code, or other applicable regulations.
2. After demolition of the existing shopping center structures on the Property, any redevelopment may include a grocery store that shall not exceed 18,000 square feet.
3. After demolition of the existing shopping center structures on the Property, any grocery store shall require the sale of products farmed or raised from the Miami-Dade County Agricultural area.

4. In the event that a restaurant use is approved on the Property by the Environmental Quality Control Board (“EQCB”), any restaurant shall provide menu options that include products farmed or raised from the Miami-Dade County Agricultural area.

5. Non-residential land uses that handle, use or store hazardous materials on the property or generate hazardous waste are not allowed on the property until and unless the property is connected to the public water and sewer systems unless approved by the EQCB.

6. Standalone liquor stores shall be prohibited after demolition of the existing shopping center structures on the Property.

7. Non-grocery commercial stores shall be limited to neighborhood serving uses and shall not exceed 20,260 square feet in total.

Road Mitigation. In furtherance of the CDMP, the Owner acknowledges and agrees that because the Application has an impact on Krome Avenue from SW 184th Street to SW 216th Street, a hurricane evacuation route, mitigation is required. The Owner acknowledges that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval (subsequent to the above-referenced concurrent zoning application), including, but not limited to, building permit, Tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owner must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along the Krome Avenue from SW 184th Street to SW 216th Street unless it is otherwise demonstrated by the applicant, through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longer required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against the roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

MISCELLANEOUS

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

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

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

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

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

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

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 (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

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.

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

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

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

[Execution Pages Follow]

LIMITED LIABILITY COMPANY

Signed, witnessed, executed on this _____ day of _____, 2026.

IN WITNESS WHEREOF, Ocla, LLC has caused these present to be signed in its name by its proper officials.

WITNESSES:

OCLA, LLC, a Florida Limited Liability Company

12100 SW 47 Street
Miami, FL 33175

Signature

Printed Name

Signature

Printed Name

By: _____
Aida Marie Tarafa, Personal
Representative of the Estate of Louis A.
Alexander, Sr., the Authorized Member
of Ocla, LLC

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

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence ☐ or online notarization by Aida Marie Tarafa as the Personal Representative of the Estate of Louis A. Alexander Sr., the Authorized Member of OCLA, LLC, on behalf of the LLC. She is ☐ personally known to me or ☐ has produced _____, as identification. Witness my signature and official seal this _____ day of _____, 2026, in the County and State aforesaid.

(SEAL)

Notary Signature
Notary Name: _____
Notary Public, State of _____
Commission No. _____

My Commission expires:

JOINDER BY MORTGAGEE CORPORATION

The undersigned _____, a _____ Banking corporation and mortgagee under that certain Mortgage from _____ dated _____, and recorded on _____, in Official Records Book _____, at Page _____, together with the _____ filed _____, in Official Records Book _____, at Page _____, of the 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 ____ day of _____, 2026.

Witnesses:

Signature

Print Name

Signature

Print Name

_____, a _____ Banking corporation
Address: _____

By _____
(President, Vice-President or CEO*)

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

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence ☐ or online notarization by _____ the _____ of _____, a _____ Banking corporation, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification. Witness my signature and official seal this ____ day of _____, 2026, in the County and State aforesaid.

Signature
Notary Public-State of _____

Print Name

My Commission Expires:

EXHIBIT A
Legal Description

THE EAST 625 FEET OF THE SOUTH 350 FEET OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 56 SOUTH, RANGE 38 EAST OF MIAMI-DADE COUNTY, FLORIDA, SUBJECT TO THE RIGHT-OF-WAY ALONG THE SOUTH 35 FEET AND THE EAST 90 FEET THEREOF.

LESS

THE SOUTH 35.00 FEET AND THE EAST 50.00 FEET OF THE EAST 350 FEET OF THE SOUTH 350 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 56 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY FLORIDA, AND THE AREA BOUNDED BY THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND BOUNDED BY THE WEST LINE OF THE EAST 50.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND LESS A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 1, TOWNSHIP 56 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, AS RECORDED IN O.R.B. 31782, PAGE 1487 KNOWN AS PARCEL 134, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 1, BEING AN ONE INCH IRON PIPE NO ID, TOWNSHIP 56 SOUTH, RANGE 38 EAST; THENCE NORTH 00°38'05" WEST (FOR A BASIS BEARINGS), ALONG THE EASTERLY LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 1, A DISTANCE OF 109.06 FEET; THENCE SOUTH 89°21'55" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 997 (KROME AVENUE/SW 177TH AVENUE) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR STATE ROAD 997, SECTION 81750, FP NO. 427369-3, DATED NOVEMBER 2013 AND THE POINT OF BEGINNING; THENCE SOUTH 00°38'05" EAST, ALONG SAID WESTERLY EXSITING RIGHT-OF-WAY LINE OF STATE ROAD 997, A DISTANCE OF 48.81 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 90°11'29", A DISTANCE OF 39.35 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°33'24" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SW 192ND STREET (GROSSMAN DRIVE) AS SHOWN ON THE ABOVE REFERENCED RIGHT- OF-WAY CONTROL SURVEY OF STATE ROAD 997, A DISTANCE OF 15.67 FEET; THENCE NORTH 28°17'13" EAST, A DISTANCE OF 84.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 189,246 SQUARE FEET (4.3445 ACRES), MORE OR LESS.

EXHIBIT B
Florida Vernacular Style Architecture



DISCLOSURE OF INTEREST

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

1. APPLICANT NAME AND ADDRESS:

APPLICANT: Ocla, LLC
c/o Louis A. Alexander
12100 SW 47 Street
Miami, FL 33175
(305) 374-5300

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

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

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES</u>
Ocla, LLC	Ocla, LLC	30-6801-000-0061	±4.3759

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

<u>APPLICANT</u>	<u>OWNER</u>	<u>LESSEE</u>	<u>CONTRACTOR FOR PURCHASE</u>	<u>OTHER (Attach Explanation)</u>
X	X			

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

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

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

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

CORPORATION NAME: Ocla, LLC, a Florida limited liability company

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
Matilda Alexander, 12100 SW 47 Street, Miami, FL 33175	33.3%
Aida Tarafa, 12100 SW 47 Street, Miami, FL 33175	33.3%
Louis Alexander, 12100 SW 47 Street, Miami, FL 33175	33.3%

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

TRUSTEES NAME: N/A

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

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

PARTNERSHIP'S NAME: N/A

NAME AND ADDRESS OF PARTNER

PERCENTAGE OF INTEREST

N/A

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

CORPORATION NAME: N/A

Date of Contract: N/A

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

N/A

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

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

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

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

CORPORATION NAME: N/A

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

N/A

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

TRUSTEES NAME: N/A

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

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

PARTNERSHIP'S NAME: N/A

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	

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

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	

Date of Contract: N/A

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

N/A

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

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

Applicant's Signature(s) and Printed Name(s)

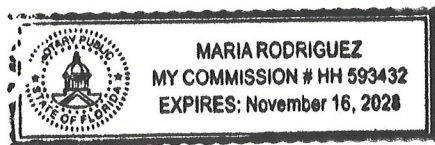
AIDA TARAF A Aida Tarafa

Aida Tarafa, The Personal Representative of the
Estate of Louis A. Alexander, Manager of Ocla, LLC

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on Jan 22, 2026, by Aida Tarafa, The Personal Representative of the Estate of Louis A. Alexander, Manager of Ocla, LLC, who is ☒ personally known to me or ☐ has produced _____ as identification.

(SEAL)



Maria Rodriguez
NOTARY SIGNATURE
Maria Rodriguez
Notary Public, State of Florida
My Commission expires: NOV 16 2028

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

EXECUTIVE SUMMARY

Langan Engineering and Environmental Services, Inc. was retained by Ocla INC. to prepare a traffic-impact analysis for a proposed change to the Miami-Dade County Comprehensive Development Master Plan (CDMP) for one land parcel within the Urban Development Boundary of Miami-Dade County. The subject property comprises 4.34 gross-acres (3.87 net-acres) on the northwest corner of SR 997/Krome Avenue and SW 192nd Street in unincorporated Miami-Dade County. The property owner requests a change in the CDMP future land-use designation from “Agricultural” to “Business and Office”.

The traffic analysis shows that the proposed future land-use designation change will not significantly impact the surrounding roadway network, but we analyzed six roadway segments that included the following roadways: SW 187th Avenue, SR 997/Krome Avenue, and SW 184th, SW 200th and SW 216th streets. The current future land-use designation allows a development intensity of one dwelling unit per five-acres. Therefore, because the project site is less than five-acres no residential development is allowed. The maximum development potential under the proposed future land-use designation is 67,430 square feet of shopping plaza. However, we analyzed the maximum development potential based on the actual development program being proposed for the site via restrictive covenant. The proposed development program comprises 20,260 square feet of retail and 18,000 square feet of supermarket uses which is expected to generate 125 more afternoon peak-hour net-new trips compared to the current development on site.

We prepared roadway-capacity analyses for the 2028 (short-term) conditions and found all roadway segments will operate within their adopted Level of Service (LOS) with the proposed land-use designation’s impacts except for two roadway segments that are expected to operate beyond the adopted LOS with and without the proposed land-use designation’s impacts. We prepared 2045 (long-term) roadway capacity analysis and found that all roadway segments are expected to operate within their adopted LOS with the impacts of the proposed land-use designation change. Additionally, none of the analyzed roadways will be significantly impacted by the proposed future land-use designation change.

The maximum development potential under proposed future land-use designation will generate 1,694 daily, 36 morning peak-hour and 125 afternoon peak-hour net-new trips.