

**ITEMS SUBMITTED FOR HEARING**  
**JANUARY 2020 CYCLE APPLICATION NO. CDMP20200003**  
**TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**  
(Consisting of materials received from to July 16 to July 21, 2020)

<b>ITEMS</b>	<b>PAGE NO.</b>
Residential Complex Architectural Rendering submitted by the Applicant	E-1
Declaration of Restrictions submitted by the Applicant	E-13

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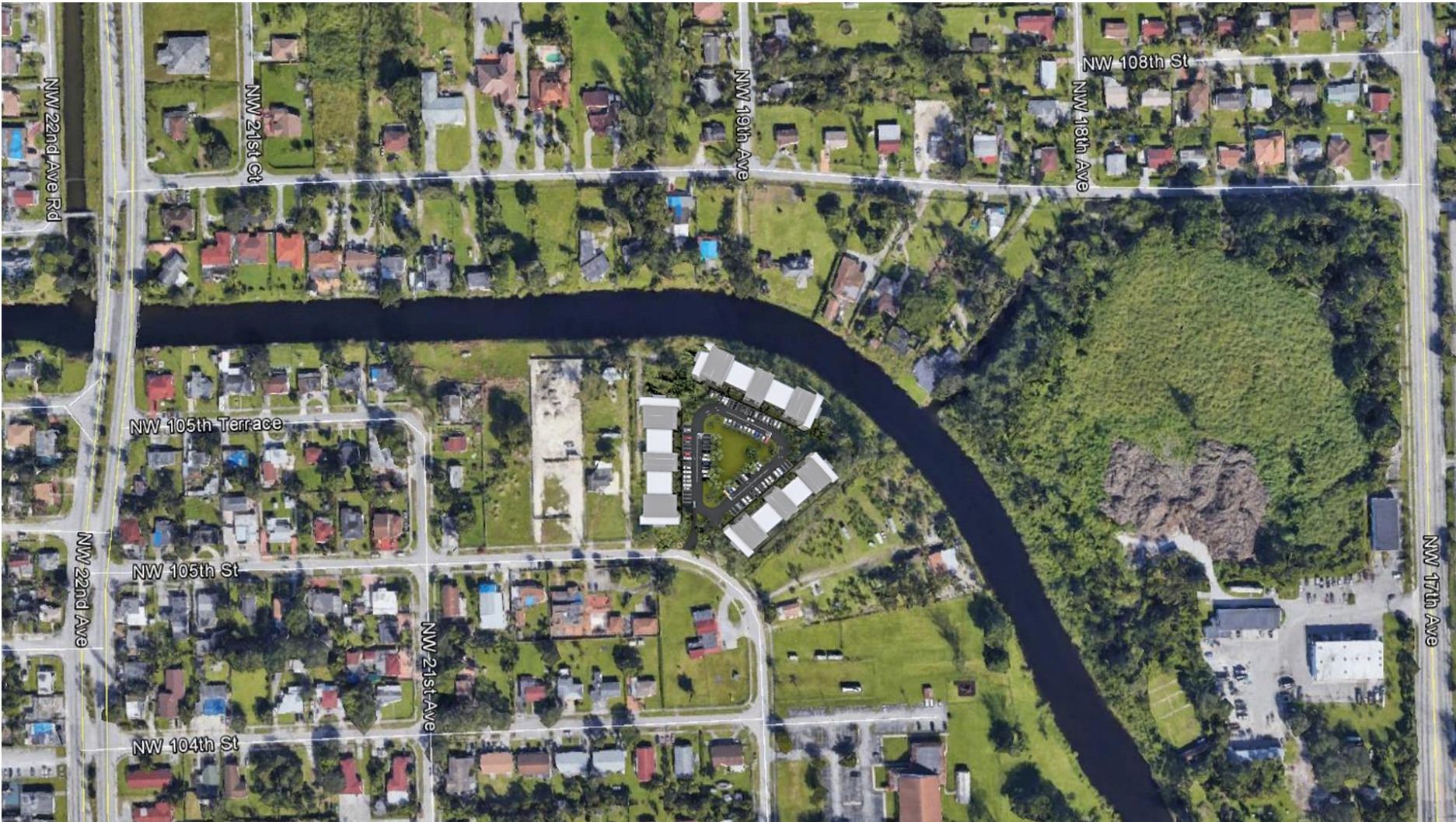
# **RESIDENTIAL COMPLEX**

**1927 NW 105<sup>th</sup> STREET**

**WEST DEVELOPERS GROUP, LLC**



**CONSTRUKOMUSA – PLANA INTERNATIONAL**













































This instrument was prepared by:  
**Alejandra Marquez Villa**  
Attorney at Law  
AMV Legal Group P.A  
2450 Hollywood Blvd. Ste 300  
Hollywood FL 33020

### **DECLARATION OF RESTRICTIONS**

WHEREAS, the undersigned West Group Developers L.L.C., a Florida limited liability company (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 expedited amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") on January 31, 2020 and said amendment is identified as Application CDMP20200003 (the "Application"); and

WHEREAS, the Application seeks to re-designate the Property from "Low Density" Residential (2.5-6 DU/AC.) to "Low-Medium Density" Residential (6-13 DU/AC.) on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan ("LUP") map.

NOW, THEREFORE, in order to assure the Miami-Dade County 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:

**Workforce Housing:** At least Twenty Percent (20%) of the residential units on the Property shall be set aside for workforce housing in accordance with the standards of the Miami-Dade County's Workforce Housing Development program. Should the Workforce Housing Program be revised in a manner that would accommodate the business dynamics of the Owner, the Owner will make every effort to participate.

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



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

By West Group Developers LLC, a Florida limited liability company

By \_\_\_\_\_  
Alejandro Ambrugna, as Authorized Member

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Witness:

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence ☐ or online notarization ☐, this \_\_\_\_ day of \_\_\_\_\_, 2020 by Alejandro Ambrugna, as Authorized Member of West Group Developers LLC, a Florida limited liability company. He ☐ is personally known or ☐ has produced \_\_\_\_\_ as identification



**Exhibit A**

Parcel 1. Lot 5, Block 4, of "River Gulfair", according to the plat thereof, as recorded in plat book 40, at page 75, of Public Records of Miami Dade County, Florida less Little River canal right of way.

Parcel 2. Lot 6, Block 4, of "River Gulfair", according to the plat thereof, as recorded in plat book 40, at page 75, of Public Records of Miami Dade County, Florida less Little River canal right of way.

Lot 7 & 8, Block 4, of "River Gulfair", according to the plat thereof, as recorded in plat book 40, at page 75, of Public Records of Miami Dade County, Florida less Little River canal right of way.

Also known as: less that portion of lots 7 & 8 commencing at Northeast corner of said lot 8, bear Southwesterly along the East line of said lot 8; a distance of 18.9 feet, more or less, to the point of beginning; thence North 53 degrees 28'49", a distance of 157.65 feet to a point of curvature of a curve to the left; having a central angle of 38 degrees 02'16" and a radius of 476.7 feet; thence, Northwesterly along the arc of said curve to a point of interception with the west line of said lot 7 and the end of the specifically described line, all of the Public Records of Miami Dade County, Florida.