



FINAL AGENDA

Community Zoning Appeals Board 12
Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
Thursday, November 6, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

A. Z2024000083 Publix Super Markets, Inc. 24-83 55-40-16 N

APPEALS

CURRENT



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12
MEETING OF NOVEMBER 6, 2025

KENDALL VILLAGE CENTER, CIVIC PAVILION
8625 SW 124 AVENUE, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND
ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD 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 MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM 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. PUBLIX SUPER MARKETS, INC. Z2024000083

Area 12/District 8

The application is to allow a previously approved liquor package store with the sale of alcoholic beverages on Sundays.

NON-USE VARIANCE to permit a liquor package store with Sunday sales of alcohol (Sunday sales not permitted except only during the month of December).

LOCATION: 13003 SW 89 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±5.91 acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from September 10, 2025

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 12**

PH: Z24-083

November 6, 2025

Item No. A

Recommendation Summary	
Commission District	8
Applicant	Publix Super Markets, Inc.
Summary of Request	The applicant seeks approval to permit a previously approved liquor package store with the sale of alcoholic beverages on Sundays.
Location	13003 SW 89 Place, Miami-Dade County, Florida.
Property Size	5.91 Acres
Existing Zoning	BU-2, Special Business District
Existing Land Use	Shopping center
2030-2040 CDMP Land Use Designation	Industrial and Office Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This application was deferred from the May 29, 2025 meeting of the Community Zoning Appeals Board (CZAB) 12, in order to allow the applicant to clear pending fines with the Building and Neighborhood Compliance (BNC). Subsequently, this application was deferred again from the July 24, 2025 meeting of CZAB 12 in order to allow the applicant to clear pending fines with the Building and Neighborhood Compliance (BNC). This application was deferred from the September 10, 2025 meeting of the Community Zoning Appeals Board (CZAB) 12, in order to allow the applicant to clear pending fines with the Building and Neighborhood Compliance (BNC).

The public hearing on this item was not held.

REQUEST:

NON-USE VARIANCE to permit a liquor package store with Sunday sales of alcohol (Sunday sales not permitted except only during the month of December).

PROJECT HISTORY AND DESCRIPTION:

Between 1989 and 2021, the subject site has been the subject of multiple zoning applications. In September 1989, pursuant to Resolution #4-ZAB-322-89, the Metropolitan Dade County Zoning Appeals Board denied without prejudice the following requests for a unit located within the shopping center at 13135 SW 89 Place: (1) a special exception to permit a proposed nightclub, (2) a special exception to allow the nightclub to be located less than 1,500 feet from another business with an alcoholic beverage use and less than 2,500 feet from an existing church, (3) a non-use variance to waive the usual zoning requirements for nightclubs, including the minimum floor space of 2,200 sq. ft. and a dance floor of at least 308 sq. ft., allowing the nightclub to operate with less floor space and without a dance floor, and (4) extended hours of operation for both the nightclub and liquor stores, including Sundays. In November 1989, this denial was appealed to the Board of County Commissioners (BCC) under Resolution #Z-216-89, where the BCC

approved, with conditions, requests 1 through 3 but denied request number 4, which sought to extend the hours of operation for both the nightclub and liquor stores, including Sundays.

In January 1996, pursuant to Resolution #5-ZAB-20-96, the Zoning Appeals Board approved additional requests, including a modification of the previously approved site plan; a special exception to allow the expansion of the existing nightclub; continued reduction in required distance from other alcoholic beverage uses and a religious facility; extended hours of operation for alcoholic beverage service on Sundays from 10:00 a.m. to 4:50 a.m. the next day, and on Mondays from 5:00 p.m. to 4:50 a.m. the following day; and permission to operate the shopping center with fewer parking spaces than typically required by code.

In May 2021, under Resolution #CZAB12-1-21, the Miami-Dade County Community Zoning Appeals Board 12 approved a modification of a prior zoning resolution to accommodate substantial redevelopment of the site. The approval permitted the applicant to demolish the existing shopping center while retaining the 6,085-square-foot Outback Steakhouse and construct a new two-story, 58,306-square-foot Publix Super Market. The approved plans also included a 1,200-square-foot liquor package store within the Publix, 10,980 square feet of one-story in-line retail and restaurant space, and a total of 344 parking spaces. In addition, the resolution granted several zoning exceptions and variances: a special exception to allow the liquor package store to be located within less than the required 2,500 feet from religious facilities; a non-use variance to reduce the side street (west) setback to 15 feet where 25 feet is required; and a non-use variance to permit 13% landscaped open space, where a minimum of 15.5% is normally required.

In the current application, the applicant seeks approval to allow the existing liquor package store within the Publix Super Market to sell alcoholic beverages on Sundays.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-2; shopping center	Industrial and Office & Business and Office
North	IU-1; warehouses	Industrial and Office
South	BU-2; office building, shopping center	Business and Office
East	IU-1; warehouses	Industrial and Office
West	RU-4M; single-family residences	Low Medium Density Residential 6-13 du/ac

NEIGHBORHOOD COMPATIBILITY:

The subject property is part of an established shopping center located at 13005 SW 89 Place. The surrounding area is predominantly composed of commercial and industrial uses to the north, south, and east, while single-family residences are located to the west.

SUMMARY OF THE IMPACTS:

Approval of this application would permit the existing liquor package store to extend its sales of alcoholic beverages to include Sunday, thereby allowing sales from Monday through Sunday. Staff opines that approval of the request for an additional day of liquor sales will not result in

increased traffic impacts on the surrounding neighborhood or significant additional demands on County resources in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±5.91-acre subject property is located within the Urban Development Boundary (UDB) and designated as **Industrial and Office and Business and Office**. Uses allowed in the **Industrial and Office** include, *manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.* The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation. Further, the CDMP Land Use Element Interpretative Text states that existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. Said text further states that all such lawful uses and zoning are deemed to be consistent with this Plan.* The current application is to allow the existing liquor package store to sell alcoholic beverages on Sundays. Therefore, staff opines that since the approval of the application will not change the existing shopping center use, the subject property is consistent with the CDMP Land Use Element interpretative text in Industrial and Office areas and the CDMP Land Use Plan map Industrial and Office designation for the subject property. The applicant intends to allow extended days for the sales of alcoholic beverages for the liquor store. Staff opines that the approval of the request will not change the commercial use on the subject property. As such, staff opines that approval of the request to allow the applicant to increase the selling of alcoholic beverages for an additional day of the week (Sundays) at the existing liquor package store would be **compatible** with the surrounding area and **consistent** with the CDMP Business and Office Land Use Element interpretive text for the Business and Office land use category and with the Business and Office category for the parcel on the CDMP LUP map.

ZONING ANALYSIS:

When the request to permit Sunday sales of alcohol (Sunday sales not permitted except only during the month of December), is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the request would be compatible with the surrounding area. Staff notes that the subject business is an approved liquor/beer/wine bar and package store pursuant to Resolution #CZAB12-1-21. Staff opines that the request to allow the sales of alcoholic beverages on Sundays will not result in excessive traffic because the liquor package store is an approved use that is already allowed to sell alcoholic beverages Monday through Saturdays and will be adding only 1 more additional day.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of this application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) in the attached memorandum, states that they have no objections to the application and that this application will not generate any additional vehicular trips. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in the attached memorandum, indicates that the request

under this application does not entail any environmental concerns and that they have no objections to the application and that approval of the request will not impact services in the area. In addition, the memorandum from the Miami-Dade Fire Rescue Department and the Water and Sewer Department indicates no objection to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities.

It is important to mention that per Resolution #5-ZAB-20-96, the Metropolitan Dade County Zoning Appeals Board approved the following additional requests for the property located at 13135 SW 89 Place, (1) modification of a previously approved site plan, (2) a special exception to permit the expansion of an existing nightclub, (3) a special exception to allow the nightclub to be located closer than required to other alcoholic beverage uses and an existing religious facility, **(4) an extension of the hours of operation for the nightclub and liquor stores to serve alcoholic beverages on Sundays from 10:00 a.m. to 4:50 a.m. and on Mondays from 5:00 p.m. to 4:50 a.m.**, and (5) permission to allow the existing shopping center to operate with fewer parking spaces than required by code. Request number 4 is a similar request to what the applicant is asking now and was approved in the same shopping center.

The 5.91-acre subject site is currently operating with an existing liquor package store, surrounded by commercial and industrial uses to the north, south and east, and single-family residences to the west. Staff notes that the requested Sunday sales may be similar to other liquor package stores that are found in the surrounding area and opines that the proposed request to allow Sunday sales will not have a significant impact on the neighborhood. Based on the foregoing, staff supports the request to allow Sunday sales of alcoholic beverages at the existing liquor package store and opines that approval of same will not create the intrusion of any additional uses into the area, and would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, would not affect the stability and appearance of the community and that the request would be compatible with the surrounding commercial uses in the area. **Therefore, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b) (Non-Use Variances From Other Than Airport Regulations).**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That the sale of alcoholic beverages shall be limited between the hours of 8:00 a.m. and 10:00 p.m. Mondays through Sundays 7 days a week.
2. That the applicant applies for and obtain a Certificate of Use from the Department of Regulatory and Economic Resources for the sale of alcoholic beverages, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

ES:JB:SS:EA:PM

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Publix Super Markets, Inc.
PH: Z24-083

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NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Miami-Dade Fire Rescue (MDFR)	No objection
Water and Sewer Department (WASD)	No objection
Building and Neighborhood Compliance (BNC)	No objection
*Subject to conditions in their memorandum.	

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

<p>Industrial and Office (Page I-40, I-41 and I-42)</p>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources. If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development. In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The</i></p>
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ZONING RECOMMENDATION ADDENDUM

Publix Super Markets, Inc.
PH: Z24-083

	<p><i>properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section. TNDs may be permitted in Industrial and Office areas where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of the two or more sides. (Multiple sides created by an out parcel shall count as one side only). TND located within Industrial and Office areas shall allocated to Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshops Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built up area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.</i></p>
<p>Business and Office (Page I-42 and I-43)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site.</i></p>

ZONING RECOMMENDATION ADDENDUM

Publix Super Markets, Inc.
PH: Z24-083

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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-151. - Hours and days of sale.</p>	<p>(a) Establishments for package sales only. Vendors holding a license from the State beverage department for the sale of alcoholic beverages for consumption off the premises only, shall make no sale of alcoholic beverages on Sundays, and shall make no sale of alcoholic beverages during weekdays except between the hours of 8:00 a.m. and 10:00 p.m.; provided, however, that vendors operating stores primarily for the sale of products other than alcoholic beverages (excepting such stores as are nonconforming under the zoning regulations) may make sales of beer in sealed containers for consumption off the premises during such hours as their stores legally remain open for the sale of other goods; provided further, however, that nothing in the foregoing proviso shall be deemed to modify any of the provisions of the zoning regulations as heretofore or hereafter adopted. Vendors in bait and tackle installations and camp grounds holding a State license from the beverage department for the sale of beer in sealed containers, for consumption off the premises, shall make no sale of beverages except between the hours of 5:00 a.m. and 7:00 p.m.</p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

PUBLIX SUPER MARKETS, INC.

13005 SW 89 PL
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000083

DATE

HEARING NUMBER

FOLIO No: 30-5016-033-0050

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 21, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case B2024013709-F opened on 05/18/2024 for Failure to obtain Building Recertification. Civil Violation Notice (CVN) P051225 issued on 05/18/2024. CVN recorded on 05/20/2024 under Book: 34235 Page: 4942 Total Pages: 2. CVN paid on 07/26/2024. A Non-Compliance Affidavit was issued on 08/27/2024. A Lien request was forwarded, however the recommendation was rejected and returned to enforcement. There are pending assessment penalties. Civil Violation Notice P058288, was issued 01/02/2025, for section 8-11(f) of the South Florida building code: failure to obtain a building recertification. Civil Violation Notice P051225 was submitted for closure. The closure was approved on 01/02/2025. Civil Violation Notice P058288, was recorded on 01/08/2025, under Book: 34565 Page: 149 Total Pages: 2. A Non-Compliance Affidavit was issued for Civil Violation Notice P058288, on 03/10/2025 [Building recertification not approved]. Citation P058288 has been paid. A Notice of assessment of continuing penalties, was issued on 03/11/2025, for Civil Notice Violation P058288. There are outstanding assessment penalties associated with the affidavit of Non-Compliance. The case remains open.

BUILDING SUPPORT REGULATIONS CLOSED:

There are no closed cases.

OUTSTANDING LIENS AND FINES:

There are outstanding Fees and penalties associated with citation P058288. More information regarding compliance, please contact the Building Support Department at 786 315-2424. Applicant can also contact the Legal Department; ceappeals@miamidade.gov to request a Compliance Consent Agreement.

Memorandum



Date: April 25, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management *Lisa Spadafina*

Subject: Z2024000083-2nd Review
Real Sub LLC
13003 SW 89th Place
Non-use variance to allow package sales on Sundays of beer, wine
and liquor at an existing grocery store, for consumption off premises
only.
(BU-2) (5.91acres)
16-55-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). DERM has no pertinent comments regarding this application since the proposed quest for a non-use variance to allow package sales on Sundays of beer, wine and liquor, does not entail any environmental concerns. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

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

cc: Eric Silva, Department of Regulatory and Economic Resources


Memorandum



Date: April 18, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: **UPDATED** Zoning Application Comments - Publix Super Markets Inc.
Application No. Z2024000083

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Publix Super Markets Inc.

Location: The proposed project is located on approximately 5.91 acres at 13005 SW 89th Place, with Folio No. 30-5016-033-0050, in unincorporated Miami-Dade County.

Proposed Development: Per Letter of Intent dated April 26, 2024, the Applicant is requesting a Non-Use Variance to allow package sales on Sundays of beer, wine, and liquor for consumption off premises only.

Please note that the subject property has a 2 feet Utility Easement within and along the eastern, western, and southern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water/Sewer: The subject site is located within the WASD's water and sewer service area. The subject property is currently connected to water and sewer.

There are water and sewer mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavalde@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

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Memorandum



Date: April 17, 2025

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2024000083
Name: Publix Super Markets, Inc.
Location: 13003 SW 89 Place
Section 16 Township 55 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract K, Plat Book 99, Page 41.

This application does not generate any trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: April 29, 2025

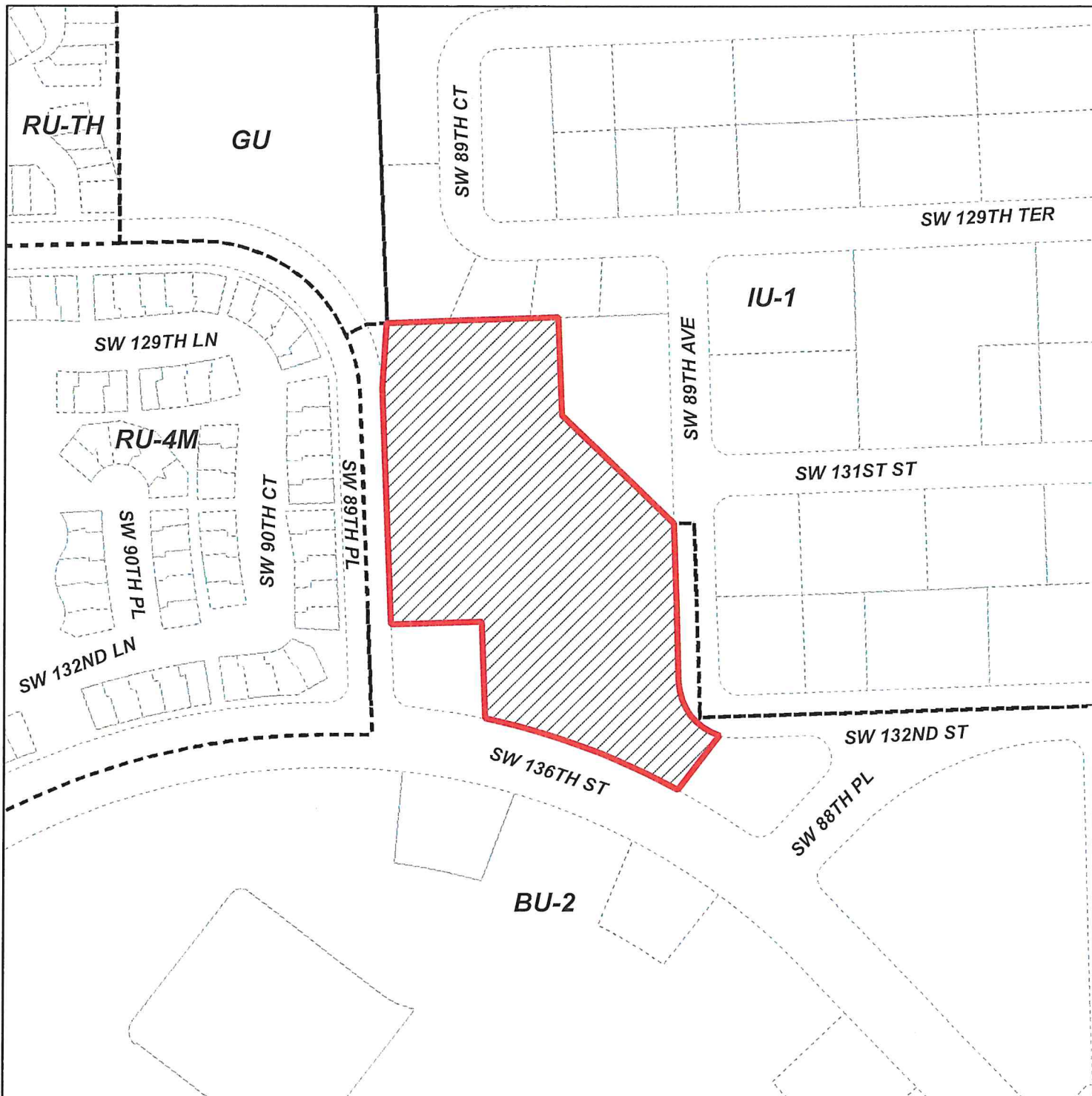
To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000083

The Miami-Dade Fire Rescue review is limited to site access only. The intent of this application described in the letter of intent uploaded in "Energov" on 08/21/24, is outside MDR purview. Any future site plans will need separate approval.

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000083

Section: 16 Township: 55 Range: 40
 Applicant: Publix Super Markets, Inc.
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

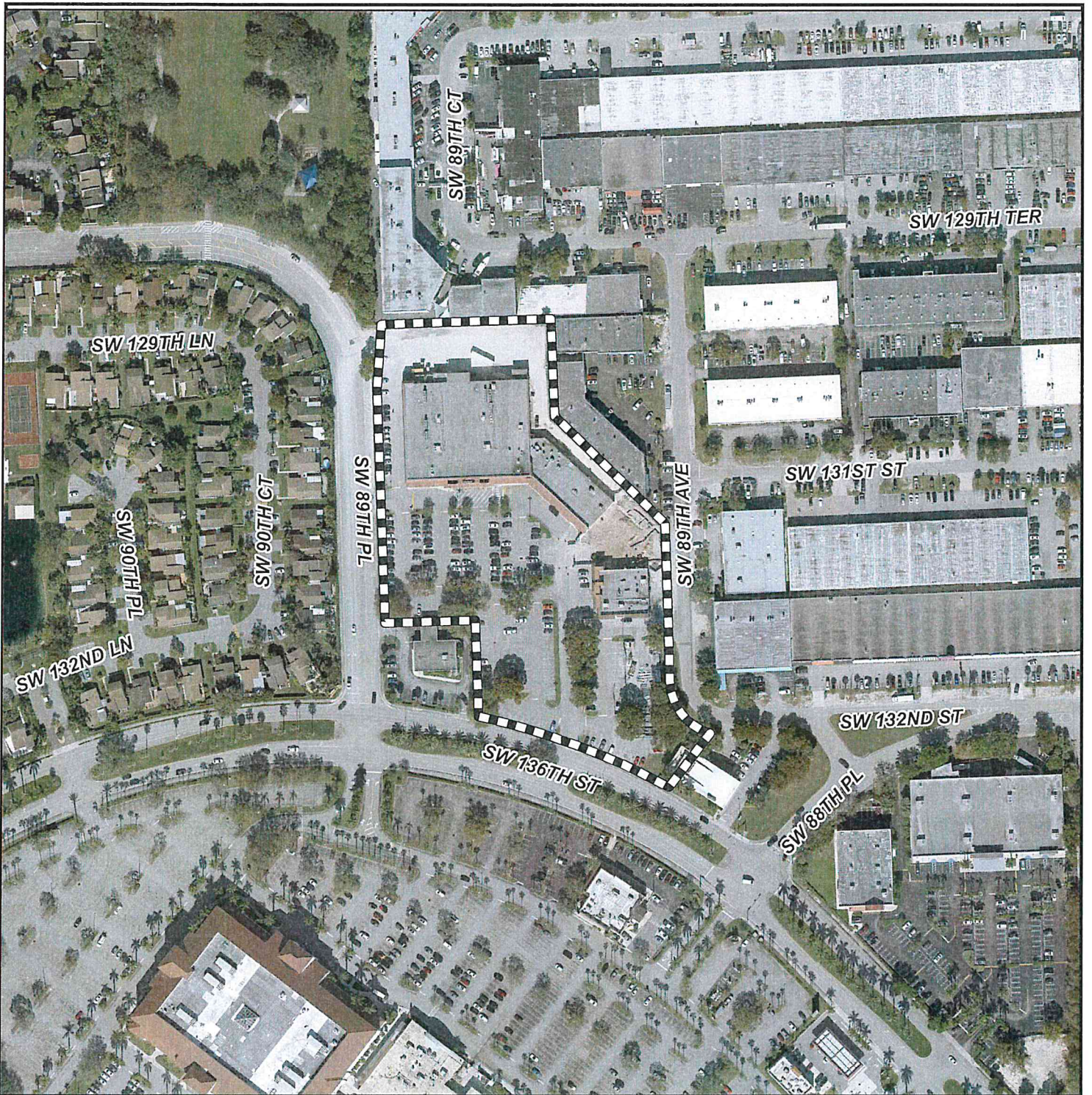
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, August 23, 2024

REVISION	DATE	BY
		14



MIAMI-DADE COUNTY
AERIAL YEAR 2023

Process Number
Z2024000083

Legend
 Subject Property

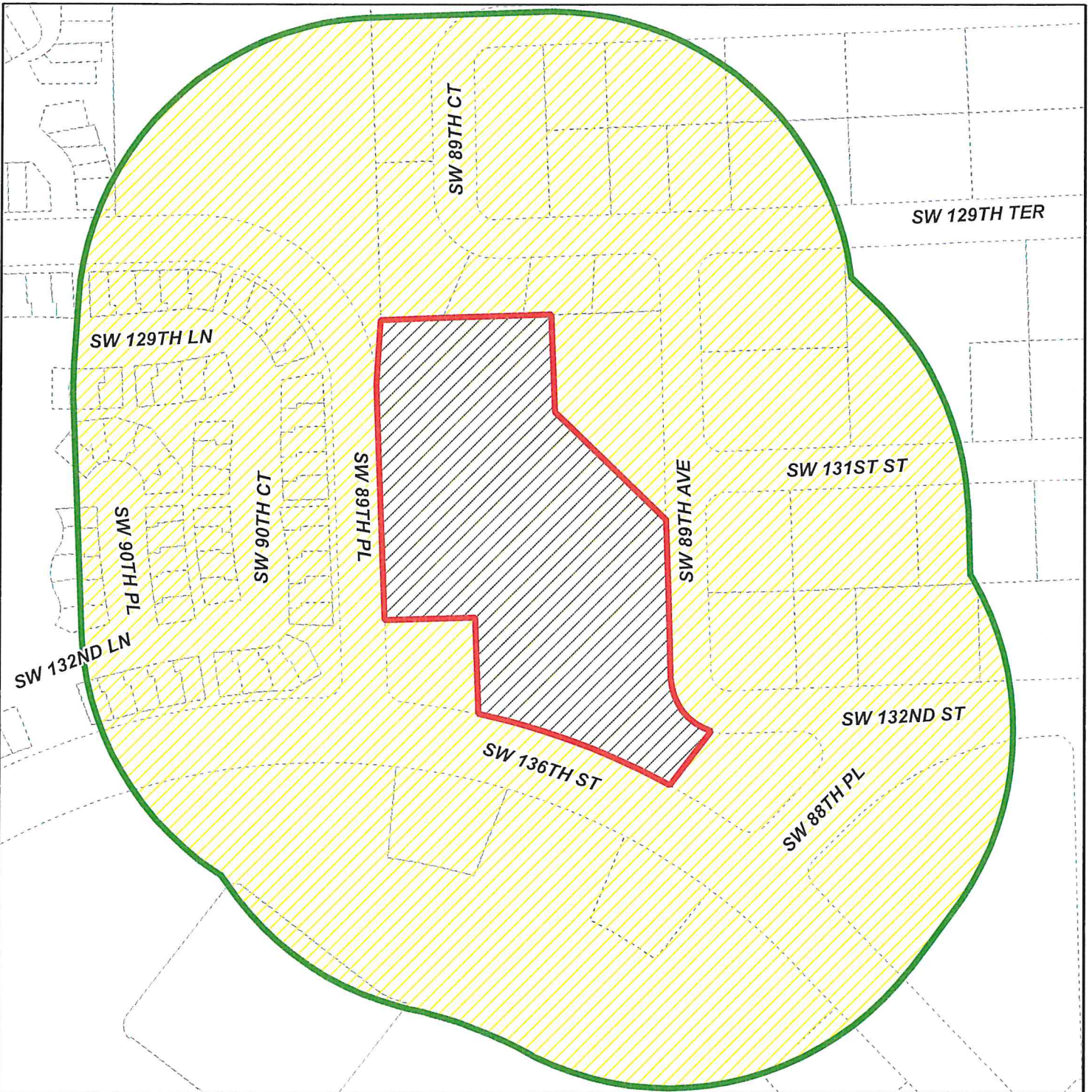


Section: 16 Township: 55 Range: 40
 Applicant: Publix Super Markets, Inc.
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, August 23, 2024

REVISION	DATE	BY
		15






MIAMI-DADE COUNTY
RADIUS MAP

Section: 16 Township: 55 Range: 40
 Applicant: Publix Super Markets, Inc.
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000083
 RADIUS: 500

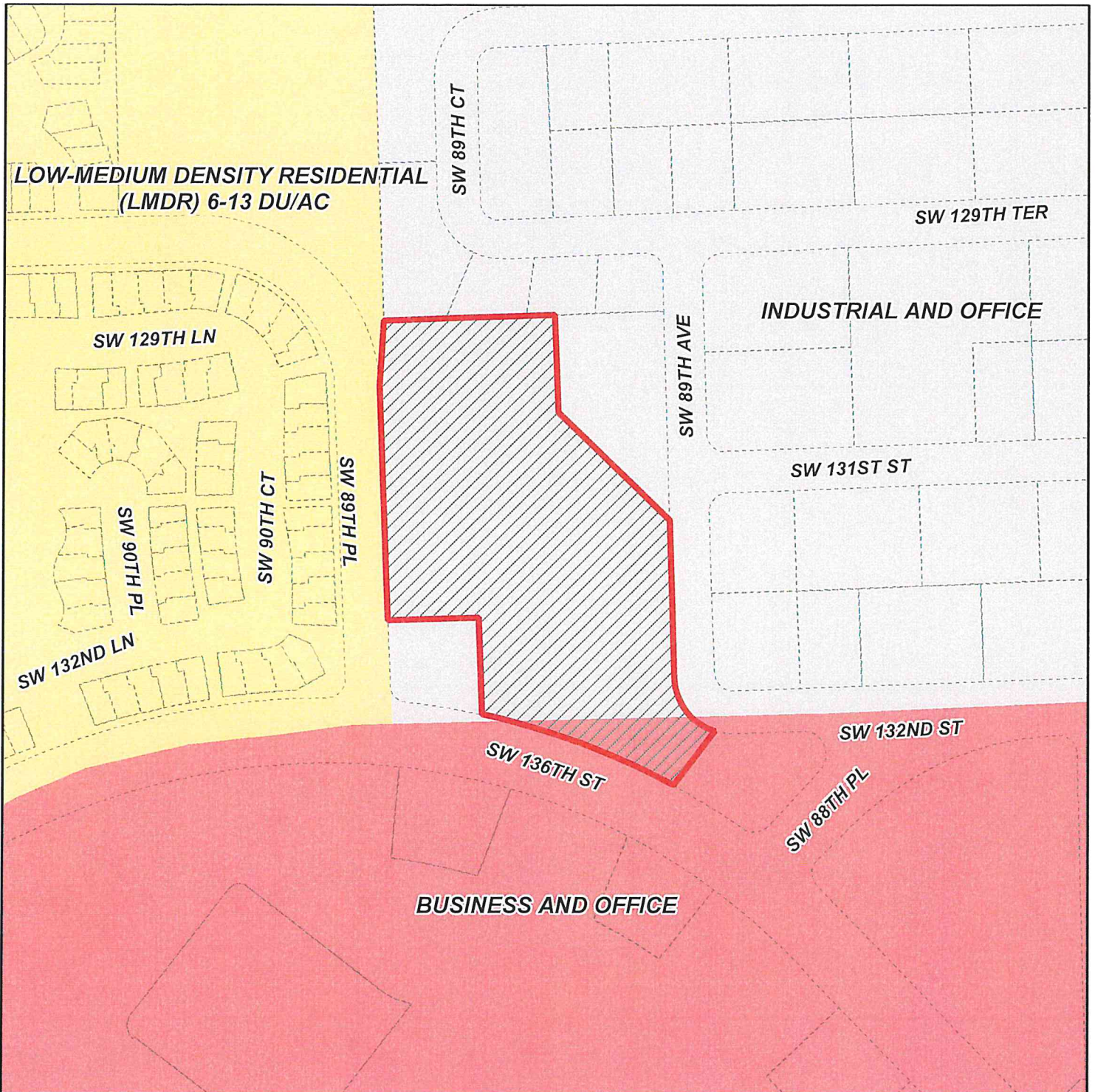
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, August 23, 2024

REVISION	DATE	BY
		16



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000083

Section: 16 Township: 55 Range: 40
 Applicant: Publix Super Markets, Inc.
 Zoning Board: C12
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, August 23, 2024

REVISION	DATE	BY
		17

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-083

DATE: AUG 21 2024

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Publix Super Markets, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Please see attached Exhibit "B"	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME:

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-083

DATE: AUG 21 2024

BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: Bryan _____
(Applicant) Publix Super Markets, Inc.

Sworn to and subscribed before me this 23 day of April, 2024. Affiant is personally known to me or has produced n/a as identification.

Jessica Hernandez
(Notary Public)



JESSICA HERNANDEZ
Commission # HH 253135
Expires April 14, 2026

My commission expires 4/14/26

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-083

DATE: AUG 21 2024

DISCLOSURE OF INTEREST*

BY: ISA

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

CORPORATION NAME: Real Sub, LLC

NAME AND ADDRESS

Percentage of Stock

Please see attached Exhibit "C"

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS

Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percent of Ownership

RECEIVED

MIAMI-DADE COUNTY

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

PROCESSED: 224-083
DATE: AUG 21 2024
BY: ISA

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: Budaria
(Applicant) Real Sub, LLC

Sworn to and subscribed before me this 17 day of May, 2024. Affiant is personally known to me or has produced n/a as identification.

Jessica Hernandez
(Notary Public)



JESSICA HERNANDEZ
Commission # HH 253135
Expires April 14, 2026

My commission expires 4/14/26

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-083
DATE: AUG 21 2024
BY: ISA

EXHIBIT "B"

Publix Super Markets, Inc. Ownership Disclosure

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-083
DATE: AUG 21 2024

Exhibit "B"

The following officers, identified on Sunbiz.org, may be contacted at 3300 Publix Corporate Parkway, Lakeland, FL 33811-3311. BY: ISA

- Merriann M. Metz (SVP, Secretary)
- David P. Phillips (Executive VP & CFO)
- Randall T. Jones, Sr. (Executive Chairman)
- Michael R. Smith (SVP)
- Robert J. McGarrity (VP, Facilities)
- Bridgid A. O'Connor (VP, Real Estate Strategy)
- Randolph L. Barber (VP, Industrial Maintenance and Purchasing)
- William W. Rayburn, IV (VP, Real Estate Assets)
- Kevin S. Murphy (CEO)
- John L. Goff, Jr. (President)
- Mikhael H. Ser (VP, Facilities)

Publix is the largest employee-owned retail grocery chain in the United States and is privately owned and operated by approximately 250,000 employees. Publix's common stock is made available for sale to eligible active employees and non-employee members of its Board of Directors. Publix's common stock is not traded on a stock exchange and, therefore, does not have a "ticker symbol." The market price of Publix's common stock is determined by its Board of Directors each quarter.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-083
DATE: AUG 21 2024
BY: ISA

Exhibit "C"

REAL SUB, LLC - List of primary officers and stockholders' information

Merriann M. Metz	Secretary
David P. Phillips	Treasurer
William W. Rayburn, IV	Vice President
Kevin S. Murphy	President
Bridgid A. O'Connor	Vice President

100% Member of Real Sub, LLC: Publix Super Markets, Inc.



MIAMI-DADE COUNTY LOBBYIST ACTIVITY AUTHORIZATION

Section 2-11.1(s) - Code of Miami-Dade County Florida

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MIAMI-DADE COUNTY

PROCESS NO.: Z24-083

DATE: AUG 21 2024

BY: ISA

Please Type or Print in Ink

Principal's Name	Publix Super Markets, Inc.
Principal's Contact Person	Greenspoon Marder LLP
Principal's Trade Name	Publix Super Markets, Inc.
Mailing Address	600 Brickell Avenue, Suite 3600
	Miami, Florida 33131
Telephone Number	305-789-2763
<i>Other Principal(s) of Interest holding directly or indirectly a 5% or more ownership interest.</i>	
Name Of Lobbyist(s)	
	Louis J. Terminello, Esq.
	Joshua Remedios, Esq.
Lobbyist's Address	600 Brickell Avenue, Suite 3600
Note: It is the responsibility of the lobbyist to notify the Clerk of the Board of County Commissioners of any changes in address.	Miami, Florida 33131
Telephone Number	305-789-2763
Date Employed	March 25, 2024
Note: On or before July 1st of each year, every lobbyist must file an expenditure statement with the Clerk of the Board of County Commissioners for the preceding calendar year, regardless of the level of activity of the lobbyist, and whether or not the lobbyist has incurred any expenses during the reporting period.	
<input type="checkbox"/> Please check here if the lobbyist is employed for a specific issue.	
Specific Issue:	
I swear under penalty of perjury that the information on this form is true and accurate.	
Principal's Signature:	<i>Budgida</i> Date: 4/23/24
Pursuant to Section 2-11.1(s)(9) of the Code of Miami-Dade County, misrepresentation on this form may subject a person to prohibition from lobbying before the County Commission or any committee, board or county personnel for a period not to exceed five years.	

For Office Use Only:	
Date Entry Date _____, 20____	Entered By _____
<small>(Form Revision Date: 8/18/05)</small>	

Clerk of the Board of County Commissioners, 111 NW First Street, Suite 17-202, Miami, FL 33128

Office: 305 375-5137 - Fax 305 375-2484

www.miami-dadeclerk.com/dadecoc/Clerk_Board.asp



25

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MIAMI-DADE COUNTY

PROCESS NO.: Z24-083

DATE: AUG 21 2024

BY: ISA

EXHIBIT "A"

Property Legal Description

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-083
DATE: AUG 21 2024
BY: ISA

Exhibit "A"

Property Description

Tract "K" of BRIAR BAY URBAN PARK, SECTION THREE, according to the Plat thereof, as recorded in Plat Book 99, at Page 41, of the Public Records of Miami-Dade County, Florida.

Together with non-exclusive easements for ingress, egress and parking as contained in Declaration recorded February 26, 1975, in Official Records Book 8918, Page 1126, as affected by Affidavit recorded June 28, 1986, in Official Records Book 12936, Page 518, and Amendment to and Partial Vacation of Declaration recorded October 19, 1993, in Official Records Book 16094, Page 3066, all of the Public Records of Miami-Dade County, Florida.

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MIAMI-DADE COUNTY

PROCESS NO.: Z24-083

DATE: AUG 21 2024

BY: ISA

Warranty Deed

CFN: 20150088697 BOOK 29486 PAGE 3081
DATE: 02/03/2015 59:08:30 AM
DEED DOC 100,200.00
SURTAX 75,150.00 MIAMI-DADE COUNTY
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY
RECEIVED
PROCESS NO.: Z24-083
DATE: AUG 21 2024
BY: ISA

This instrument prepared by
(and after recording return to):

Anthony M. Rodriguez, Esq.
Publix Super Markets, Inc.
PO Box 407
Lakeland, Florida 33802-0407

30-5016-033-0050
Property Appraiser's Folio Number

SPECIAL WARRANTY DEED

The Grantor, **KIKI L. COURTELIS, AS TRUSTEE OF THE INVESTMENT TRUST CREATED UNDER THE ALEC P. COURTELIS DECLARATION OF TRUST DATED 04/08/1994**, whose mailing address is 703 Waterford Way, Suite 800, Miami, Florida 33126, in consideration of ten dollars (\$10.00) and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, **REAL SUB, LLC**, a Florida limited liability company, whose mailing address is Post Office Box 407, Lakeland, Florida 33802-0407, the real property in Miami-Dade County, Florida, described on the attached **Exhibit A**, along with any rights, privileges, hereditaments, appurtenances, and easements related to such real property.

This conveyance is subject to real estate taxes for 2015 and subsequent years, and the matters described on **Exhibit B**.

The Grantor hereby covenants and warrants that the property is free of all encumbrances except as otherwise expressly provided herein, that lawful seisin of and good right to convey the property are vested in the Grantor, and that the Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

DATED this 29th day of JAN, 2015.

[SIGNATURE PAGE FOLLOWS]

MIAMI-DADE COUNTY
PROCESS NO.: Z24-083
DATE: AUG 21 2024
BY: ISA

Signed in the presence of:

KIKI L. COURTELIS, AS TRUSTEE OF
THE INVESTMENT TRUST CREATED
UNDER THE ALEC P. COURTELIS
DECLARATION OF TRUST DATED
04/08/1994

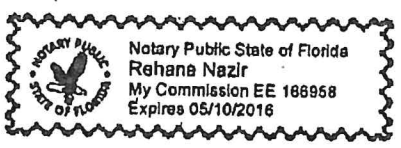
Rehana Nazir
(print name): Rehana Nazir

By: Kiki L. Courtelis
Kiki L. Courtelis, not individually, but
only as Trustee of the Investment Trust
created under the Alec P. Courtelis
Declaration of Trust, dated April 8, 1994

Victor L. Stosik
(print name): Victor L. Stosik

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of JANUARY, 2015,
by KIKI L. COURTELIS, as Trustee of the Investment Trust created under the Alec P. Courtelis
Declaration of Trust dated 04/08/1994, on behalf of the trust. Such person is personally known to me or
produced _____ as identification.



Rehana Nazir (SEAL)
Printed/typed name: _____
Notary Public-State of _____
Commission Number: _____
Commission expires: _____

MIAMI-DADE COUNTY
PROCESS NO.: Z24-083
DATE: AUG 21 2024
BY: ISA

EXHIBIT A TO SPECIAL WARRANTY DEED

Property Description

Tract "K" of BRIAR BAY URBAN PARK, SECTION THREE, according to the Plat thereof, as recorded in Plat Book 99, at Page 41, of the Public Records of Miami-Dade County, Florida.

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-083
DATE: AUG 21 2024
BY: ISA

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Title Matters

Easements, notes dedications and all other matters either shown or recited on the plat of BRIAR BAY URBAN PARK SECTION TWO, as recorded in Plat Book 99, Page(s) 41, of the Public Records of Miami-Dade County, Florida, specifically, for the 2 foot easements for fire hydrants, guard rails and street lights along the platted rights-of-way.

Agreement Governing Land Development recorded July 5, 1972, in Official Records Book 7786, Page 173, of the Public Records of Miami-Dade County, Florida.

Provisions of that certain Declaration recorded February 26, 1975, in Official Records Book 8918, Page 1126, as affected by Affidavit recorded June 28, 1986, in Official Records Book 12936, Page 518, and Amendment to and Partial Vacation of Declaration recorded October 19, 1993, in Official Records Book 16094, Page 3066, of the Public Records of Miami-Dade County, Florida.

Easement in favor of General Waterworks Corporation, a Florida corporation recorded December 19, 1975, in Official Records Book 9183, Page 852, as assigned to Dade County, Florida by Quit Claim Deed recorded February 28, 1979, in Official Records Book 10315, Page 415, of the Public Records of Miami-Dade County, Florida.

Agreement for Street Lighting recorded April 22, 1983, in Official Records Book 11766, Page 2356, of the Public Records of Miami-Dade County, Florida.

Declaration of Restrictions recorded May 20, 1994, in Official Records Book 16372, Page 1936, of the Public Records of Miami-Dade County, Florida.

Terms of that certain Lease between Briar Bay Shopping Center, Ltd., a Florida limited partnership (Landlord), and Publix Super Markets, Inc., a Florida corporation (Tenant), as evidenced by that certain Memorandum of Lease recorded March 20, 1996, in Official Records Book 17136, Page 2870, of the Public Records of Miami-Dade County, Florida.

Easement in favor of Florida Power & Light Company recorded April 10, 2007, in Official Records Book 25521, Page 3820, of the Public Records of Miami-Dade County, Florida.

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-083

DATE: AUG 21 2024

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Publix Super Markets, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Please see attached Exhibit "B"	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-083

DATE AUG 21 2024

BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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Signature: Bryan

(Applicant) Publix Super Markets, Inc.

Sworn to and subscribed before me this 23 day of April, 2024. Affiant is personally known to me or has produced aka as identification.

Jessica Hernandez
(Notary Public)



JESSICA HERNANDEZ
Commission # HH 253135
Expires April 14, 2026

My commission expires 4/14/26

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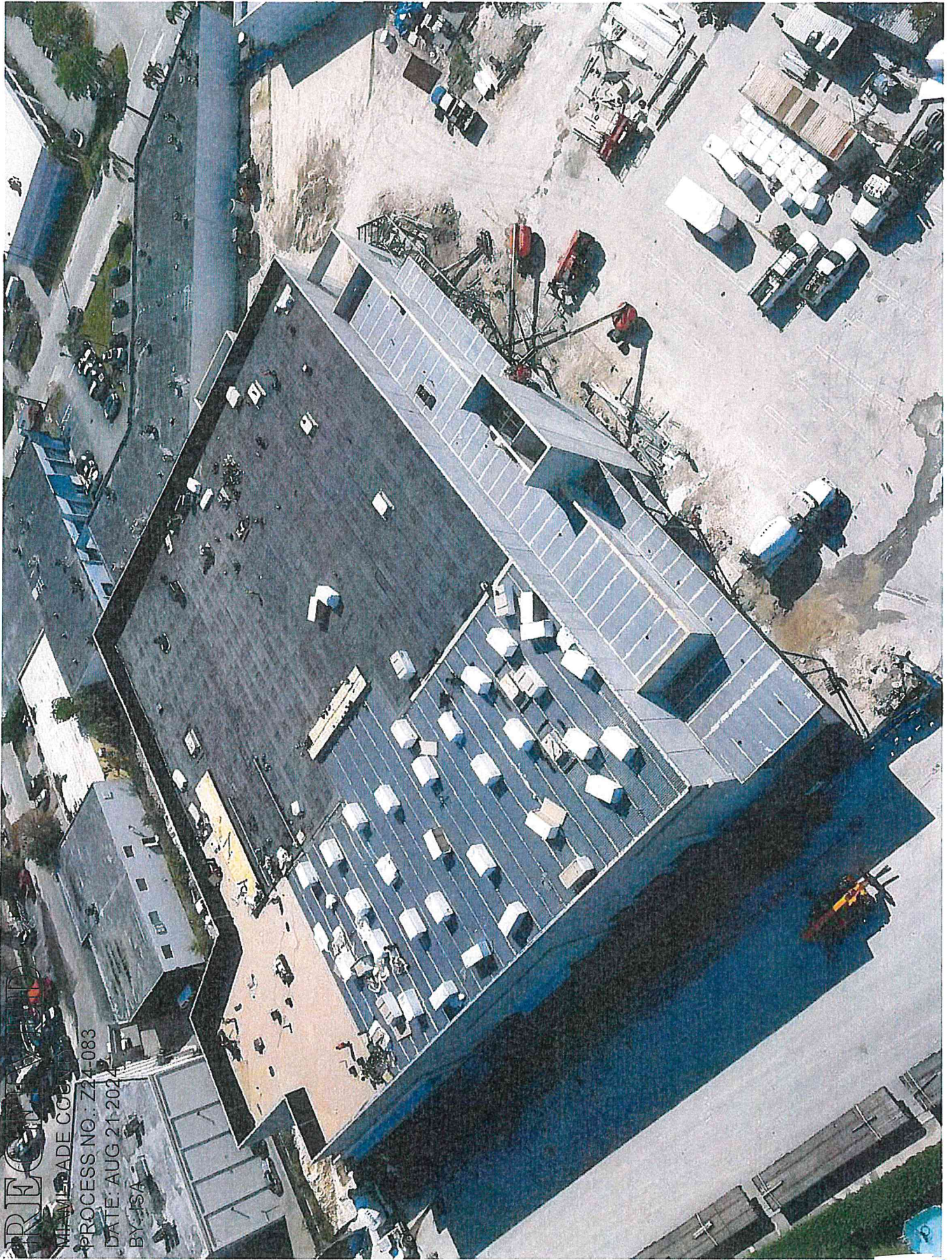


REC'D
PROJECT N. 27
DATE: AUG 11 2024

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-083
DATE: AUG 21 2024
BY: ISA





REC
MIAMI BEACH

PROCESS NO: Z44-083

DATE: AUG 21 2024

BY: ISA