



Writer's Direct Dial: (305) 376-6061
Writer's E-Mail Address: MGarcia-Serra@gunster.com

April 16, 2025

Ms. Michelle Lopez
Planning and Zoning Director
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 3316

**RE: Publix Super Markets, Inc./ Letter of Intent / Publix at Doral Plaza Redevelopment
located at 9705-9767 NW 41st Street / Variance from Parking Requirement**

Dear Ms. Lopez:

We represent Publix Super Markets Inc., (the "Applicant"), and the owner of the property located at 9705 NW 41st Street, as further identified by folio number 35-3020-012-0020 (the "Property") in connection with a site plan application currently being reviewed by the City under process number PLAN-2410-0092 for the redevelopment of the Doral Park Publix located on the Property.

As part of the review process, several variances were identified as necessary in order to effectuate the proposed redevelopment plan. Each variance request will be submitted under separate cover.

On behalf of the Applicant, we respectfully request a non-use variance from Section 77-139 of the City of Doral Land Development Code, (the "LDC"), which governs minimum off-street parking requirements. Specifically, we request relief from the required 521 parking spaces, proposing 445 parking spaces in conjunction with the renovation of the Doral Park Publix located on the Property.

The Doral Park Publix is situated within a long-standing, well-established neighborhood shopping center that has served the community since 1987. Originally constructed prior to the City of Doral's incorporation, the center and its anchor tenant, Publix, have become a staple of the community and a trusted, essential resource for residents in the surrounding area; essentially a central hub for daily activity. The community has long relied on this location for convenient access to groceries and neighborhood shopping needs.

As part of the redevelopment plan, the building footprint of the shopping center will be reduced, and the site will be enhanced with improved landscaping, additional green space, a new pedestrian breezeway, ADA-accessible paths, safety improvements, improved traffic circulated patterns, and reconfigured parking areas. These upgrades aim to modernize the center, improve the shopping experience, and to have the Property comply with the Doral Boulevard Master Overlay Plan.

Despite these improvements, the site remains constrained by its existing boundaries, conditions, and surrounding development, limiting our ability to fully meet the parking requirements of Section 77-139 of the LDC. While we are maximizing the efficiency of available space, strict compliance with the LDC would compromise the design intent and project's goals of creating a more modern, aesthetically pleasing, pedestrian-friendly, and functional center.

The Applicant is requesting this variance pursuant to the criteria outlined in Section 53-468 of the LDC. Below, please note the Applicant's responses to the specific variance criteria in Section 53-468(b) of the LDC.

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district (53-468(b)(1)).

The site was developed prior to the adoption of the City's LDC and present parking standards. The site's physical configuration, existing infrastructure, and long-established development pattern limit the feasibility of accommodating the full number of parking spaces without significantly compromising safety, circulation, and greenspace. This existing historic configuration is peculiar to this Property only.

2. The special conditions and circumstances are not the result of actions of the applicant. (53-468(b)(2)).

The hardship is not self-created. It results from legacy site design and layout that predate the City's incorporation and current code requirements, and which also predate the Applicant's ownership of the Property. The Applicant seeks to improve, not intensify, site usage and proposes a reduction from existing parking requirements only to the extent necessary to implement a more efficient and attractive but still functional site plan.

3. Literal interpretation and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the development code and would work unnecessary and undue hardship on the applicant. (53-468(b)(3)).

Literal adherence to the LDC would prohibit the proposed moderation of this grocery store and shopping center. This hardship is unnecessary given that the center has historically operated effectively with fewer parking spaces than the current code requires.

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4. The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure. (53-468(b)(4)).

This request represents the minimum relief required to facilitate meaningful improvements to modernize the site including improved landscaping, additional green space, and a new pedestrian breezeway. The proposed 445 parking spaces have been calculated based on the actual parking demand for the use on site, current commercial trends, and the efficiencies gained by the reconfigured layout. The new design will also enhance traffic circulation and pedestrian comfort on-site.

5. Granting of the variance request will not confer on the applicant any special privilege that is denied by the development code to other lands, buildings or structures in the same zoning district (53-468(b)(5)).

This request does not confer a special privilege. The Applicant is not increasing square footage or uses that would generate more parking demand. Comparable variances have been granted in similar pre-code contexts where physical limitations justify a flexible approach.

6. The granting of the variance will be in harmony with the general intent and purpose of this Land Development Code and will not be injurious to the surrounding properties or detrimental to the public welfare.

The requested variance is limited to parking lot design and will not result in any impacts to traffic or community aesthetics, and therefore will not result in injury to surrounding properties or be detrimental to the public welfare. This variance, if granted, will be in harmony with the intent and purpose of the City's LDC because the variance is the minimum necessary for the Project, and the Applicant has taken the necessary measures to provide appropriate screening in and around the parking area in furtherance of the intent and purpose of the LDC.

For the reasons outlined above, we respectfully request the City's approval of this variance from Section 77-139 of the LDC to reduce the number of required parking spaces from 521 to 445. The proposal ensures the continued success of a vital neighborhood center while delivering meaningful enhancements in design, sustainability, and community character. Should you have any questions, please do not hesitate to contact us. Thank you for your time.

Very truly yours,

A handwritten signature in cursive script, reading "Mario Garcia-Serra".

Mario Garcia-Serra



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April 16, 2025

Ms. Michelle Lopez
Planning and Zoning Director
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 3316

**RE: Publix Super Markets, Inc./ Letter of Intent / Publix at Doral Plaza Redevelopment
located at 9705-9767 NW 41st Street / Variance from SRI Requirement**

Dear Ms. Lopez:

We represent Publix Super Markets Inc., (the "Applicant"), and the owner of the property located at 9705 NW 41st Street, as further identified by folio number 35-3020-012-0020 (the "Property") in connection with a site plan application currently being reviewed by the City under process number PLAN-2410-0092 for the redevelopment of the Doral Park Publix located on the Property.

As part of the review process, several variances were identified as necessary in order to effectuate the proposed redevelopment plan. Each variance request will be submitted under separate cover.

On behalf of the Applicant, we respectfully request a non-use variance from Section 77-195 of the City of Doral Land Development Code, ("LDC"), which requires that a minimum of 20% of all required surface parking on a non-residential development site be constructed using pervious or heat-reflective material with a Solar Reflective Index (SRI). The variance is submitted pursuant to the standards and review criteria in Section 53-468 of the LDC.

The Doral Park Publix is situated within a long-standing, well-established neighborhood shopping center that has served the community since 1987. Originally constructed prior to the City of Doral's incorporation, the center and its anchor tenant, Publix, have become a staple of the community and a trusted, essential resource for residents in the surrounding area; essentially a central hub for daily activity. The community has long relied on this location for convenient access to groceries and neighborhood shopping needs.

The Doral Park Publix was developed prior to the incorporation of the City of Doral and prior to the implementation of the SRI standard. We are proposing a comprehensive site renovation that includes enhancements such as updated landscaping, reconfigured parking, a new breezeway, and additional open green areas. These upgrades aim to modernize the center while preserving its character and functionality. However, compliance with the 20% SRI requirement is not feasible due to the constraints of the existing site infrastructure and existing conditions.

The Applicant is requesting this variance pursuant to the criteria outlined in Section 53-468 of the LDC. Below, please note the Applicant's responses to the specific variance criteria in Section 53-468(b) of the LDC.

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district. (53-468(b)(1)).

The property was developed under Miami-Dade County jurisdiction, before Doral's incorporation and before SRI standards were adopted. As such, existing pavement materials, site slope, and subbase conditions were not designed for reflective surfacing. This presents practical constraints that limit the retrofit of compliant materials in large portions of the hardscape.

2. The special conditions and circumstances are not the result of actions of the applicant. (53-468(b)(2)).

The Applicant did not create this hardship as it purchased the Property in its existing condition. The current condition results from the legacy site design. The proposed improvements reflect an effort to enhance sustainability and site aesthetics, not to avoid compliance.

3. Literal interpretation and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the development code and would work unnecessary and undue hardship on the applicant. (53-468(b)(3)).

Enforcing literal compliance would result in significant removal and replacement of functional surfaces, increased costs, and potential disruption to existing stormwater systems. This would create a hardship especially when alternative sustainability measures are proposed and considering that this grocery store provides an essential service to the community and the cessation of its operations should be for as short as possible.

4. The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure. (53-468(b)(4)).

This request represents the minimum relief required to facilitate meaningful improvements to modernize the site including improved landscaping, additional green space, a new pedestrian breezeway. The Applicant has achieved partial compliance with the SRI requirement, in light of the unique pre-existing site conditions.

5. Granting of the variance request will not confer on the applicant any special privilege that is denied by the development code to other lands, buildings or structures in the same zoning district. (53-468(b)(5)).

This request does not confer a special privilege. Approval of this variance would not grant special privileges, as other pre-incorporation properties facing similar conditions may also require flexible

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application of modern sustainability standards. The variance request is based on reasonable physical characteristics unique to this site.

6. The granting of the variance will be in harmony with the general intent and purpose of this Land Development Code and will not be injurious to the surrounding properties or detrimental to the public welfare.

The requested variance is limited to the SRI requirement in the parking lot and will not result in any impacts to traffic or community aesthetics, and therefore will not result in injury to surrounding properties or be detrimental to the public welfare. This variance, if granted, will be in harmony with the intent and purpose of the City's LDC because the variance is the minimum necessary for the Project.

We respectfully request approval of this variance from Section 77-195 of the LDC to allow for partial compliance with the SRI requirement, in light of the unique pre-existing site conditions and the numerous improvements and community benefits included in the redevelopment plan.

The proposal ensures the continued success of a vital neighborhood center while delivering meaningful enhancements in design, sustainability, and community character. Should you have any questions, please do not hesitate to contact us. Thank you for your time.

Very truly yours,

A handwritten signature in cursive script, reading "Mario Garcia-Serra".

Mario Garcia-Serra



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April 16, 2025

Ms. Michelle Lopez
Planning and Zoning Director
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 3316

**RE: Publix Super Markets, Inc./ Letter of Intent / Publix at Doral Plaza Redevelopment
located at 9705 NW 41st Street / Variance from Landscape Islands Requirement**

Dear Ms. Lopez:

We represent Publix Super Markets Inc., (the "Applicant"), and the owner of the property located at 9705 NW 41st Street, as further identified by folio number 35-3020-012-0020 (the "Property") in connection with a site plan application currently being reviewed by the City under process number PLAN-2410-0092 for the redevelopment of the Doral Park Publix located on the Property.

As part of the review process, several variances were identified as necessary in order to effectuate the proposed redevelopment plan. Each variance request will be submitted under separate cover.

On behalf of the applicant, we respectfully request a variance from Section 77-213(1) of the City of Doral Land Development Code, (the "LDC"), regarding the required number and configuration of landscape islands within surface parking areas. The variance is submitted pursuant to the standards and review criteria in Section 53-468 of the LDC.

The Doral Park Publix is situated within a long-standing, well-established neighborhood shopping center that has served the community since 1987. Originally constructed prior to the City of Doral's incorporation, the center and its anchor tenant, Publix, have become a staple of the community and a trusted, essential resource for residents in the surrounding area; essentially a central hub for daily activity. The community has long relied on this location for convenient access to groceries and neighborhood shopping needs.

As part of the redevelopment plan, the building footprint of the shopping center will be reduced, and the site will be enhanced with improved landscaping, additional green space, a new pedestrian breezeway, ADA-accessible paths, safety improvements, improved traffic circulated patterns, and reconfigured parking areas. These upgrades aim to modernize the center, improve the shopping experience, and to have the property comply with the Doral Boulevard Overlay Master Plan.

Despite these improvements, the existing parking layout, circulation aisles, and site infrastructure were not designed to comply with current code-mandated landscape island spacing requirements. Under the current code, one landscape island is required for every ten (10) contiguous parking spaces. Strict enforcement would result in substantial loss of parking spaces, disruption of existing vehicular flow, and compromise the overall functionality of the site.

The Applicant is requesting this variance pursuant to the criteria outlined in Section 53-468 of the LDC. Below, please note the Applicant's responses to the specific variance criteria in Section 53-468(b) of the LDC.

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district. (53-468(b)(1)).

The site was developed prior to the adoption of the City's LDC, the parking lot was established to serve a large format grocer with high daily turnover and demands. The site's physical configuration, existing infrastructure, and long-established development pattern limit the feasibility of retrofitting the required number of landscape islands within the surface parking lot.

2. The special conditions and circumstances are not the result of actions of the applicant. (53-468(b)(2)).

The hardship is not the result of any action by the Applicant. It arises from the inherited design of a pre-incorporation development and the necessary constraints of maintaining functionality for a high-traffic retail site.

3. Literal interpretation and enforcement of the development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the development code and would work unnecessary and undue hardship on the applicant. (53-468(b)(3)).

Literal adherence to the LDC would force an inefficient site design, reduce valuable greenspace, and impede efforts to improve pedestrian and ADA access and render the proposed modernization of the store infeasible. The hardship is unnecessary given that the site has historically operated effectively without this requirement.

4. The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure. (53-468(b)(4)).

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This request represents the minimum relief required to facilitate meaningful improvements to modernize the site including improved landscaping, additional green space, a new pedestrian breezeway. The request seeks the minimum relief necessary. The Applicant will incorporate alternative landscaping features to meet the spirit and intent of the code.

5. Granting of the variance request will not confer on the applicant any special privilege that is denied by the development code to other lands, buildings or structures in the same zoning district (53-468(b)(5)).

This request does not confer a special privilege. Comparable variances have been granted in similar pre-code contexts where physical limitations justify a flexible approach.

6. The granting of the variance will be in harmony with the general intent and purpose of this Land Development Code and will not be injurious to the surrounding properties or detrimental to the public welfare.

The requested variance is limited to parking lot design and will not result in any impacts to traffic or community aesthetics, and therefore will not result in injury to surrounding properties or be detrimental to the public welfare. This variance, if granted, will be in harmony with the intent and purpose of the City's LDC because the variance is the minimum necessary for the Project.

For the reasons outlined above, we respectfully request the City's approval of this variance from Section 77-213(1) of the LDC to reduce required number and configuration of landscape islands within surface parking areas. The proposal ensures the continued success of a vital neighborhood center while delivering meaningful enhancements in design, sustainability, and community character. Should you have any questions, please do not hesitate to contact us. Thank you for your time.

Very truly yours,

A handwritten signature in cursive script that reads "Mario Garcia-Serra".

Mario Garcia-Serra



8401 NW 53RD Terrace, Second Floor, Doral, Florida 33166 Tel. (305) 593-6630 Facsimile: (305) 593-6768 Website: cityofdoral.com

PUBLIC HEARING APPLICATION
/ Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:

- ☒ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: LAND-2504-0025

Date Received: **RECEIVED**
By puglias at 3:38 pm, Apr 25, 2025

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- ☐ Change in Zoning District
☒ Variance
☐ Appeal of Decision
☐ Conditional Use

- ☐ Plat
☐ Entry Feature
☐ Site Plan
☐ Other _____

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)

Publix Super Markets, Inc.

Mailing Address

c/o Mario Garcia-Serra
Gunster, Yoakley &
Stewart, P.A.

City, State, Zip

Miami
FL
33131

Telephone 305-376-6061

Fax 786-425-4101

Email: MGarcia-Serra@gunster.com

Name of Owner

Publix Super Markets, Inc.

Mailing Address

c/o Mario Garcia-Serra
Gunster, Yoakley &
Stewart, P.A.

City, State, Zip

Miami
FL
33131

Telephone 305-376-6061

Fax 786-425-4101

Email: MGarcia-Serra@gunster.com

PROPERTY INFORMATION

- A. **LEGAL DESCRIPTION.** (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number(s) 35-3020-012-0020

Address 9705 NW 41st Street

Lot(s) _____ Block _____ Section _____ Plat Book No. 129 Page No. 1

FINISHED FLOOR ELEVATION (If applicable): 8.45 NGVD FLOOD ZONE: X

- B. **ADDRESS** (If number has been assigned) _____

C. **SIZE OF PROPERTY** _____ ft. X _____ ft. = 458,062 sq. ft.; 10.52 acre(s)
Width Depth

- D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

Please see attached Exhibit "A."

- E. **DATE SUBJECT PROPERTY WAS ACQUIRED** 2019

APPLICANT'S REQUEST:

Specify in full the request. (Use a separate sheet of paper if necessary.)

The Applicant is requesting the following variance for the proposed Publix at Doral Plaza Store No. 0031 renovation project

as described in greater detail in the enclosed letter of intent.

(1) Reduce the amount of parking spaces required in Section 77-139 of the LDC to 445 spaces where 521 are required.

LETTER OF INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

Please see enclosed Letter of Intent.

Is this application the result of a Notice of Violation or deviation from approved plans? ☐ Yes ☒ No

Are there any existing structures on the property? ☒ Yes ☐ No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

Any applications that involve an existing building must provide copy of the approved plans, plat, site plan approval or any prior zoning history. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. ☒ **SURVEY OF PROPERTY**: For vacant or improved property. Must be no more than one year old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements. All existing trees must be shown.
- B. ☒ **SITE DEVELOPMENT PLAN**: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material. Prior ASPR or Site Plan Approval Resolution and plans must be submitted.
- C. ☒ **LETTER OF INTENT**: A letter of intent must be filed explaining in detail the history of the property, prior approvals and the extent of the proposed project. Show how code criterion is met. Signature and address must be shown.
- D. ☐ **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS**: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. ☒ **OWNER'S AFFIDAVIT**: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. ☒ **TRAFFIC STUDY**: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 6 COPIES (AND A PDF) OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- ☐ 35 MM Photo(s) (Mounted 8 1/2 x 11) ☐ Other _____
- ☐ Letters from Area Residents

Please check only one of the following options:

☒ **FOR CITY COUNCIL PURPOSES**

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

		/ Publix Super Markets, Inc.	
_____ Date	_____ Applicant's Signature	_____ Print Name	_____
/			
_____ Date	_____ Applicant's Signature	(if more than one)	_____ Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Publix Super Markets, Inc. as Owner (s) of Lot (s) _____Block _____ Section _____ PB/PG 129/1

of property which is located at 9705 NW 41st Street
 desire to file an application for a public hearing before the ☒ **City Council** ☐ **Administrative Review**, and I/We do
 understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising the application and sending the mail out per section ____.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the South Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Doral or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the City Council or City Staff in connection with the request and will take the necessary steps to make the request effective if approved by the City Council or City Staff.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the City Council or City Staff to consider the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application. Any information submitted less than 45 days prior to a public hearing will result in being postponed to the next available hearing date. Legislative items must have all requested items submitted 30 days prior to hearing.
8. That the applicant is responsible for any additional fees which include but are not limited to mailing notices to surrounding property owners, advertising, outside consultant reviews, legal fees, surveys, and technical reports.

I/We as the owners of the subject property (check one):

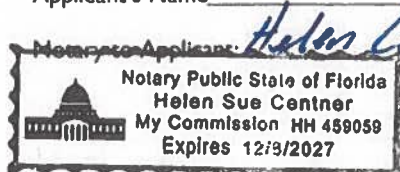
- ☒ do hereby authorize Bernard Danzansky to act on my/our behalf as the applicant.
☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a ☒ public hearing ☐ administrative review before the City Council or City Staff.

Owner's Name Publix Super Markets, Inc. Signature William W Rayburn IV Date 4-21-2015
William W. Rayburn IV, V.P. of Real Estate Assets

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name Bernard Danzansky Signature [Signature] Date 4/16/25



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.

NAME AND ADDRESS

Percentage of Stock

Employee Stock Option Plan

22.41%

401(k) Plan

9.20%

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: N/A

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: N/A

NAME AND ADDRESS

Percent of Ownership

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: N/A

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: William W. Rayburn IV
William W. Rayburn IV, V.P. (Applicant)

Sworn to and subscribed before me this 21st day of April, 2025. Affiant is personally known to me or has produced _____ as identification.

Patricia Cooley
(Notary Public)

NOTARY PUBLIC
STATE OF FLORIDA
PATRICIA COOLEY
Commission # HH 255253
Expires August 20, 2026

My commission expires _____

*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.

Application EXHIBIT "A".

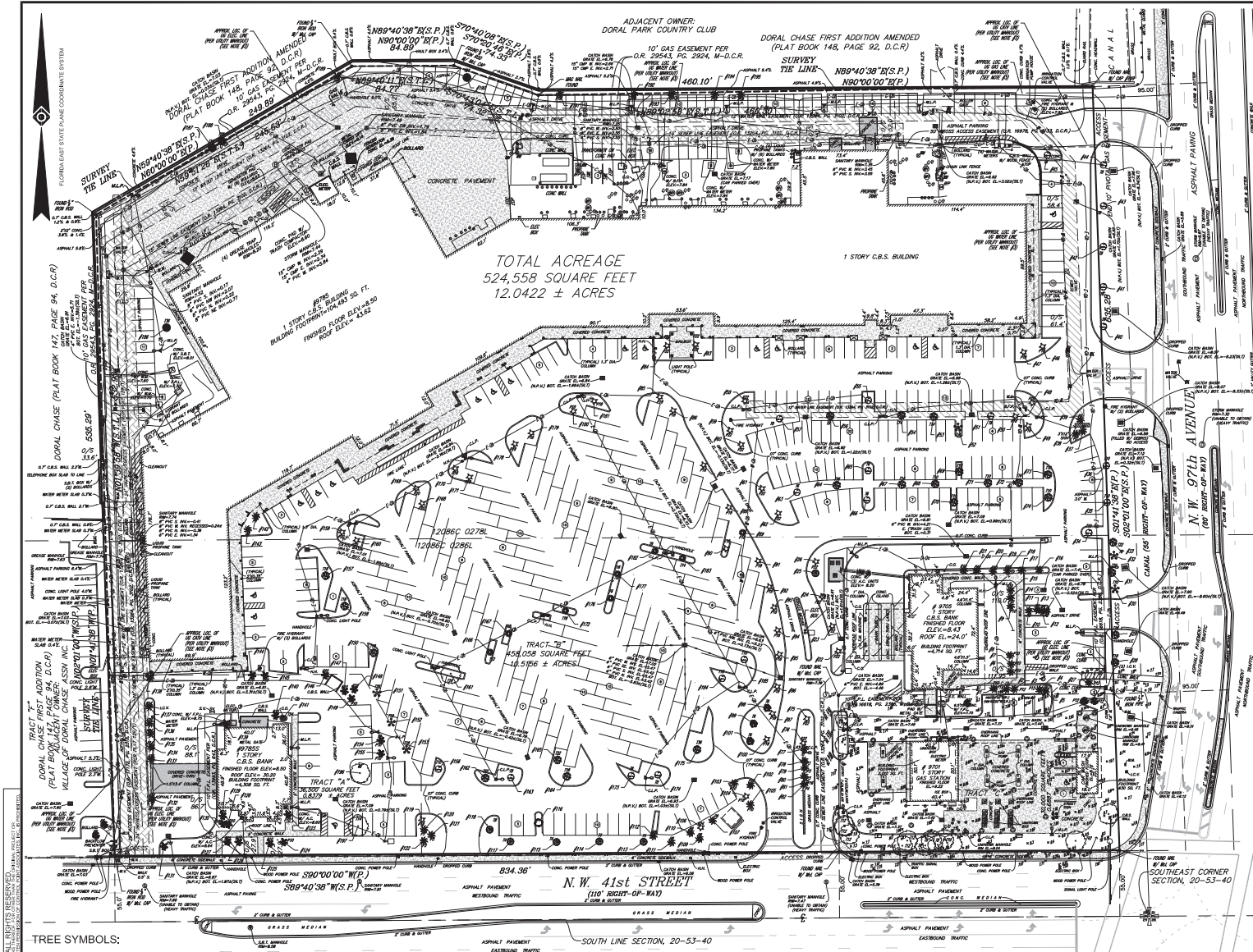
SURVEY DESCRIPTION

PARCEL 1:

TRACT "B", DORAL PARK PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY, AND MORE PARTICULARLY DESCRIBED IN THE RECIPROCAL ACCESS AGREEMENT AND OPERATION AGREEMENT BETWEEN DORAL PARK JOINT VENTURE AND CURTIS JAMES INVESTMENTS RECORDED IN OFFICIAL RECORDS BOOK 17172, PAGE 2315 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 494,554 SQUARE FEET OR 11.3534 ACRES, MORE OR LESS.



LEGEND

- APPROX. LOC. UNDERGROUND CABLE LINE (95% QUALITY LOCATION ACCURACY)
- APPROX. LOC. UNDERGROUND ELECTRIC LINE
- HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- WATER METER
- ELECTRIC METER
- GAS METER
- UNKNOWN MANHOLE
- CATCH BASIN
- CLEAN OUT
- BOLLARD
- AREA LIGHT
- DECIDUOUS TREE & TRUNK SIZE
- CONIFEROUS TREE & TRUNK SIZE
- PARKING SPACE COUNT
- EDGE OF CONC.
- EDGE OF PAVEMENT
- METAL COVER
- SOLID WHITE LINE
- EVIDENCE FOUND
- UNKNOWN TERMINUS
- PLAT
- STATE PLANE
- SURVEY TIE LINE
- UNKNOWN BOX
- MONITORING WELL
- VACUUM
- UNBOLLARD
- MIAMI-DADE COUNTY PUBLIC RECORD

SURVEY DESCRIPTION:

EXHIBIT "A"

PARCEL 1: TRACTS "A", "B" AND "C", DORAL PARK PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 1 ABOVE DESCRIBED BY AND MORE PARTICULARLY DESCRIBED IN THE RECIPROCAL ACCESS AGREEMENT AND OPERATION AGREEMENT BETWEEN DORAL PARK JOINT VENTURE AND CURTIS JAMES INVESTMENTS RECORDED IN OFFICIAL RECORDS BOOK 17172, PAGE 2315 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 494,554 SQUARE FEET OR 11.354 ACRES, MORE OR LESS.

NOTES:

- TRACTS "A", "B" AND "C", DORAL PARK PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, 9755 NW 41 STREET, DORAL, FLORIDA.
- AREA = 494,554 SQUARE FEET OR 11.354 ACRES, MORE OR LESS.
- UNDERGROUND UTILITIES HAVE BEEN SHOWN, BEFORE ANY SITE EVALUATION/PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION BY TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES, BASED ON OBSERVED EVIDENCE. THE PROPERTY APPEARS TO CONTAIN THE NECESSARY UTILITIES TO PERFORM NORMAL OPERATIONS.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
- SUBJECT PREMISES IS LOCATED IN FLOOD ZONE "X" MINIMAL CHANCE OF FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NOS. 12060279 L & 12060280 L, DATED SEPTEMBER 11, 2009, COMMUNITY PANEL NO. 12064.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) BASED ON MIAMI-DADE COUNTY BENCHMARK #M-512, ELEVATION=25.
- BEARINGS SHOWN HEREIN REFER TO RECORD PLAT (1291) AND ASSUME THE MOST NORTHERLY LINE OF SAID TRACT "B" AS NORTH 97°00'00" EAST & THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (81), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION.
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 1162743-4019043AMP/2015, 723009241704499, EFFECTIVE DATE OF JUNE 24, 2015 AT 2:21 PM, AND UPDATES IN FILE NUMBER 1116296, 1 EXPRIED MAY 17, 2021 AT 1:50 PM AND 2) SUPERCEDED WITH AN EXPIRATION OF APRIL 8, 2024 AT 1:50 PM.
- THERE IS DIRECT VEHICULAR ACCESS TO NW 41st STREET & NW 97th AVENUE.
- THERE IS NO VISIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVED EVIDENCE OF BODIES OF WATER RETENTION AREA AND WETLAND AREAS BORDERING THIS PROPERTY.
- NO VISIBLE EVIDENCE OF ANY CEMETERIES.
- THERE ARE NO GAPS, GORES OR STRIPS ALONG BOUNDARY LINES.
- GROSS BUILDING FOOTPRINT IS 113,214 SQUARE FEET.
- TAX ID POLY NO. 35-3002412-2010, 35-3002412-0200, 35-3002412-0300.
- EASEMENT PER O/L BOOK 16618, PAGE 2386 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AFFECTS THE PROPERTY AS SHOWN.
- AGREEMENT PER O/L BOOK 26643, PAGE 2624 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AFFECTS THIS PROPERTY & 10 GAS EASEMENT AS SHOWN HEREON & INCLUDES A BLANKET RIGHT-OF-WAY EASEMENT.

TREE SYMBOLS:

- INDICATES DIAMETERS (D.B.H.)
- BLACK OLIVE
- BOTTLE BRUSH TREE
- BUTTERNUT
- FIG TREE
- GUARDALIMBO
- ONE TREE
- PALM TREE
- QUEEN PALM TREE
- ROYAL PALM
- RUBBER TREE
- TABARDA
- UNKNOWN TREE
- WILD TAMARIND

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B) (AS SUPPLIED BY CLIENT), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 15, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 19, 2024.

GRAPHIC SCALE

(IN FEET)
1" = 40.0'

PARKING SPACE COUNT

REGULAR SPACES	522
HANDICAP SPACES	19
TOTAL SPACES	541

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.027, FLORIDA STATUTES.

NOT VALID WITHOUT RAISED IMPRESSION OR PDF OF DIGITAL SEAL

JAMES M. McLaughlin, Jr.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #54917
FLORIDA CERTIFICATE OF AUTHORIZATION LB 89137

James M. McLaughlin, Jr.
12-04-2024
DATE

REFERENCE:

- MAP ENTITLED "TRACTS "A", "B" AND "C", DORAL PARK PLAZA", PLAT BOOK 125, PGS. 1, MIAMI-DADE COUNTY RECORDS.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP NOS. 12060279 L & 12060280 L, DATED SEPTEMBER 11, 2009, COMMUNITY PANEL NO. 12064.

NOTES:

- N.P.V. - NO PIPES VISIBLE, THE STRUCTURES ARE FILLED WITH SEDIMENTATION (SILT).
- Q/L - THE QUALITY OF THE UNDERGROUND LOCATION OF UTILITY LINES ARE 95% ACCURATE AND LOCATED BY CONTROL POINT ASSOCIATES F.L.L.C.

DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY
03-19-2024	1	JAM	03-19-2024	1	JAM	03-19-2024	1	JAM

ALTA/NSPS LAND TITLE SURVEY
PUBLIX SUPER MARKETS, INC.
9705 NW 41 STREET,
CITY OF DORAL, MIAMI-DADE COUNTY
STATE OF FLORIDA

CONTROL POINT ASSOCIATES F.L.L.C.
1001 N. WYCKS CREEK ROAD, SUITE 501
FORT LAUDERDALE, FL 33309
(954) 391-1111
WWW.CONTROLPOINTFL.COM

DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY
12-04-2024	1	JAM	12-04-2024	1	JAM	12-04-2024	1	JAM

REVISIONS:

DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY
12-04-2024	1	JAM	12-04-2024	1	JAM	12-04-2024	1	JAM

SCALE: 1"=40'

FILE NO.: 15-230329-00

DWG. NO.: 1 OF 3