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By Stephanie Puglia at 12:13 pm, Nov 25, 2024

City of Doral
LAND-2411-0095
Rezoning from IC to I



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November 22, 2024

VIA ELECTRONIC DELIVERY

Ms. Michelle Lopez
Interim Planning and Zoning Director
Planning and Zoning Department
City of Doral
8401 NW 53rd Terrace
Doral, Florida 33166

**Re: BP DORAL 826 FL, LLC – Letter of Intent
Application for a Rezoning from Industrial Commercial (IC) to Industrial (I)
7775-7785 NW 48 ST / Folio No. 35-3022-020-0010**

Ms. Lopez,

This shall constitute our letter of intent on behalf of BP DORAL 826 FL, LLC (the “Applicant”), in connection with the application rezone that certain +/-1.83 acre parcel of land approximately located at 7775-7785 NW 48 Street (the “Property”) from IC (Industrial Commercial) to I (Industrial) (the “Application” or “Rezoning Application”). This rezoning request is being filed concurrently with a site plan application (the “Site Plan Application”) for the development of warehouse uses on the Property and the abutting parcel to the east, located at 7705 NW 48 Street and identified by folio no. 35-3022-020-0010 (the “East Parcel”).



Figure 1: Approximate Property Boundaries outlined in yellow

I. Future Land Use / Comprehensive Plan

The Property is designated “Industrial” on the City’s Comprehensive Plan Future Land Use Map, as indicated by the gray shading on the map below:

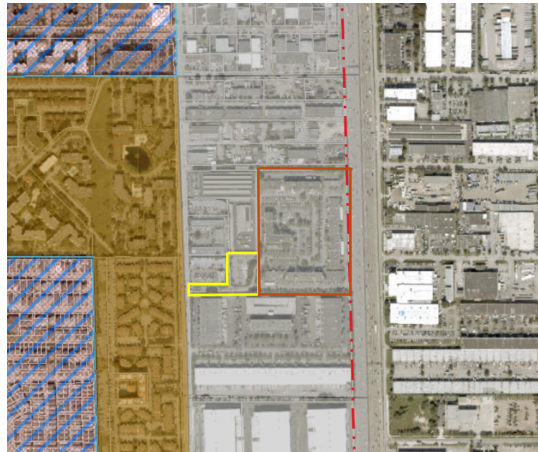


Figure 2: Future Land Use (FLU) Designation

The Industrial FLU category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, flex space showrooms with attached distribution/storage building areas, distribution centers, merchandise marts, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities and hotels. No rock quarrying or ancillary uses, amusement centers, entertainment, health/exercise and sport facilities are allowed in Industrial. Within this category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area.

II. Zoning / Existing Entitlements

The Property is currently zoned “Industrial Commercial District (IC)” as indicated in light blue on the map below:

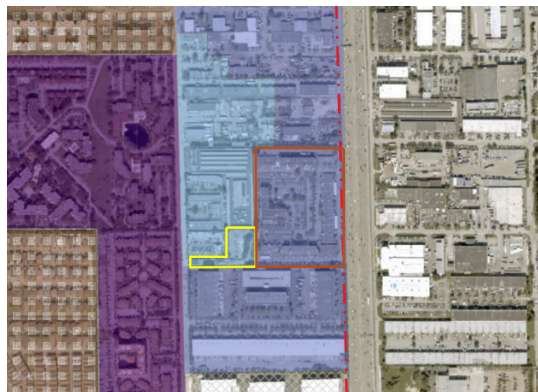


Figure 3: Zoning Designation (outlined in yellow) is Industrial Commercial District (IC)

III. Rezoning Request

The Property is part of a larger unified development site, which includes the +/-13.92 acre parcel to the East Parcel. The unified development site is currently split zoned with two industrial zoning districts - IC on the Property, and I on the East Parcel. The fundamental development standards under each of those respective zoning districts are nearly identical as it pertains to this project and the proposed use is permitted in both districts as of right. In order to apply consistent development regulations to the proposed redevelopment set forth in the Site Plan Application in a consistent manner, it is necessary to rezone the Property from IC to I.

Section 53-42 of the Code provides a land use compatibility table that identifies both the IC and I districts as consistent with the Industrial land use category. However, the minimum open space required in the IC district is 20%, whereas the I district requires 15%. On that basis, the Planning and Zoning Department has requested the rezoning of the Property from IC to I, in order to ensure uniform zoning for this development site.

Pursuant to Section 53-213(c), Procedure for public hearing, the City Council when considering an application for rezoning shall consider the following criteria:

(c) Criteria for review of amendments. When considering an amendment to the comprehensive plan or this Land Development Code, the local planning agency, construction regulation board, and city council shall consider the following criteria:

- (1) Consistency with the comprehensive plan, or in the case of a plan amendment, consistency with the remainder of the plan and its goals, objectives, and policies.
 - a) Physical barriers, including berms, hedges or other landscaping, as well as walls or fences aesthetically designed for screening purposes. Physical barriers may also include densely vegetated open space; and/or
 - b) The development of a transitional use between the incompatible uses. For example, a low intensity office development could be used to buffer a retail commercial center and a residential area.

The proposed rezoning is consistent with the Comprehensive Plan Future Land Use Map and uses currently allowed on the Property.

- (2) Consistency with applicable sections of this Land Development Code.

The proposed rezoning is consistent with the Land Use Table per Section 53-42, and I zoning district requirements set forth in Chapter 68, Article VI, Division 3.

- (3) Additionally, as to rezoning amendments:

- a. Whether justified by changed or changing conditions.

This rezoning is justified by the nature of the existing Future Land Use Map designation of the Property and the fact that the uses in the surrounding area are predominantly industrial.

- b. Whether adequate sites already exist for the proposed district uses.

The Property is an appropriate site for industrial use, as industrial uses are currently permitted. Additionally, the Property is ideal for industrial development given its location on a section line road and proximity to SR 826.

- c. Whether specific requirements of this Land Development Code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.

The specific requirements of the Land Development Code are adequate to ensure compatibility with adjoining properties as required by the comprehensive plan.

III. Conclusion

As discussed herein, City Staff has indicated support for rezoning the West Parcel of this property from IC to I. With that in mind, we respectfully request favorable consideration of the Application concurrently with the aforementioned Site Plan Application.

Please contact me should you have any questions.

Respectfully submitted,

LSN Law, P.A.



Tracy R. Slavens, Esq.

Enclosures



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-2411-0019**

Date Received: **RECEIVED**

By Stephanie Puglia at 12:12 pm, Nov 25, 2024

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 | ☐ Plat |
| ☐ Variance | ☐ Entry Feature |
| ☐ Appeal of Decision | ☐ Site Plan |
| ☐ Conditional Use | ☐ 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) BP DORAL 826 FL, LLC		
Mailing Address 9525 W BRYN MAWR Ave Ste 700	City, State, Zip Rosemont IL 60018	Telephone c/o 305-673-2585 Fax Email: c/o tslavens@lsnlaw.com
Name of Owner BP DORAL 826 FL, LLC		
Mailing Address 9525 W BRYN MAWR Ave Ste 700	City, State, Zip Rosemont IL 60018	Telephone c/o 305-673-2585 Fax Email: c/o tslavens@lsnlaw.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) 35-3022-020-0010

Address 7775-7785 NW 48 ST

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

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: _____

- B. ADDRESS (If number has been assigned) 7775-7785 NW 48 ST

C. SIZE OF PROPERTY _____ ft. X _____ ft. = +/- 79,569 sq. ft.; +/- 1.827 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.

7705 NW 48 ST (Folio: 35-3022-008-0010)

- E. DATE SUBJECT PROPERTY WAS ACQUIRED October 2024

APPLICANT'S REQUEST:

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

The Applicant is seeking approval to rezone the Property from IC (Industrial Commercial) to I (Industrial). Please refer to Letter of Intent.

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.)

The Applicant is seeking approval to rezone the Property from IC (Industrial Commercial) to I (Industrial). Please refer to 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) Parking lot.

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.

11/20/2024
Date

Nick Siegel
Applicant's Signature

/ Nick Siegel

Print Name On behalf of BP DORAL 826 FL, LLC

Date

Applicant's Signature (if more than one)

Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We BP DORAL 826 FL, LLC as Owner (s) of Lot (s) _____

Block _____ Section _____ PB/PG _____

of property which is located at 7775-7785 NW 48 STdesire 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 Tracy R. Slavens Esq. 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 Nick Siegel Signature [Signature] Date 11/20/2024
On behalf of BP DORAL 826 FL, LLCOwner's Name _____ Signature [Signature] Date 11/20/2024
Notary to Owner: Danielle Stewart Welliver 11/20/2024Notary to Owner: Danielle Stewart Welliver
Official Seal
Danielle Stewart Welliver
Notary Public State of Illinois
My Commission Expires 7/22/2025
Applicant's Name Nick Siegel Signature [Signature] Date 11/20/2024
On behalf of BP DORAL 826 FL, LLCNotary to Applicant: Danielle Stewart Welliver 11/20/2024
Official Seal
Danielle Stewart Welliver
Notary Public State of Illinois
My Commission Expires 7/22/2025

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: BP DORAL 826 FL, LLC

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

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>

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: _____
(Applicant)

On behalf of BP DORAL 826 FL, LLC

Sworn to and subscribed before me this 20th day of November, 2024. Affiant is personally known to me or has produced _____ personally known _____ as identification.

Danielle Stewart Welliver
(Notary Public)

My commission expires 7/22/2025



*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.

OWNERSHIP DISCLOSURE FOR BP DORAL 826 FL, LLC

<u>Owner</u>	<u>Percentage</u>
Teacher Retirement System of Texas 1000 Red River Street Austin, TX 78701 (Public Pension Fund)	99.5%
Steven F. Poulos c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.25%
Steve Groetsema c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.08%
Nick Siegel c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.04%
Sean Zasche c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.07%
Kevin Carroll c/o Bridge Development Partners, LLC 9525 W. Bryn Mawr Avenue Suite 700 Rosemont, IL 60018	Approx. 0.03%

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

TRACT "A", PALMETTO OFFICE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

TRACT "A", COLUMBUS BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 68, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH 5 FEET OF TRACT "A", THE 79 SHOPS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

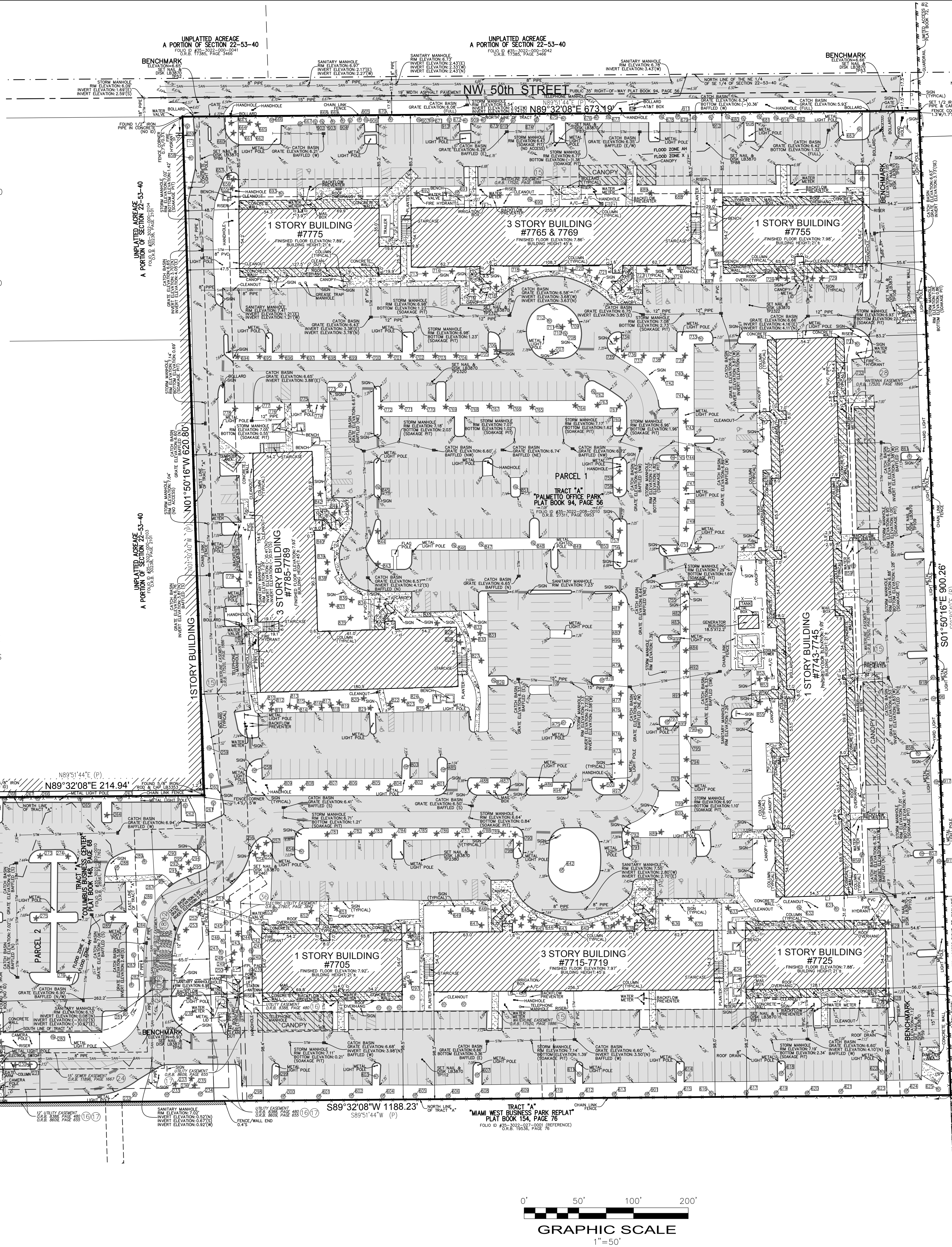
TREE TABLE

Tree ID	Scientific Name	Common Name	DBH (in.)	Canopy Spread (ft.)	Canopy Area (sq. ft.)	Height (ft.)	Condition	Tree Type	Comments
201	Conocarpus erectus	Buttwood	5.1	12	113.04	15	Good	Non-Specimen	
202	Phycosoma elegans	Pigmy date palm	4.1	7	38.47	6	Good	Non-Specimen	
203	Phycosoma elegans	Saltair palm	8.5	10	176.63	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
204	Phycosoma elegans	Pigmy date palm	4.9	6	28.26	5	Good	Non-Specimen	
205	Phycosoma elegans	Pigmy date palm	4.4	6	28.26	5	Good	Non-Specimen	
206	Phycosoma elegans	Saltair palm	8.3	10	78.50	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
207	Phycosoma elegans	Pigmy date palm	4.5	5	19.63	5	Good	Non-Specimen	
208	Phycosoma elegans	Pigmy date palm	4.8	6	28.26	5	Good	Non-Specimen	
209	Phycosoma elegans	Saltair palm	8.1	13	132.67	19	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
210	Phycosoma elegans	Pigmy date palm	4.9	6	19.63	4	Good	Non-Specimen	
211	Phycosoma elegans	Pigmy date palm	4.5	7	38.47	5	Good	Non-Specimen	
212	Phycosoma elegans	Saltair palm	8.5	10	78.50	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
213	Phycosoma elegans	Pigmy date palm	4.1	4	12.96	4	Good	Non-Specimen	
214	Conocarpus erectus	Buttwood	3.7	9	63.59	10	Good	Non-Specimen	
215	Phycosoma elegans	Pigmy date palm	4.1	6	19.63	4	Good	Non-Specimen	
216	Phycosoma elegans	Saltair palm	8.7	11	94.89	16	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
217	Conocarpus erectus	Buttwood	3.5	5	19.63	8	Good	Non-Specimen	
218	Phycosoma elegans	Black olive	24	25	490.63	32	Good	Specimen	The tree showed signs of pruning damage and the CRZ was impacted at 20%.
219	Terminalia foenagria	Black olive	32.6	41	1315.59	40	Good	Specimen	The tree showed signs of pruning damage and the CRZ was impacted at 20%.
220	Licania lucida	Japanese rose	3.7	13	132.67	11	Good	Non-Specimen	
221	Rhododaphne	Florida rose	19.6	12	113.04	25	Good	Specimen	Good Condition, sapwood damage.
222	Rhododaphne	Florida rose	14.1	9	63.59	26	Good	Non-Specimen	
223	Rhododaphne	Florida rose	16.6	10	78.50	23	Good	Non-Specimen	
224	Rhododaphne	Florida rose	16.6	10	78.50	23	Good	Non-Specimen	
225	Rhododaphne	Florida rose	17.6	12	113.04	24	Good	Non-Specimen	
226	Scaevola taccada	Vegetarian	19.5	25	490.63	46	Good	Specimen	The tree showed signs of pruning damage and the CRZ was impacted at 20%.
227	Scaevola taccada	Vegetarian	19.5	30	705.50	46	Good	Specimen	The tree CRZ was impacted by 50% and the CRZ was impacted at 20%.
228	Scaevola taccada	Vegetarian	21.6	42	1364.74	40	Good	Specimen	The tree CRZ was impacted by 50% and the CRZ was impacted at 20%.
229	Phycosoma elegans	Saltair palm	6	10	78.50	25	Good	Non-Specimen	
230	Phycosoma elegans	Saltair palm	11.1	16	200.96	32	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
231	Phycosoma elegans	Saltair palm	8.1	13	132.67	22	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
232	Terminalia foenagria	Black olive	15.5	37	1074.67	32	Good	Specimen	Good Condition, sapwood damage.
233	Terminalia foenagria	Black olive	21.9	39	1195.99	32	Good	Specimen	Good Condition, sapwood damage.
234	Terminalia foenagria	Black olive	20.7	38	1133.54	29	Far	Specimen	The tree showed signs of pruning damage and the CRZ was impacted at 20%.
235	Syagrus coronata	Queen palm	6.1	14	153.86	24	Good	Non-Specimen	
236	Syagrus coronata	Queen palm	8.7	17	226.87	25	Good	Non-Specimen	
237	Syagrus coronata	Queen palm	9.4	14	153.86	14	Good	Non-Specimen	
238	Syagrus coronata	Queen palm	8.6	15	176.63	22	Good	Non-Specimen	
239	Conocarpus erectus	Buttwood	11.2	20	314.00	21	Good	Non-Specimen	
240	Conocarpus erectus	Buttwood	4.8	17	226.87	16	Good	Non-Specimen	
241	Conocarpus erectus	Buttwood	5.8	18	254.34	23	Good	Non-Specimen	
242	Hamelia patens	Firebush	3.5	6	28.26	10	Good	Non-Specimen	
243	Cleistanthus olitoria	Brown-leaved shrub	6.9			15	Good	Non-Specimen	
244	Sabal palmetto	Palmetto	9.5	7	38.47	32	Good	Non-Specimen	
245	Phycosoma elegans	Pennine	4.3	7	38.47	7	Good	Non-Specimen	
246	Cleistanthus olitoria	Brown-leaved shrub	5.2	8	50.24	13	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
247	Jatropha gossypifolia	Pennine	4	10	78.50	8	Good	Non-Specimen	
248	Sabal palmetto	Palmetto	9.5	6	28.26	27	Far	Non-Specimen	
249	Sabal palmetto	Palmetto	7.6	6	28.26	25	Far	Non-Specimen	
250	Sabal palmetto	Palmetto	9.2	5	19.63	21	Good	Non-Specimen	
251	Sabal palmetto	Palmetto	8.2	9	63.59	23	Good	Non-Specimen	
252	Sabal palmetto	Palmetto	8.8	7	38.47	26	Good	Non-Specimen	
253	Sabal palmetto	Palmetto	7.9	9	63.59	16	Good	Non-Specimen	
254	Phycosoma elegans	Saltair palm	5.7	11	94.89	29	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
255	Phycosoma elegans	Saltair palm	3.8	4	12.96	23	Good	Non-Specimen	
257	Phycosoma elegans	Saltair palm	7.7	8	50.24	22	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
257	Phycosoma elegans	Saltair palm	6.2	12	113.04	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
258	Quercus virginiana	Live oak	8.5	14	153.86	20	Good	Non-Specimen	
259	Terminalia foenagria	Black olive	20.3	38	1133.54	29	Good	Specimen	The tree showed signs of pruning damage and the CRZ was impacted at 20%.
260	Terminalia foenagria	Black olive	22.3	33	854.87	32	Far	Specimen	The tree showed signs of pruning damage and the CRZ was impacted at 20%.
261	Terminalia foenagria	Black olive	20.2	33	854.87	29	Good	Specimen	The tree showed signs of pruning damage and the CRZ was impacted at 20%.
262	Terminalia foenagria	Black olive	17.8	25	490.63	27	Good	Non-Specimen	
263	Quercus virginiana	Live oak	6.5	6	28.26	19	Good	Non-Specimen	
264	Phycosoma elegans	Saltair palm	7.2	10	78.50	21	Good	Non-Specimen	
265	Quercus virginiana	Live oak	6.8	9	63.59	12	Good	Non-Specimen	
266	Quercus virginiana	Live oak	6.3	9	63.59	16	Good	Non-Specimen	
267	Quercus virginiana	Live oak	10	10	78.50	15	Good	Non-Specimen	
268	Quercus virginiana	Live oak	7.5	8	50.24	17	Good	Non-Specimen	
269	Syagrus coronata	Queen palm	7.3	5	19.63	17	Good	Non-Specimen	
270	Quercus virginiana	Live oak	5.5	6	28.26	17	Good	Non-Specimen	
271	Quercus virginiana	Live oak	9.7	14	153.86	22	Good	Non-Specimen	
272	Quercus virginiana	Live oak	10.2	21	349.19	20	Good	Non-Specimen	
273	Phycosoma elegans	Saltair palm	6.5	5	19.63	15	Good	Non-Specimen	
274	Phycosoma elegans	Saltair palm	7.6	10	78.50	14	Good	Non-Specimen	
275	Phycosoma elegans	Saltair palm	7.8	7	38.47	17	Good	Non-Specimen	
276	Phycosoma elegans	Saltair palm	8.3	9	63.59	16	Good	Non-Specimen	
277	Phycosoma elegans	Saltair palm	8.9	10	78.50	23	Good	Non-Specimen	
278	Quercus virginiana	Live oak	10.5	16	200.96	14	Good	Non-Specimen	
279	Quercus virginiana	Live oak	10.1	12	113.04	24	Good	Non-Specimen	
280	Quercus virginiana	Live oak	8.6	9	63.59	19	Good	Non-Specimen	
281	Terminalia foenagria	Black olive	22.1	40	1256.00	34	Far	Specimen	The tree was impacted by 20% and the CRZ was impacted at 20%.
282	Terminalia foenagria	Black olive	13.9	45	1593.63	39	Far	Specimen	The tree CRZ was impacted at 10%.
283	Terminalia foenagria	Black olive	20.8	40	1256.00	39	Far	Specimen	The tree CRZ was impacted at 10%.
284	Terminalia foenagria	Black olive	16.3	32	803.84	26	Far	Specimen	The CRZ was impacted at 10%.
285	Phycosoma elegans	Saltair palm	7.5	9	63.59	25	Good	Non-Specimen	
286	Terminalia foenagria	Black olive	18	35	961.63	26	Good	Specimen	Good Condition, sapwood damage.
287	Terminalia foenagria	Black olive	21	40	1256.00	29	Good	Specimen	The CRZ was impacted by 20% and the CRZ was impacted at 20%.
288	Quercus virginiana	Live oak	7.7	22	379.84	19	Good	Non-Specimen	
289	Quercus virginiana	Live oak	5.1	7	38.47	20	Good	Non-Specimen	
290	Quercus virginiana	Live oak	6.3	4	12.96	13	Good	Non-Specimen	
291	Phycosoma elegans	Saltair palm	8.5	10	78.50	22	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
292	Phycosoma elegans	Saltair palm	11.9	8	50.24	21	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
293	Phycosoma elegans	Saltair palm	3.4	6	28.26	23	Good	Non-Specimen	
294	Phycosoma elegans	Saltair palm	3.9	11	94.89	24	Good	Non-Specimen	
295	Phycosoma elegans	Saltair palm	3	10	78.50	23	Good	Non-Specimen	
296	Phycosoma elegans	Saltair palm	12.2	12	113.04	28	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
297	Phycosoma elegans	Saltair palm	10.7	14	153.86	21	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.

Tree ID	Scientific Name	Common Name	DBH (in.)	Canopy Spread (ft.)	Canopy Area (sq. ft.)	Height (ft.)	Condition	Tree Type	Comments
298	Quercus virginiana	Live oak	14.5	25	490.63	30	Good	Non-Specimen	
299	Quercus virginiana	Buttwood	6.3	6	28.26	11	Good	Non-Specimen	
300	Quercus virginiana	Live oak	16.6	27	97.27	19	Good	Non-Specimen	
301	Quercus virginiana	Buttwood	12.5	12	113.04	25	Good	Non-Specimen	
302	Quercus virginiana	Buttwood	13.7	12	113.04	24	Good	Non-Specimen	
303	Quercus virginiana	Live oak	8.5	20	314.00	27	Good	Non-Specimen	
304	Quercus virginiana	Buttwood	10.5	12	113.04	23	Good	Non-Specimen	
305	Quercus virginiana	Buttwood	9.5	12	113.04	27	Good	Non-Specimen	
306	Quercus virginiana	Live oak	13.3	25	490.63	27	Good	Non-Specimen	
307	Quercus virginiana	Buttwood	12.4	14	153.86	25	Good	Non-Specimen	
308	Quercus virginiana	Buttwood	12.4	12	113.04	25	Good	Non-Specimen	
309	Quercus virginiana	Buttwood	12.6	12	113.04	22	Good	Non-Specimen	
310	Quercus virginiana	Buttwood	9.7	12	113.04	24	Good	Non-Specimen	
311	Quercus virginiana	Buttwood	11.7	14	153.86	24	Good	Non-Specimen	
312	Quercus virginiana	Buttwood	10.2	20	314.00	27	Good	Non-Specimen	
313	Quercus virginiana	Buttwood	13.8	14	153.86	27	Good	Non-Specimen	
314	Quercus virginiana	Buttwood	12.5	12	113.04	27	Good	Non-Specimen	
315	Quercus virginiana	Buttwood	12.3	12	113.04	24	Good	Non-Specimen	
316	Quercus virginiana	Buttwood	11.1	10	78.50	23	Good	Non-Specimen	
317	Quercus virginiana	Buttwood	12.7	12	113.04	24	Good	Non-Specimen	
318	Quercus virginiana	Buttwood	13.4	12	113.04	24	Good	Non-Specimen	
319	Quercus virginiana	Buttwood	11.4	12	113.04	25	Good	Non-Specimen	
320	Quercus virginiana	Buttwood	13	14	153.86	24	Good	Non-Specimen	
321	Quercus virginiana	Buttwood	11.1	12	113.04	26	Good	Non-Specimen	
322	Quercus virginiana	Live oak	11.3	25	490.63	25	Good	Non-Specimen	
323	Quercus virginiana	Buttwood	12	12	113.04	26	Good	Non-Specimen	
324	Quercus virginiana	Live oak	10.5	18	254.34	23	Good	Non-Specimen	
325	Quercus virginiana	Live oak	13	29	860.19	26	Good	Non-Specimen	
326	Quercus virginiana	Live oak	6.5	8	50.24	13	Good	Non-Specimen	
327	Quercus virginiana	Live oak	13.4	18	254.34	23	Good	Non-Specimen	
328	Quercus virginiana	Live oak	12.5	16	200.96	22	Good	Non-Specimen	
329	Quercus virginiana	Live oak	9.2	17	226.87	23	Good	Non-Specimen	
330	Quercus virginiana	Buttwood	5.8	8	50.24	11	Good	Non-Specimen	
331	Quercus virginiana	Live oak	8.8	17	226.87	20	Good	Non-Specimen	
332	Quercus virginiana	Good Condition							
333	Quercus virginiana	Live oak	14.5	30	705.50	24	Good	Non-Specimen	
334	Quercus virginiana	Live oak	9.8	24	452.16	21	Good	Non-Specimen	
335	Quercus virginiana	Live oak	8.8	9	63.59	15	Good	Non-Specimen	
336	Quercus virginiana	Live oak	11.5	26	330.56	23	Good	Non-Specimen	
337	Quercus virginiana	Live oak	12	30	705.50	26	Good	Non-Specimen	
338	Quercus virginiana	Buttwood	9.7	17	226.87	15	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
339	Quercus virginiana	Live oak	10.5	18	254.34	23	Good	Non-Specimen	
340	Quercus virginiana	Live oak	11.1	25	490.63	28	Good	Non-Specimen	
341	Quercus virginiana	Live oak	12.2	16	200.96	25	Good	Non-Specimen	
342	Quercus virginiana	Buttwood	9.4	14	153.86	13	Good	Non-Specimen	
343	Quercus virginiana	Live oak	13.8	30	705.50	21	Good	Non-Specimen	
344	Quercus virginiana	Live oak	13.4	23	415.27	23	Good	Non-Specimen	
345	Quercus virginiana	Live oak	13.8	40	1256.00	35	Good	Non-Specimen	
346	Quercus virginiana	Buttwood	10.7	15	176.63	21	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
347	Quercus virginiana	Live oak	14.5	28	615.44	37	Good	Non-Specimen	
348	Quercus virginiana	Live oak	10.2	23	415.27	22	Good	Non-Specimen	
349	Quercus virginiana	Live oak	8.2	17	226.87	22	Good	Non-Specimen	
350	Quercus virginiana	Buttwood	7.7	4	12.56	16	Good	Non-Specimen	
351	Quercus virginiana	Buttwood	8.2	5	19.63	18	Good	Non-Specimen	
352	Quercus virginiana	Buttwood	11.6	5	19.63	20	Good	Non-Specimen	
353	Quercus virginiana	Buttwood	11.5	4	12.56	23	Good	Non-Specimen	
354	Quercus virginiana	Golden sycamore	14.2	14	153.86	15	Good	Non-Specimen	
355	Quercus virginiana	Pernambuco	9.6	13	132.67	10	Good	Non-Specimen	
356	Quercus virginiana	Salt pine	10.7	16	200.96	29	Good	Non-Specimen	
357	Quercus virginiana	Live oak	10.5	30	860.19	30	Good	Non-Specimen	
358	Quercus virginiana	Chinese live oak	8.1	8	50.24	25	Good	Non-Specimen	
359	Quercus virginiana	Chinese live oak	9.8	10	78.50	26	Good	Non-Specimen	
360	Quercus virginiana	Chinese live oak	10.6	11	94.99	14	Good	Non-Specimen	
361	Quercus virginiana	Chinese live oak	4.2	8	50.24	7	Good	Non-Specimen	
362	Quercus virginiana	Salt pine	8.5	30	860.19	30	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
363	Quercus virginiana	Chinese live oak	9.1	8	50.24	25	Good	Non-Specimen	
364	Quercus virginiana	Chinese live oak	8.8	10	78.50	26	Good	Non-Specimen	
365	Quercus virginiana	Chinese live oak	4.2	12	113.04	7	Good	Non-Specimen	
366	Quercus virginiana	Chinese live oak	9.4	7	38.47	22	Good	Non-Specimen	
367	Quercus virginiana	Salt pine	9.4	30	705.50	30	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
368	Quercus virginiana	Flamboyant	4.2	5	19.63	7	Good	Non-Specimen	
369	Quercus virginiana	Chinese live oak	4.1	3	7.07	8	Good	Non-Specimen	
370	Quercus virginiana	Chinese live oak	10	8	50.24	9	Good	Non-Specimen	
371	Quercus virginiana	Chinese live oak	10	6	28.26	9	Good	Non-Specimen	
372	Quercus virginiana	Chinese live oak	12	28	530.66	25	Good	Non-Specimen	
373	Quercus virginiana	Flamboyant	3	8	50.24	8	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
374	Quercus virginiana	Flamboyant	3	5	19.63	7	Good	Non-Specimen	
375	Quercus virginiana	Live oak	10.2	7	38.47	27	Good	Non-Specimen	
376	Quercus virginiana	Live oak	8.9	18	254.34	20	Good	Non-Specimen	
377	Quercus virginiana	Black oak	22.1	35	961.63	42	Good	Non-Specimen	The tree had a serious lesion. CRIS reports at 25% squamous epidermis and 10% CRIS.
378	Quercus virginiana	Salt pine	4.6	12	113.04	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
379	Quercus virginiana	Salt pine	6	14	153.86	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
380	Quercus virginiana	Salt pine	5.4	12	113.04	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
381	Quercus virginiana	West Indian sycamore	21.5	35	961.63	45	Good	Non-Specimen	The tree had a serious lesion and CRIS reports at 30%.
382	Quercus virginiana	Salt pine	5.7	10	78.50	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
383	Quercus virginiana	Salt pine	4.1	10	78.50	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
384	Quercus virginiana	Salt pine	3.9	8	50.24	17	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
385	Quercus virginiana	Salt pine	2.6	12	113.04	18	Good	Non-Specimen	DBH was calculated by taking the square root of the sum of squares because the tree included multiple stems. Canopy spread was combined for the multiple stems.
386	Quercus virginiana	Salt pine	4	6	28.26	18	Good	Non-Specimen	
387	Quercus virginiana	Buttwood	6.4	20	314.00	20	Good	Non-Specimen	
388	Quercus virginiana	West Indian sycamore	16.5	30	705.50	45	Good	Non-Specimen	Good condition
389	Quercus virginiana	West Indian sycamore	18.8	28	615.44	40	Good	Non-Specimen	
390	Quercus virginiana	West Indian sycamore	14.9	30	705.50	40	Fair	Non-Specimen	
391	Quercus virginiana	West Indian sycamore	16.1	30	705.50	38	Good	Non-Specimen	The tree was classified as live canopy disease reports at 20% and indicated bark.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, MIAMI-DADE COUNTY BENCHMARK N-330-R, ELEVATION: 5.89 FEET & BENCHMARK N-314, ELEVATION: 6.76 FEET.
- FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 7.00 FEET/NONE; PANEL #12086C0279L; COMMUNITY #120041; MAP DATE: 9/11/09.
- THIS SITE LIES IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF TRACT "A" BEING N89°32'08"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NCS-1221316-MIA, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 16, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 10: MATTERS IN PLAT BOOK 94, PAGE 56 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
ITEM 11: MATTERS IN PLAT BOOK 120, PAGE 23 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 12: MATTERS IN PLAT BOOK 148, PAGE 68 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 13: RESERVATIONS IN DEED NO. 16571 IN DEED BOOK 176, PAGE 339; AS AFFECTED BY QUIT CLAIM DEED IN O.R.B. 10616, PAGE 1527; AS AFFECTED BY QUIT CLAIM DEED IN O.R.B. 10616, PAGE 1528 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 14: TERMS, PROVISIONS, AND CONDITIONS IN UNITY OF TITLE IN O.R.B. 8026, PAGE 236; AS AFFECTED BY PARTIAL RELEASE OF UNITY OF TITLE IN O.R.B. 19079, PAGE 2706 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 15: EASEMENT IN O.R.B. 8388, PAGE 477; AS AFFECTED BY CORRECTIVE WATER AND UTILITY EASEMENT IN O.R.B. 17520, PAGE 1886 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 16: EASEMENT IN O.R.B. 8388, PAGE 480 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 17: EASEMENT IN O.R.B. 8609, PAGE 655 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 18: EASEMENT IN O.R.B. 10071, PAGE 829 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 19: EASEMENT IN O.R.B. 10071, PAGE 832 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 20: TERMS AND CONDITION OF AGREEMENT IN O.R.B. 10071, PAGE 834 APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 21: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 10496, PAGE 1548 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 22: EASEMENT IN O.R.B. 11004, PAGE 1794 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 23: TERMS, PROVISIONS, AND CONDITIONS IN APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE IN O.R.B. 11425, PAGE 1425 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 24: EASEMENT IN O.R.B. 11896, PAGE 1667 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 25: TERMS, PROVISIONS, AND CONDITIONS IN ORDINANCE NUMBER 87-22 IN O.R.B. 13297, PAGE 1746 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 26: TERMS, PROVISIONS, AND CONDITIONS IN UNITY OF TITLE IN O.R.B. 13243, PAGE 705 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 27: TERMS, PROVISIONS, AND CONDITIONS IN BOARD ORDER NO. 95-40 IN O.R.B. 16723, PAGE 4319 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 28: EASEMENT IN O.R.B. 17520, PAGE 1895 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 29: TERMS, PROVISIONS, AND CONDITIONS IN DECLARATION OF USE IN O.R.B. 17646, PAGE 4459 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 30: TERMS, PROVISIONS, AND CONDITIONS IN NOTICES PURSUANT TO 713.10 F.S. IN O.R.B. 17640, PAGE 1645 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 31: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 17655, PAGE 2101 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 32: TERMS, PROVISIONS, AND CONDITIONS IN NOTICES PURSUANT TO 713.10 F.S. IN O.R.B. 17684, PAGE 1840 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 33: TERMS, PROVISIONS, AND CONDITIONS IN UNITY OF TITLE IN O.R.B. 17710, PAGE 3829 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 34: TERMS AND CONDITIONS OF MEMORANDUM OF PURCHASE AND SALE AGREEMENT IN O.R.B. 17719, PAGE 4054 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 35: TERMS, PROVISIONS, AND CONDITIONS IN RELEASE OF CLAIMS IN O.R.B. 17719, PAGE 4057 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 36: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 27907, PAGE 3842 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 37: TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT IN O.R.B. 28468, PAGE 4722; AS AFFECTED BY RECIPROCAL EASEMENT AGREEMENT IN O.R.B. 28516, PAGE 2949 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 38: NOT ADDRESSED.
- THIS SITE CONTAINS 1,007 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (984 REGULAR & 24 DISABLED).
- ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
- TRACT "B", PLAT BOOK 120, PAGE 23 HAS BEEN REPLATTED AS A PORTION OF TRACT "A", "PALMETTO OFFICE PARK" PLAT BOOK 94, PAGE 56.
- TREE TABLE WAS PREPARED BY SMART SCIENCES, INC.



LEGEND & ABBREVIATIONS	
	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	LIMITED ACCESS LINE
	CENTERLINE
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	OFFICIAL RECORDS BOOK
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	POLYVINYL CHLORIDE
	TREE
	PALM TREE
	TITLE COMMITMENT NUMBER
	PLAT BEARINGS
	AIR CONDITIONER

BP DORAL 826 SITE
7705-7791 NW 48TH STREET
DORAL, FLORIDA 33166
(CITY OF DORAL, MIAMI-DADE COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.
CHECKED BY: J.F.P.

SCALE: 1" = 50'
SURVEY DATE: 7/16/24

CLIENT: BRIDGE INDUSTRIAL
ORDER NO.: 72949