

July 15, 2026

VIA ELECTRONIC SUBMITTAL

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Mr. Alexander Magrisso
Planning and Zoning Department
City of Doral
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 33166

Re: Site Plan Approval Letter of Intent for the Property Identified
by Folio No. 35-3019-001-0370

Dear Mr. Magrisso:

This firm represents Cedeco 41, LLC (the "Applicant"), the owner of the property located north of NW 41 Street, between NW 112 Avenue and NW 114 Avenue (the "Property") in the City of Doral (the "City"). This letter shall serve as the Applicant's letter of intent in connection with a Site Plan Approval application pursuant to Section 53-184 of the City Code of Ordinances (the "Code"). The Applicant proposes a mixed-use development featuring a 15,584 square foot pharmacy, a 26,600 square foot shopping center, and a 3,053 square foot convenience store with an associated 7,910 square foot canopied gasoline station (the "Project").

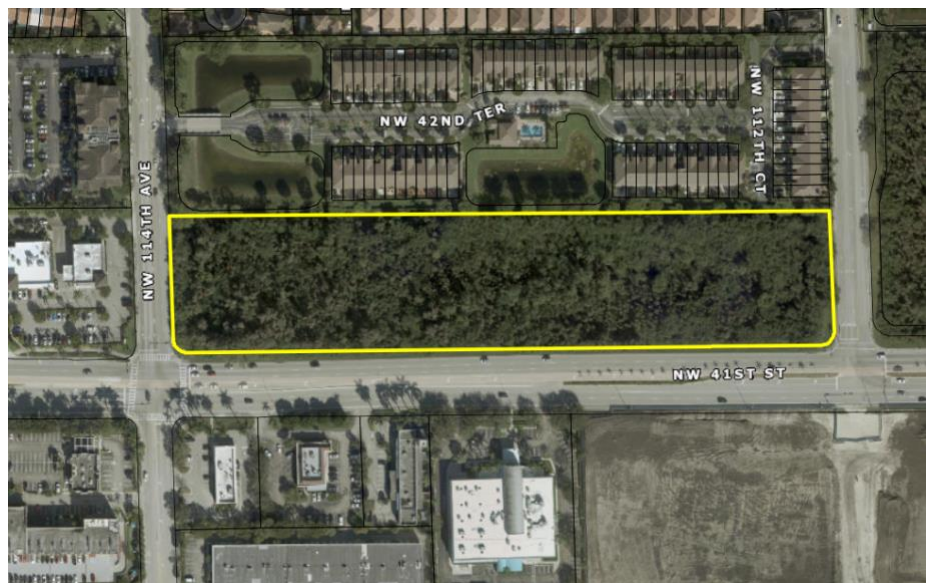


Figure 1. Aerial.

Property Description. The Property, further identified by Miami-Dade County Property Appraiser Folio No. 35-3019-001-0370, is located along the Doral Boulevard Corridor, between NW 112 Avenue and NW 114 Avenue. See Figure 1. Aerial, above. Doral Boulevard (NW 41 Street) is a major section line road and designated principal arterial road. The Florida Turnpike is located approximately one-quarter mile west of the Property. To the north, northeast, and northwest are established residential communities, which the Project seeks to serve with new retail and commercial amenities. According to the survey prepared by American Services of Miami, Corp., dated July 10, 2025, the Property is 329,845 square feet (7.57 acres) of vacant land. See Survey.

City Land Use & Zoning. Pursuant to the City's Future Land Use Map ("FLUM"), the Property is designated as Business. See Figure 2. FLUM Excerpt, below. According to the City's Comprehensive Development Master Plan ("CDMP"), this category accommodates a full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment facilities, and commercial recreation establishments.

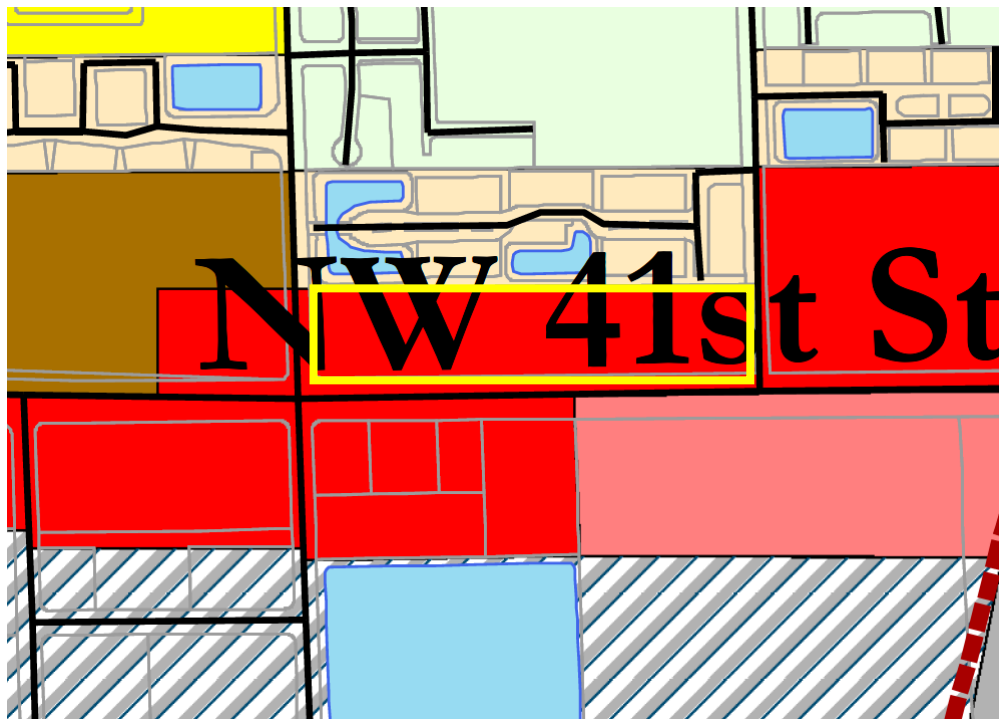


Figure 2. FLUM Excerpt.

According to the City's Zoning Map, the Property is zoned Commercial Corridor ("CC") District. See Figure 3. Zoning Map Excerpt, below. The intent and purpose of the Commercial Corridor District is to provide for medium to high-intensity business uses on major corridors and prime commercial areas. These uses include retail, banks, tangible sales, personal services,

carwashes, professional offices, regional malls, and automobile self-service gasoline stations subject to Section 74-149 of the City Code. Additionally, pursuant to Section 86-3 of the Code, all developments fronting Doral Boulevard must comply with the design standards recommended in the Doral Boulevard Study. According to the Doral Boulevard Master Plan, the Property is located within the Semi-Urban Streetscape District.¹



Figure 3. Zoning Map Excerpt.

Proposed Development & Site Plan Approval. The Applicant proposes to redevelop the Property with a mixed-use commercial development. Specifically, the Applicant seeks to develop the Property with a 15,584 square foot pharmacy with a drive-through facility, a 26,600 square foot shopping center, and a 3,053 square foot convenience store with an associated 7,910 square foot canopied gasoline station that fully complies with Section 74-149 of the Code. See Proposed Plans. The proposed development provides an integrated mix of uses that is consistent with the underlying land use, aligned with the design character of the Doral Boulevard Semi-Urban

¹ Based on the pre-application meeting held on March 14, 2024, and written communications with Julian Perez and Zafar Ahmed, the City confirmed that the property lies within the Semi-Urban Streetscape District. Mr. Perez and Mr. Ahmed confirmed that the Doral Boulevard Master Plan text identifies NW 112 Avenue as the dividing line between the Semi-Urban and Semi-Suburban Streetscape Districts. See Exhibit A, Doral Boulevard Master Plan Emails. The Applicant prepared and submitted plans in reliance on the representations of senior City Planning and Zoning staff and the written text of the Doral Boulevard Master Plan.

District, and harmonious with the purpose of the CC District regulations. Both the layout of the site and the combination of uses make the Project an ideal development for the Property.

The Project proposes a combination of permitted uses and will serve as a welcomed improvement to what is currently a vacant site. The Project is fully compliant with the City of Doral's CC District development regulations and the Doral Boulevard Semi-Urban District. Notably, the Project provides 230 off-street parking spaces and complies with or exceeds the applicable setback requirements of the City Code and the Doral Boulevard Semi-Urban District. Specifically, the Project provides a 35-foot front setback to the face of 15-foot-wide colonnades, resulting in a total setback of 50 feet from the building façades, consistent with the pedestrian-oriented design standards of the Semi-Urban District.

The Doral Boulevard Master Plan allows parking fronting Doral Boulevard where it is concealed by a minimum 10-foot landscape buffer and a 4-foot-tall barrier. On the western portion of the Property, thirteen (13) parking spaces are proposed in this manner. These spaces will be screened with a 4-foot-tall decorative barrier featuring stuccoed concrete block wall segments and elegant horizontal wood slat sections, complemented by a *Clusia Guttifera* hedge and additional plantings within the required landscape buffer. Combined, there is more than twenty-five (25) feet of landscaping between the proposed parking and Doral Boulevard, ensuring compliance with the Master Plan and reinforcing the boulevard's streetscape character.

The Project also complies with the volumetric standards set forth in the Doral Boulevard Master Plan. The buildings are designed so that no structure exceeds two hundred fifty (250) feet in length, consistent with the requirement to break down building volumes and avoid uninterrupted façades. At the ground level, façades align with neighboring buildings to create a cohesive streetscape presence, and the Project complies with the Master Plan's requirement that at least fifty percent (50%) of ground floor façades be transparent. In addition, an interior plaza is provided at the heart of the development, functioning as both a visual relief and a community gathering area consistent with the Master Plan's emphasis on courtyards and active open spaces. A plaza is also incorporated at the southeast corner of the Property at the NW 112th Avenue intersection, as required by the Master Plan, reinforcing the pedestrian-oriented character of the corridor and enhancing the overall public realm.

The colonnades incorporate architectural detailing that enhances the streetscape, provide shaded areas for pedestrians, and contribute to an active and visually cohesive frontage along Doral Boulevard. The Project also features approximately 14.0% building coverage, which is below the 50% maximum allowed, and provides 35.1% open space, significantly exceeding the

17% minimum required. Moreover, the Project meets the applicable minimum lot area, frontage, height, and landscape requirements.

The Project was designed to meet the everyday needs of nearby residents through neighborhood-serving retail and commercial uses in a convenient, walkable location. Located along a principal arterial corridor, the Property offers easy access to residential communities situated to the north, northeast, and northwest. The pharmacy, convenience store, gas station, and commercial storefronts provide essential goods and services within close proximity to where people live, minimizing the need for longer vehicular trips. These uses align with the intent of the CC Zoning District, which supports medium to high-intensity commercial development along key corridors that serve the daily life of Doral residents. The proposed development reflects Urban Land Institute principles that emphasize neighborhood-scale access to services, strong internal connectivity, and cohesive commercial development tailored to its surroundings.

The proposed development advances Policy 1.1.1 and Policy 2.1.13 of the City's Comprehensive Plan. These policies promote mixed-use opportunities in outlying neighborhood centers and encourage compact development that efficiently utilizes existing infrastructure while maintaining compatibility with nearby residential areas. With a unified site plan, pedestrian-oriented design, and a thoughtful mix of uses, the Project strengthens the Doral Boulevard corridor as a vibrant commercial node that directly supports the surrounding community.

The Applicant has submitted a detailed Traffic Study, which will be reviewed and accepted by the City and County prior to Site Plan Approval. The report confirms that eighteen percent (18%) of the Project's inbound trips are projected to originate from Florida's Turnpike, with fifteen percent (15%) arriving from Turnpike North and three percent (3%) from Turnpike South. The remaining eighty-two percent (82%) of inbound traffic is anticipated to originate from the surrounding roadway network, including NW 41 Street, NW 112 Avenue, NW 114 Avenue, and the broader NW 107 Avenue corridor. This localized distribution reinforces that the development is intended to serve surrounding residential communities rather than attract regional traffic.

The overall design of the Project is compatible with the character of the surrounding neighborhood in both scale and appearance. The proposed development will serve the community through the addition of commercial services, the creation of employment opportunities, and improved access to retail amenities along a principal corridor. Each component of the Project, including the pharmacy, shopping center, and gasoline station with convenience store, has been designed to relate appropriately to surrounding uses and includes landscaping consistent with applicable regulations. Notably, the enclosed plans propose a generous landscape buffer to the north, comprised of 14-foot-tall buttonwood trees, 14-foot-

tall Queen's crape myrtle trees, 6-foot-tall pitch apple trees, and red tip coccoplum shrubs. The Applicant has incorporated complementary architectural elements across the various buildings to promote a cohesive and visually compatible development. The site layout also supports safe internal circulation and aligns with the City's planning objectives for the Doral Boulevard Corridor. Pedestrian connectivity is enhanced through sidewalks, shaded walkways, and site features that promote a comfortable and active pedestrian environment in accordance with the vision of the Semi-Urban District.

Automobile Self-Service Gas Station. According to Section 53-128(b) of the City Code, gasoline stations are "permitted with special regulations" within the CC Zoning District. Section 74-149 sets forth the specific conditions applicable to automobile self-service gas stations. As detailed below, the proposed Project satisfies each of these conditions.

(1) Proposed facility shall front on an arterial roadway.

The proposed gasoline station fronts Doral Boulevard (NW 41 Street), which is classified as an arterial roadway pursuant to the City of Doral's Transportation Master Plan. Accordingly, the Project satisfies this requirement.

(2) Compliance with city's fire prevention code is required.

The Project will be designed and constructed in full compliance with the City of Doral's Fire Prevention Code. Plans will be submitted for review and approval to ensure compliance with all applicable fire safety and life safety standards.

(3) Attendant-control area to have clear visibility to all pumps. The use of attraction signs on the windows of said attendant-control area shall be prohibited.

The site layout ensures that the attendant-control area maintains unobstructed visibility to all fuel pumps for the safety and convenience of patrons. In accordance with the Code, no attraction signs will be placed on the windows of the attendant area.

(4) Parking will be provided on the basis of one space for each 300 square feet of retail product sales area with a minimum of three spaces designed so as not to interfere with the gasoline dispensing operation.

The proposed convenience store is approximately 3,053 square feet in size. Based on the ratio of one parking space per 300 square feet, a minimum of ten (10) spaces are required. The Project

provides eighteen (18) off-street parking spaces for the gas station and convenience store, which significantly exceeds the requirement. Additionally, multiple parking spaces on the site are configured to avoid interference with fuel dispensing operations.

(5) Where the gasoline and retail product sales uses are designed as one structure, the building will receive full credit and the canopy one-half credit toward the minimum square foot building requirement.

In this case, the gasoline station canopy and convenience store are designed as separate structures. Nevertheless, the Project satisfies the minimum building square footage, and all applicable standards set forth in the Land Development Regulations.

DERM Gas Station Approval. The Applicant obtained approval from the Miami-Dade County Environmental Quality Control Board ("EQCB") pursuant to Section 24-12 of the Miami Dade County Code. See EQCB Final Order. The variance authorizes a gas station and convenience store on the Property, which is located within the Northwest Wellfield Protection Area. The EQCB granted the variance and found that, "[T]he Property is effectively not within the drawdown contour of the Northwest Wellfield production wells..."

Conclusion. The Applicant respectfully requests site plan approval of the Project pursuant to Section 53-184 of the Code. The Project proposes a well-integrated neighborhood-serving development, featuring a combination of permitted uses designed in compliance with the applicable provisions in the City Code and Doral Boulevard Master Plan. Accordingly, we respectfully request your prompt review and favorable recommendation. Should you have any questions please do not hesitate to contact me at 305.377.6227.

Very truly yours,



Melissa Tapanes Llahues

cc: Marcos Puente
Camelia Ostrowski
Tom Robertson, Esq.
Roberto A. Alvarez, Esq.

EXHIBIT A

Roberto Alvarez

From: Terry Runyan <Trunyan@dtiarchitect.com>
Sent: Tuesday, March 19, 2024 5:47 PM
To: 'Zafar.Ahmed@cityofdoral.com'; 'Javier Pueyo (PZ)'
Cc: 'Alex Lucas'; 'Altamirano, Cristina'; 'Jose Gordillo'; 'Raymond Martinez'; Carlos Pizarro
Subject: Doral city meeting - 41st street and 114th Avenue thru 112th avenue

Zafar and Javier,

Here is a Recap of meeting on Thursday 03.14.24 regarding the zoning meeting for the project site located at 41st and 112th thru 114th. If you have any questions or comments, please feel free to contact me, thanks.

Attendees:

Zafar Ahmed City of Doral 305-746-7487 Zafar.Ahmed@cityofdoral.com
Javier Pueyo Irizarry, Planner City of Doral 305-593-6630 javier.pueyo@cityofdoral.com
Alex Lucas Boos Development 305 535 7726 alucas@boosdevelopment.com
Terry Runyan, R.A. DTI Architects 786-235-9097, x209 trunyan@dtiarchitect.com
Cristina Altamirano, E.I. Kimley Horn 305-535-7756 cristina.altamirano@kimley-horn.com
Jose Gordillo, R.A. RRW Architects 954-428-9361, x301 jose.gordillo@rrw-architects.com
Raymond Martinez RRW Architects 954-428-9361, x307 raymond.martinez@rrw-architects.com

A meeting was held a Zafar Ahmed, Assistant Planning and Zoning Director and Javier Pueyo Irizarry, Planner to review the Doral Boulevard Master Plan as it relates to the Retail Site @ 41st Street and 112th Avenue thru 114th Avenue

1. For the Doral Boulevard Master plan the site is graphically shown to be in the semi-suburban and the written portion of the code denotes the site to be in the Semi-Urban section. The Site is in fact located in the "Semi Urban" sector of the corridor.
2. A Two-Story Building, or the perception of one is required per the Doral Corridor manuscript. The building can be as low as 20'-0" ft. An image of a One-Story Building was shared by Javier and it displayed a high storefront facade. No fenestration required to make it look like a 2- story building.
3. RRW emphasized the importance of Brand Identity for Corporate businesses like CVS/Navarro when discussing architectural cohesiveness between buildings along our proposed Site strip. Officials agreed that the image of the Navarro and the proposed Gas Station building could have their independent architectural identity. The city specifically mentioned they don't want to limit architectural design but encourages it.
4. The imposed "Colonnade" feature along Doral Boulevard (N.W. 41st Street) does not have to follow a specific design or be a formal or traditional colonnade. Interpretation is up to the architect. The colonnade is not required between buildings.
5. DTI is in fact spearheading the SPA.
6. Kimly Horn appears to be a Peer Review consultant for BOOS Development / CVS/Navarro. That is to be confirmed as well as the possibility that KH also acts as the Civil consultant for DTI.
7. Officials did not elaborate on specific restrictions to storefront glass graphics for the corridor. Certainly not a Miami 21 type ordinance but it was mentioned that transparency was encouraged. Item should be confirmed.
8. Health Peak and Bridgestone were mentioned as development samples of the corridor's Site design criteria.
9. There is an "Art in Public Spaces" consideration to abide by; Guillermo De Nacimiento III will be the person to contact regarding this matter. Street furniture was discussed. Phone 305-593-6630 x 3008 Guillermo.DeNacimiento@cityofdoral.com
10. 2% of the parking will need to be EV and the code section. The question of whether EV "stations" were required vs preparation only was discussed. Officials were not certain but it appeared that only the prep work (readiness) would be required. They seem to follow the Dade County standard. Javier said he would find out for us.

Item requires follow-up.

11. The 50% fenestration (transparent) is to be provided only on the Doral Boulevard Side.
12. No storefront glazing meeting the 50% (of 10 ft. ht. frontage) glass is required along 114th or any other facade.
13. RRW and DTI Architects presented the preliminary elevations and Zafar and Javier did not have any objections to design or color scheme.
14. There is no approved color palette established at the moment.

15. Proper landscaping will be required to screen the parking area. Requirements follow the city ordinance for trees and landscaping.

16. Discussed the Signage Ordinance to adhere to for this project. It will be the City Ordinance and not any specific site related specialty signage plan. The question of how independent Parcels (Navarro's, the Gas Station's and the Retail complex's) will go about their individual signage design was asked.

Item requires further clarification.

17. The team is to contact Stephanie Puglia, Development Review Coordinator for the Pre- Application requirements and schedule. Once a design is established, the team is to schedule a Pre-Application Meeting with Stephanie. Phone 305-593-663.0 x 3003

Stephanie.puglia@cityofdoral.com



**Terry Runyan R.A. CPTED Certified,
NCARB, LEED**

Senior Project Manager at DTI Architects

14125 NW 80th Avenue, Suite 303, Miami Lakes, Florida 33016

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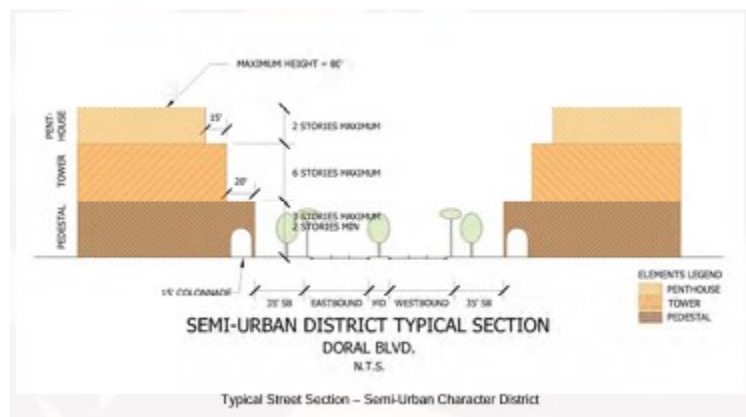
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Roberto Alvarez

From: Zafar Ahmed (PZ) <Zafar.Ahmed@cityofdoral.com>
Sent: Monday, March 4, 2024 4:21 PM
To: Terry Runyan; Julian Perez (PZ)
Cc: Carlos Pizarro; Javier Pueyo (PZ)
Subject: RE: Doral Boulevard Master Site plan height

Good Afternoon Terry,

In a Semi-Urban District Streetscape allows for a building height of 8 stories, this is typically a height of 80 feet. The building height is subdivided into a tri-partite section, composed of a pedestal tower and a pent house. The Semi-Urban Streetscape allows a minimum of 2 stories and a maximum of 3 stories for the pedestal element. The tower element is 6 stories and the pent house element is 2 stories. Since the proposed buildings facing Doral Boulevard will not have a tower or a penthouse element, it will be appropriate to have the single story building meet the minimum 2 story height requirement. Please see below Semi-Urban District Typical Section:



Please feel free to contact me directly, if I may be of further assistance in this regard. Thank you.

Respectfully,

Zafar Ahmed

Assistant Planning and Zoning Director

City of Doral

8401 NW 53 Terrace

Doral, FL 33166

T (305) 593-6630 Ext. 3018

zafar.ahmed@cityofdoral.com

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From: Terry Runyan
Sent: Monday, March 4, 2024 2:37 PM
To: Julian Perez (PZ)
Cc: Carlos Pizarro ; Zafar Ahmed (PZ) ; Javier Pueyo (PZ)
Subject: RE: Doral Boulevard Master Site plan height

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Julian,

I did not hear back from you regarding the 2-story height. Can you please provide an answer to the e-mail below, thanks.



**Terry Runyan R.A. CPTED Certified,
NCARB, LEED**

Senior Project Manager at DTI Architects

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From: Julian Perez (PZ) <Julian.Perez@cityofdoral.com>
Sent: Monday, February 26, 2024 10:55 AM
To: Terry Runyan <Trunyan@dtiarchitect.com>
Cc: Carlos Pizarro <cpizarro@dtiarchitect.com>; Zafar Ahmed (PZ) <Zafar.Ahmed@cityofdoral.com>; Javier Pueyo (PZ) <Javier.Pueyo@cityofdoral.com>
Subject: RE: Doral Boulevard Master Site plan height

Terry. Good morning. I hope this e-mail finds you well. I apologies for not responding earlier. I'll try to meet with staff this afternoon to review your request.

Respectfully,

Julian H. Perez, AICP, CFM
*Community Development &
Planning and Zoning Director*

City of Doral
8401 NW 53 Terrace
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From: Terry Runyan <Trunyan@dtiarchitect.com>
Sent: Monday, February 26, 2024 10:03 AM
To: Julian Perez (PZ) <Julian.Perez@cityofdoral.com>
Cc: Carlos Pizarro <cpizarro@dtiarchitect.com>
Subject: RE: Doral Boulevard Master Site plan height

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Julian,

I wanted to touch base with you on the e-mail below from last Monday. Have you had a chance to review to get us a response?



**Terry Runyan R.A. CPTED Certified,
NCARB, LEED**
Senior Project Manager at DTI Architects
14125 NW 80th Avenue, Suite 303, Miami Lakes, Florida 33016
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Email: trunyan@dtiarchitect.com
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From: Terry Runyan
Sent: Monday, February 19, 2024 5:25 PM
To: Julian Perez (PZ) <Julian.Perez@cityofdoral.com>
Cc: Carlos Pizarro <cpizarro@dtiarchitect.com>
Subject: Doral Boulevard Master Site plan height

Julian,

On Friday you spoke with Carlos on the phone regarding the semi-urban and the number of stories. In semi-urban there is a 2 story min requirement and Carlos asked if we had a single story could we increase the façade height to make it look like a 2 story building and would that meet the intent of the code. You believed it would but wanted to verify inter-office before officially responding and asked that we send you an e-mail for confirmation.

Can a single story building with a taller façade meet the intent of the zoning code. At what height is a single story façade considered tall enough to meet that second story requirement?

If you have any questions please feel free to contact me, thanks.



**Terry Runyan R.A. CPTED Certified,
NCARB, LEED**

Senior Project Manager at DTI Architects

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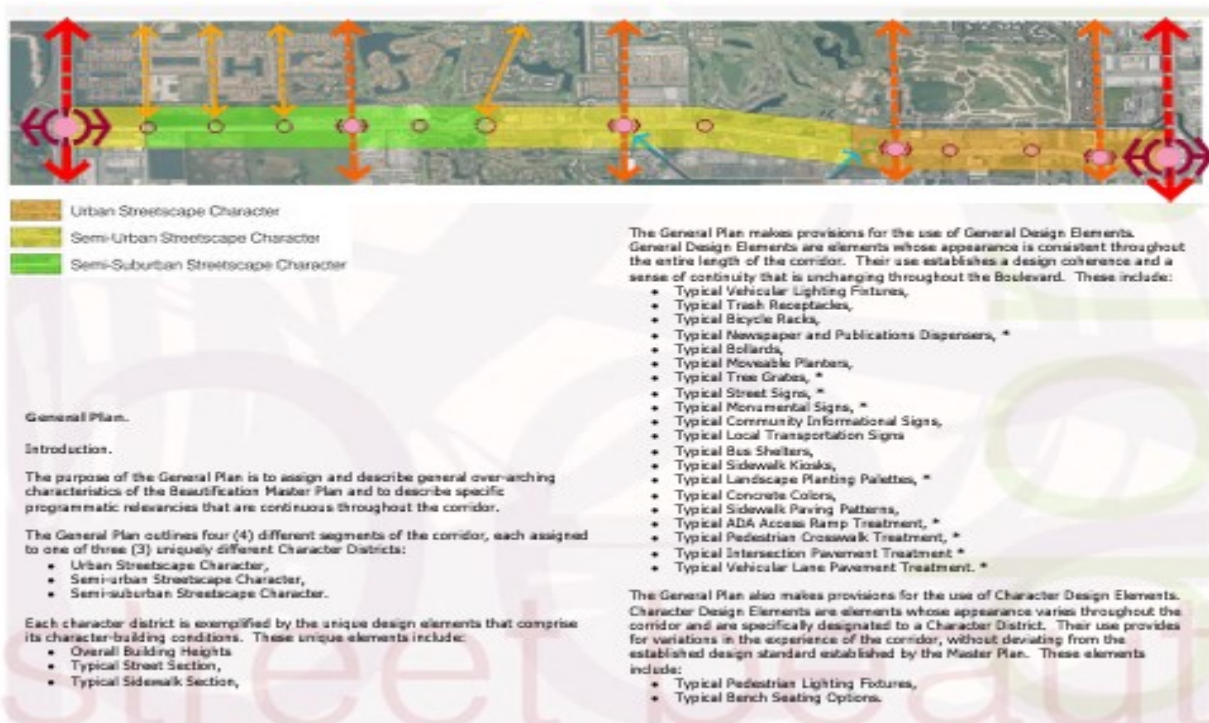
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Roberto Alvarez

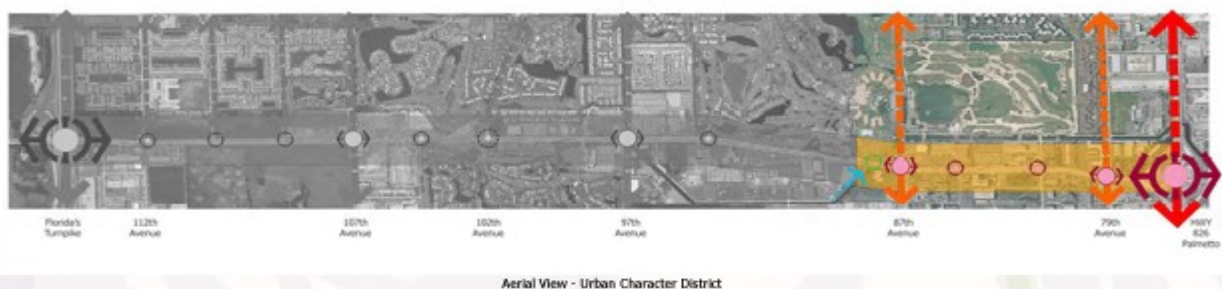
From: Zafar Ahmed (PZ) <Zafar.Ahmed@cityofdoral.com>
Sent: Tuesday, January 23, 2024 12:42 PM
To: Terry Runyan; Julian Perez (PZ); Carlos Pizarro
Cc: Javier Pueyo (PZ)
Subject: RE: Doral street beautification guideline questions

Good morning,

The Doral Boulevard Master Plan covers the NW 36 Street/NW 41st Street from Palmetto Expressway, approximately NW 75th Avenue, as the Eastern Boundary and Florida's Turnpike at approximately NW 117th Avenue as the western Boundary. The graphic representation in the diagram below depicts the transition zones along the Boulevard.



Urban Streetscape Character District is bound to the limits of the Boulevard Corridor from one thousand (1,000) feet west of 87th Avenue east to the Palmetto Expressway, SR 826. Any parcel which is within these boundaries shall be defined as belonging to the Urban Streetscape Character District and shall conform to its governing design principles.



Semi-Urban Streetscape Character District is bound to the limits of the Boulevard corridor from 102nd Avenue east to one thousand (1,000) feet west of 87th Avenue (the west boundary of the Urban Character District). Any parcel which is within or whose part therefore lies between these boundaries shall be defined as belonging to the Semi-Urban Streetscape Character District and shall conform to its governing design principles.



Semi-Suburban Streetscape Character District is bound to the limits of the Boulevard Corridor from 112th Avenue east to 97th Avenue (the west boundary of the Semi-Urban Character District). Any parcel which is within or whose part therefore lies within the boundaries shall be defined as belonging to the Semi-Suburban Streetscape Character District and shall conform to its governing design principles.



Further to your questions, please note that NW 112th Avenue is under construction at this time and will provide the connectivity from Doral Boulevard southward to connect with NW 33rd Street.

Please also see below a link to the complete Doral Boulevard Master Plan for your further review and reference.

<https://www.cityofdoral.com/all-departments/planning-and-zoning/studies-and-master-plans/>

I hope this answers your questions, please feel free to contact me if I may be of further assistance or if you have any comments or questions. Thank you.

Respectfully,

Zafar Ahmed

Assistant Planning and Zoning Director

City of Doral

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Doral, FL 33166

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From: Terry Runyan
Sent: Tuesday, January 23, 2024 10:13 AM
To: Julian Perez (PZ) ; Carlos Pizarro
Cc: Zafar Ahmed (PZ) ; Javier Pueyo (PZ)
Subject: RE: Doral street beautification guideline questions



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Trunyan @ dtiarchitect.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning all.

I wanted to follow up on the e-mail below as I have not received a response. Can you please let me know where the change from Semi-urban to Semi-suburban occurs. (see previous email below)

Additionally, I have a minor question about the window requirement. On page 51, there is a comment regarding windows. Does that apply to storefront or just punched windows? We want to bring the storefront down to the sidewalk for more transparency into the space but we are not sure if we are allowed. The title suggests that entrances, windows and storefronts are three distinct items so we believe we are able to but wanted to confirm.

If you have any questions, please let me know, thanks.

ENTRANCES, WINDOWS & STOREFRONTS

- Pedestrian entrances should be easily recognizable and oriented towards the street.
- Divided light window mullions, where provided, shall be through the pane (i.e. true divided).
- Exterior burglar bars, fixed "shutters" or similar security devices are prohibited.
- Security shutters, if provided, shall be constructed of a see-through, non-solid grate material. Roll-up casings and attachment hardware shall be obscured by architectural features or awnings and should be finished to blend with the overall architectural character of the building and its surface materials.
- Impact resistant glass shall be used in all window exposures, except ground level non-residential uses.
- Window and storefront articulations should be primarily oriented towards the street.
- Multiple storefronts within a larger building should have consistent material qualities and articulation and should relate to the detailing of the entire building.
- The bottom edge of windows should be no less than 24 inches above the fronting finished sidewalk elevation
- For non-residential uses, the first vertical 10 feet of building elevation shall be composed of 50% minimum transparency.
- Mirrored and heavily tinted glass shall not be permitted.
- The use of exterior shading devices and insulated glass is highly encouraged.



**Terry Runyan R.A. CPTED Certified, NCARB,
LEED**

Senior Project Manager at DTI Architects

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From: Julian Perez (PZ) <Julian.Perez@cityofdoral.com>

Sent: Friday, January 12, 2024 4:47 PM

To: Terry Runyan <Trunyan@dtiarchitect.com>; Carlos Pizarro <cpizarro@dtiarchitect.com>

Cc: Zafar Ahmed (PZ) <Zafar.Ahmed@cityofdoral.com>; Javier Pueyo (PZ) <Javier.Pueyo@cityofdoral.com>

Subject: RE: Doral street beautification guideline questions

Terry. Thank you for the e-mail.

Zafar/Javier. Can you please review the e-mail from Terry below. See me on Tuesday morning. Thanks.

Respectfully,

Julian H. Perez, AICP, CFM
*Community Development &
Planning and Zoning Director*

City of Doral
8401 NW 53 Terrace
Doral, FL 33166
T (305) 593-6630
Julian.Perez@cityofdoral.com
www.cityofdoral.com

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Please note that the State of Florida's Public Records Laws provide that most written communications to or from the City of Doral regarding government business are public records available to the public upon request. This e-mail communication may therefore be subject to public disclosure.

From: Terry Runyan <Trunyan@dtiarchitect.com>
Sent: Friday, January 12, 2024 3:48 PM
To: Julian Perez (PZ) <Julian.Perez@cityofdoral.com>; Carlos Pizarro <cpizarro@dtiarchitect.com>
Subject: Doral street beautification guideline questions

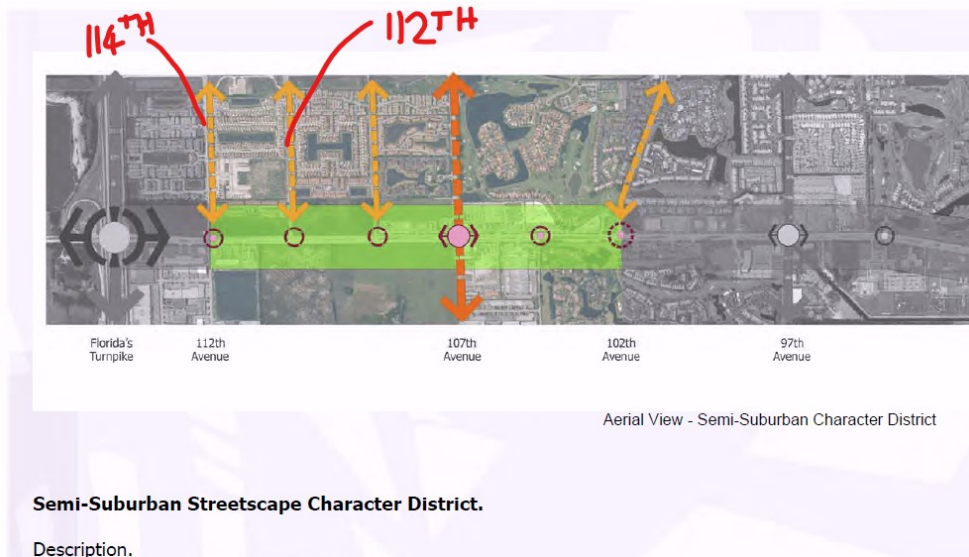
IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender Trunyan @ dtiarchitect.com

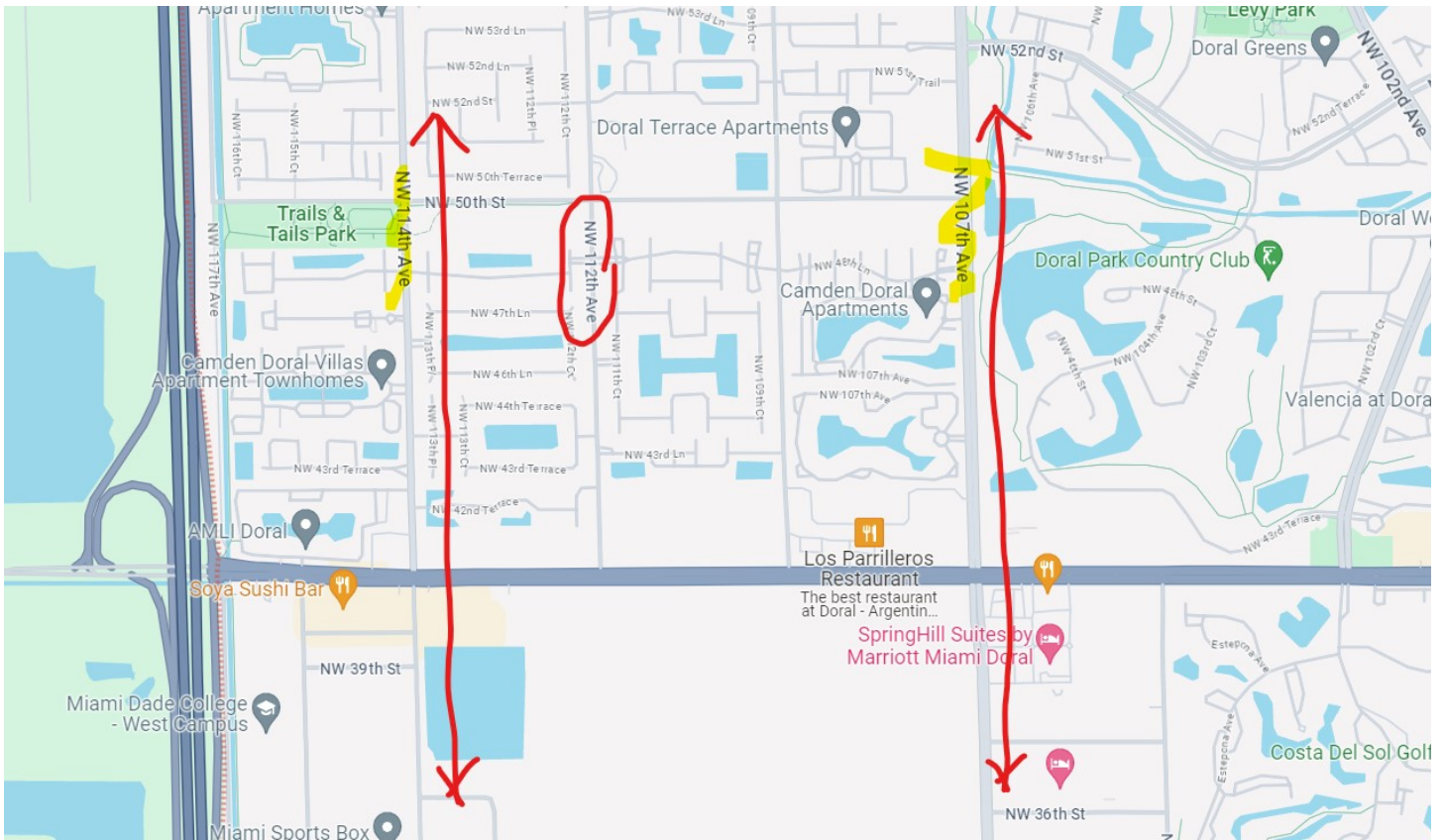
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Julian,

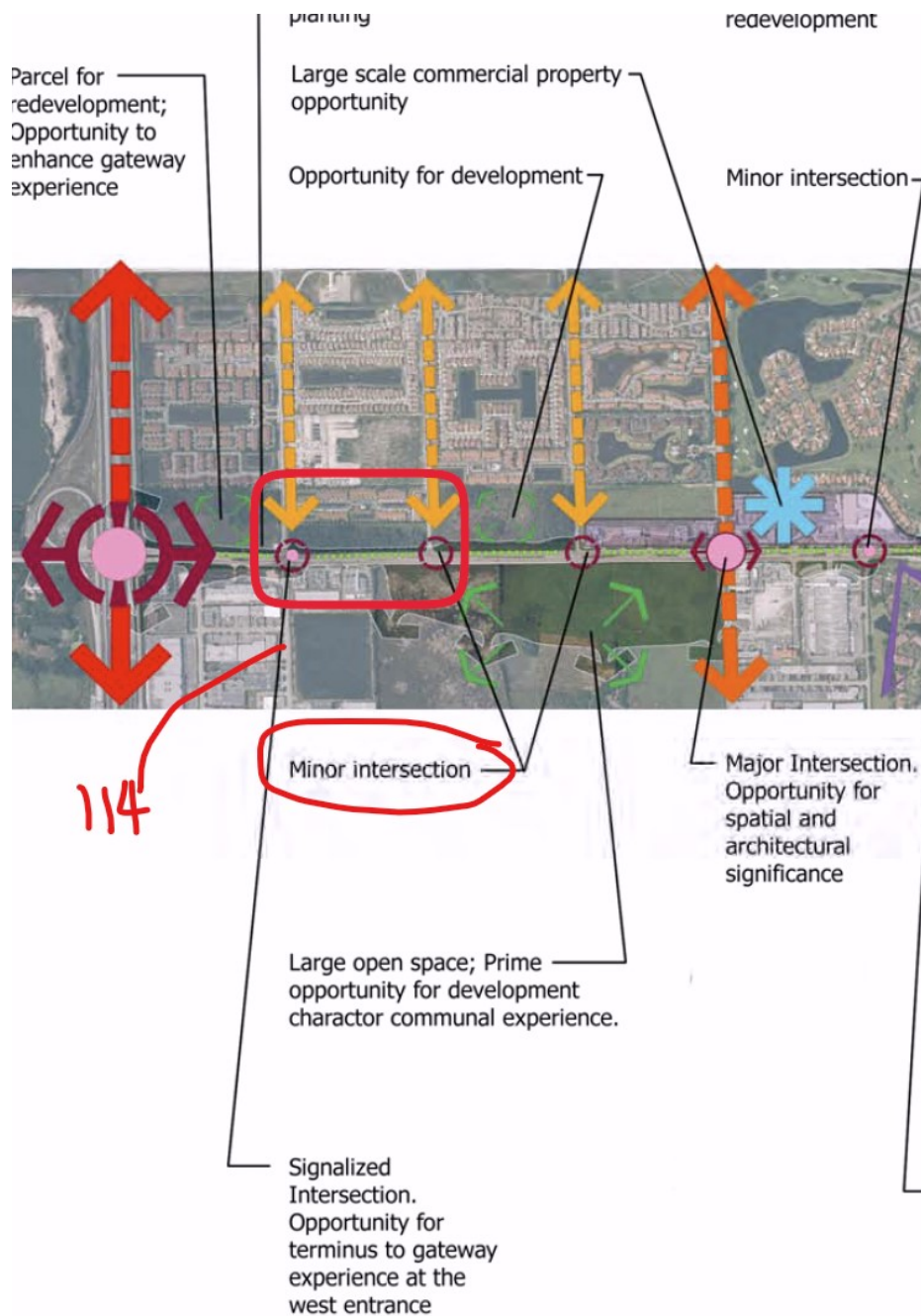
It was a pleasure speaking with you about the questions for the Doral Beautification Master Plan. As requested I have the two questions clarified below.

1. For the change from Semi-Urban to Semi-suburban supposed to happen at 114th or 112th? The overall maps show 114th as the identifier but the text refers to 112th. We are assuming the map to be correct and not the text since 114th has a major intersection to go south whereas 112th does not. Can you confirm if 114th is the intended start point of semi-suburban?





2. Are there any requirements for minor intersections? I found pages related to major intersections with a plaza or beacon depending on the situation but nothing related to Minor intersections. I assume the map was just identifying them but I wanted to make sure.



3.

If you have any questions please let me know, thanks.



Terry Runyan R.A. CPTED Certified, NCARB, LEED

Senior Project Manager at DTI Architects

14125 NW 80th Avenue, Suite 303, Miami Lakes, Florida 33016

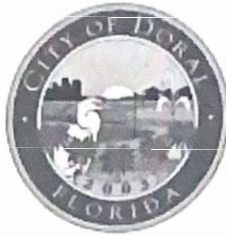
Phone: 786.235.9097 ext. 209 Cell: 954.296.2604

Email: trunyan@dtiarchitect.com

[DTI Architects](#) | [LinkedIn](#) | [Instagram](#)

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

PUBLIC HEARING APPLICATION **PLANNING AND ZONING DEPARTMENT**
/ Administrative Review Application

Please check one:

- ☒ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: PLAN-2507-0106

Date Received:

REVISED

3:44 pm, May 15, 2026

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) Cedeco 41, LLC		
Mailing Address 35 Sleepy Hollow Drive	City, State, Zip Ashville NC 28805	Telephone (786) 493-9919 Fax Email: info@albatros71.com
Name of Owner Cedeco 41, LLC		
Mailing Address 35 Sleepy Hollow Drive	City, State, Zip Ashville NC 28805	Telephone (305) 374-5300 Fax Email: mtapanes@brzoninglaw.com ralvarez@brzoninglaw.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) 35-3019-001-0370

Address Please see Exhibit A "Legal Description"

Lot(s) _____ Block _____ Section _____ Plat Book No. 2 Page No. 17

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD ZONE: X and AH

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

C. SIZE OF PROPERTY 1,246 ft. X 265 ft. = 329,845 sq. ft.; 7.57 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.

N/A

- E. DATE SUBJECT PROPERTY WAS ACQUIRED 2/18/2021

APPLICANT'S REQUEST:

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

Please see 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.)

Please see 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) N/A

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 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)
☐ Letters from Area Residents

☐ Other _____

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.

6/30/2025
Date

[Signature]
Applicant's Signature

Director
Print Name
Camelia Ostrowski

Date

Applicant's Signature (if more than one)

Print Name
Authorized Signatory

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Camelia Ostrowski, on behalf of Cedeco 41, LLC as Owner (s) of Lot (s) See Exhibit ABlock _____ Section _____ PB/PG PB 2-17

of property which is located at North of NW 41 Street between NW 114 Ave and NW 112 Ave
 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 _____ 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.

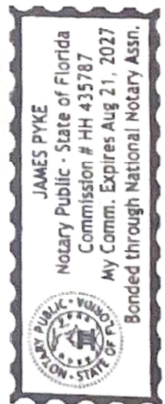
Owner's Name Camelia Ostrowski Signature [Signature] Date 07/02/2025 ^{J.P.}
 Authorized Signatory

Owner's Name _____ Signature _____ Date _____

Notary to Owner: [Signature] State of Florida
 County of Broward 07/02/2025

Applicant's Name _____ Signature _____ Date _____

Notary to Applicant:



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: Cedeco 41, LLC

NAME AND ADDRESS		Percentage of Stock
↓ 100% held by Aram inc.		
35 Sleepy Hollow Dr.	ultimate Beneficial owner is	100%
NC Asheville	Iris Zeydman via USUFRUCT RIGHTS	
28805		

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

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

Date of contract:

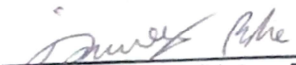
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

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.

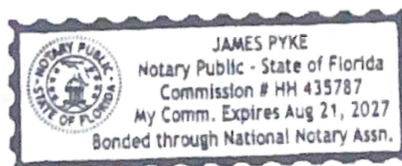
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:  (Applicant)

Sworn to and subscribed before me this 2nd day of July, 2025. Affiant is personally known to me or has produced AFL DL as identification.


(Notary Public)

My commission expires 08/21/2027



*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.

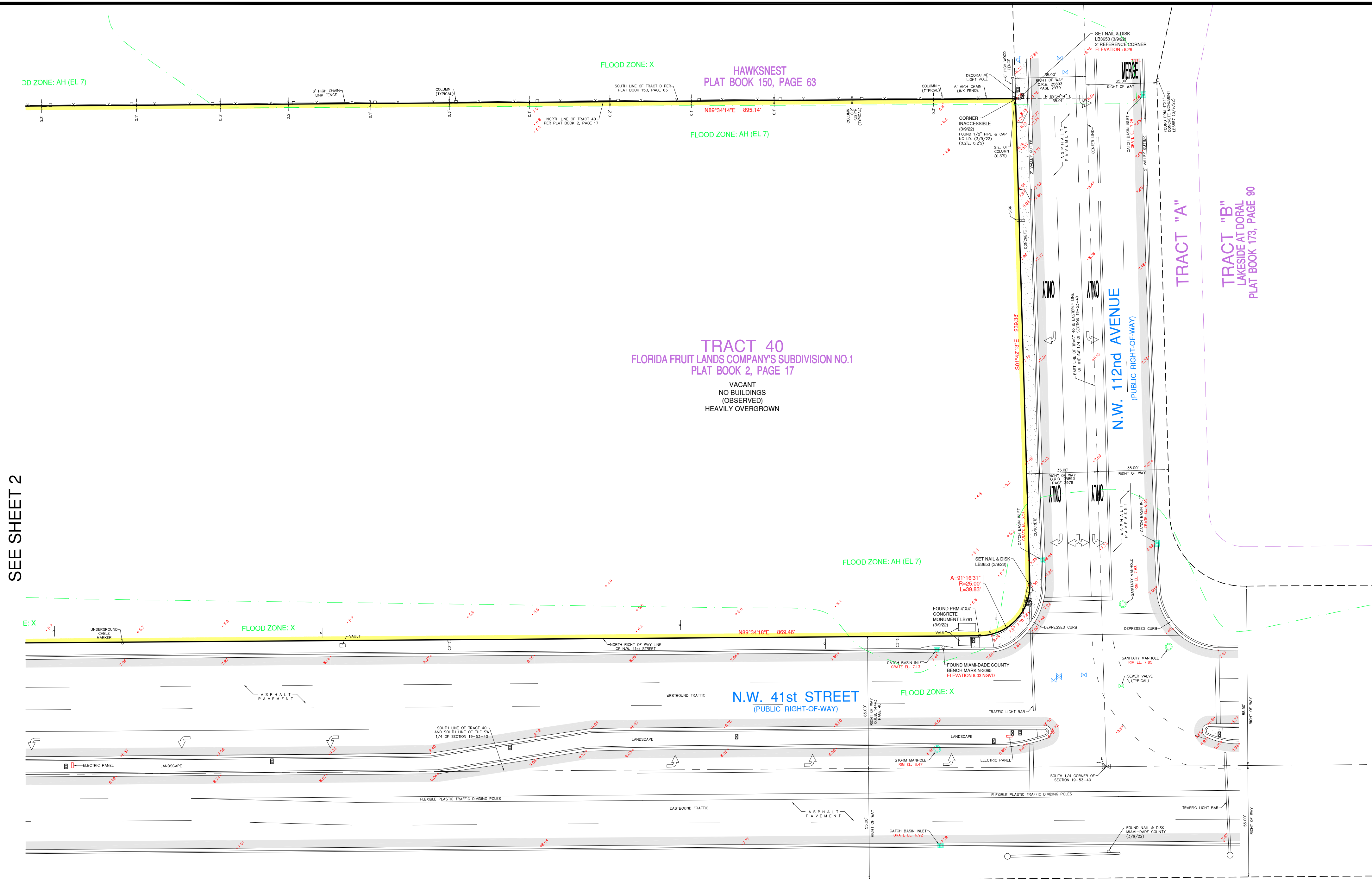
Exhibit A "Legal Description"
Folio Number: 35-3019-001-0370

TRACT 40, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THAT PORTION CONVEYED PURPOSES TO MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY RIGHT OF WAY DEED TO DADE COUNTY RECORDED FEBRUARY 22, 1990 IN OFFICIAL RECORDS BOOK 14443 PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LESS THAT PORTION CONVEYED FOR HIGHWAY PURPOSES TO MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY RIGHT OF WAY DEED TO MIAMI-DADE COUNTY RECORDED AUGUST 30, 2007 IN OFFICIAL RECORDS BOOK 25893 PAGE 2979 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Exhibit A "Legal Description"
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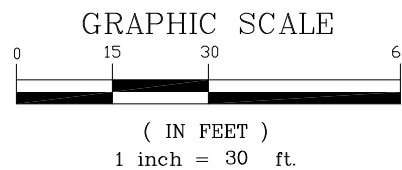
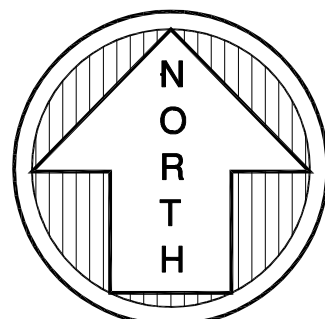
SEE SHEET 2



NOT SUBDIVIDED
PORTION OF SECTION 30-53-40

LEGEND

	= CATCH BASIN		= OVERHEAD UTILITY WIRE
	= CATCH BASIN INLET		= CHAIN LINK FENCE
	= MANHOLE		= LIMITED ACCESS RIGHT-OF-WAY LINE
	= LIGHT POLE		= 0.5' CURB
	= WATER METER		= 2.00' CURB & GUTTER
	= WATER VALVE		= WALL
	= UTILITY POLE		= ELEVATION
	= RISER		= INVERT
	= FIRE HYDRANT		= BOTTOM OF STRUCTURE
	= HANDHOLE		= TOP OF BAFFLE
	= SEWER/GAS VALVE		= PLAT BOOK
	= CLEANOUT		= PAGE
	= WELL		= OFFICIAL RECORDS BOOK
	= DRAIN		= CONCRETE
	= GRADE ELEVATION		= ASPHALT PAVEMENT
	= BOLLARD		= RIGHT-OF-WAY
			= CENTER LINE
			= MONUMENT LINE
			= SIGN



LEGAL DESCRIPTION:

Tract 40, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 19, Township 53 South, Range 40 East, according to the Plat thereof, recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida; LESS that portion conveyed for Highway Purposes to Miami-Dade County, a political subdivision of the State of Florida by Right of Way Deed to Miami-Dade County recorded February 22, 1990 in Official Records Book 14443, Page 40, of the Public Records of Miami-Dade County, Florida, and LESS that portion conveyed for Highway Purposes to Miami-Dade County, a political subdivision of the State of Florida by Right of Way Deed to Miami-Dade County recorded August 30, 2007 in Official Records Book 25893, Page 2979, of the Public Records of Miami-Dade County, Florida.

LESS the West 351.14 feet from the above described parcel.

SURVEYOR'S NOTES:

- This site lies in Section 19, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were **NOT** abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N89°34'18"E for the North right of way line of N.W. 41st Street, and evidenced by set 1/2" pipe & cap and found PRM.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. N-3064, Elevation +7.59 Located on March 9, 2022 at the NW corner of N.W. 41st Street and N.W. 112nd Avenue.
- Lands shown hereon are located within an area having a Zone Designation AH (EL 7) & X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12096C0267, for Community No. 120041, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 236,941 square feet, or 5.439 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- All dimensions hereon are to the fractional lines and subject to the following conditions unless otherwise noted: dedication of 15 feet is not as shown on plat of Florida Fruit Lands Company's Subdivision No. 1 (Plat Book 2 Page 17) but as inferred in accordance with County Commission Minutes Book E, at Page 198 dated August 2, 1911 and accepted as a dedication by Resolution No. 4406 dated January 12, 1960 as recorded in O.R.B. 1884, Page 501 of the Public Records of Dade County, Florida.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- A portion of Folio No.: 35-3019-001-0370, per Miami-Dade County property appraisers website.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on March 9, 2022, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on March 9, 2022.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision	Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@lsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
N.W. 41st STREET & N.W. 112th AVENUE
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

Original Date	3/9/22
Scale	1"=30'
Drawn By	DWF
CAD No.	211094
Plotted	3/25/22 12:20a
Ref. Dwg.	2940-205 & 20980-147-1
Field Book	N/A
Job No.	211094
Dwg. No.	2021-162-1
Sheet	1 of 2

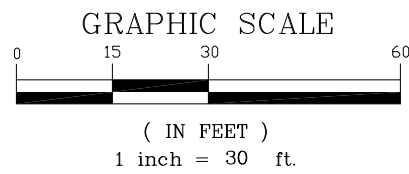
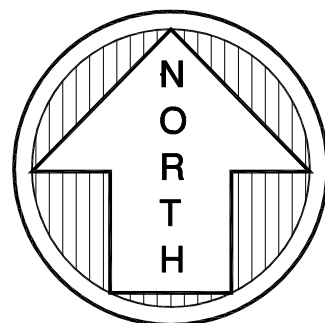


LEGEND	
	CATCH BASIN
	CATCH BASIN INLET
	MANHOLE
	LIGHT POLE
	WATER METER
	WATER VALVE
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	RISER
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	BOLLARD
	OVERHEAD UTILITY WIRE
	CHAIN LINK FENCE
	LIMITED ACCESS RIGHT-OF-WAY LINE
	0.5' CURB
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	WALL
	ELEVATION
	INVERT
	B.O.S. = BOTTOM OF STRUCTURE
	T.O.B. = TOP OF BAFFLE
	P.B. = PLAT BOOK
	P.C. = PAGE
	O.R.B. = OPTIONAL RECORDS BOOK
	CONCRETE
	ASPHALT PAVEMENT
	R/W = RIGHT-OF-WAY
	C = CENTER LINE
	M = MONUMENT LINE
	SIGN

**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

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www.callsunshine.com



This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision	Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
N.W. 41st STREET & N.W. 112th AVENUE
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

Original Date
3/9/22

Scale
1"=30'

Drawn By
DWF

CAD No.
211094

Plotted
3/25/22 12:20a

Ref. Dwg.
2940-205 & 20980-147-1

Field Book
N/A

Job No.
211094

Dwg. No.
2021-162-1

Sheet
2 of 2