ORDINANCE No. 2026-19

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP FROM INDUSTRIAL (I) TO CORRIDOR COMMERCIAL (CC) FOR ±1.5 ACRES FOR THE PROPERTY LOCATED AT 2500 NW 107 AVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Emre Tuna Investment LLC, (the "Applicant") has submitted an application requesting an amendment to the City's Official Zoning Map from Industrial (I) to Corridor Commercial (CC) for the property located 2500 NW 107 Avenue in the City of Doral, Florida (the "City"), further identified by Miami-Dade County Property Appraiser Folio No. 35-3030-034-0030, together with the adjoining parcel to the south, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3030-000-0021, (collectively, the "Property"). A copy of the letter of intent and application is provided in "Exhibit A."; and

WHEREAS, on June 25, 2026, the City of Doral held a zoning workshop to provide residents and interested stakeholders an opportunity to review the rezoning application and provide comments to Applicant and city staff; and

WHEREAS, the proposed zoning map amendment is consistent with the Property's existing Business (B) future land use designation; and

WHEREAS, City of Doral staff determined that the procedures for reviewing and recommending of a proposed zoning map amendment are provided in section 53-213 of the City's Land Development Code and that the proposed zoning map amendment has met those criteria and standards; and

WHEREAS, on August 12, 2026, the City Council of the City of Doral sitting as the Local Planning Agency (LPA) at a properly advertised hearing received testimony and

evidence related to the Application, and the amendment to the City's Official Zoning Map as required by state law and local ordinances, and recommended its adoption; and

WHEREAS, on August 12, 2026, the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the rezoning is consistent with the Comprehensive Plan and is in the best interest of the residents of Doral; and

WHEREAS, the City Council has reviewed the City staff's report, incorporated herein, which contains data and analysis supporting the rezoning; and

WHEREAS, the City Council finds that the proposed zoning is consistent with the City's Comprehensive Plan and Land Development Code, as adopted and supported by staff and the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA AS FOLLOWS:

Section 1. Recitals. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Approval. The City Council of the City of Doral hereby approve an amendment to the City's Official Zoning Map from Industrial (I) to Corridor Commercial (CC) for the property located at 2500 NW 107 Avenue (the "Property"), as depicted in "Exhibit B," which is attached hereto and made a part thereof.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, work or amount of this Ordinance shall be declared unconstitutional or invalid by

competent authority, then the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 4. Conflicts. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by Councilmember Reinoso who moved its adoption. The motion was seconded by Councilmember Pineyro upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Yes
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED on FIRST READING this 12 day of August, 2026.

PASSED AND ADOPTED on SECOND READING this 9 day of September, 2026.

CHRISTI FRAGA, MAYOR

ATTEST:

CONNIE DIAZ, ~~MMC~~
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

LORENZO COBIELLA
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC
CITY ATTORNEY

CODING: Additions to existing text are shown by underline, changes to existing text on second reading are shown by double underline, and deletions are shown as strikethrough.

EXHIBIT “A”

Jerry B. Proctor, P.A.

RECEIVED
By Massiel at 4:34 pm, May 11, 2026

May 4, 2026

Alexander J. Magrisso, Esq.
Planning and Zoning Director
City of Doral
8401 NW 53 Terrace
Doral, FL 33166

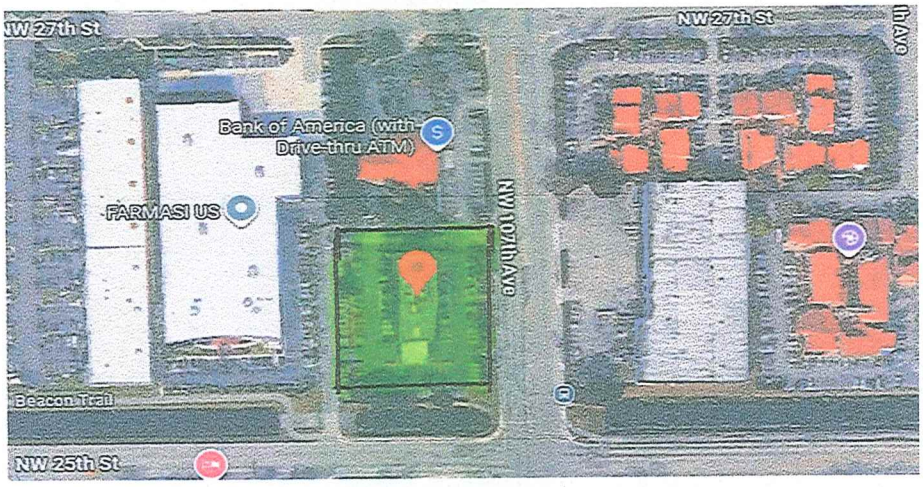
Re: Proposed District Boundary Change
Property: 2500 NW 107 Avenue
Folio Nos.: 35-3030-034-0030
35-3030-000-0021

Dear Mr. Magrisso:

The undersigned represents Emre Tuna Investment LLC ("Applicant"), owner of approximately 1.5 acres of property at 2500 NW 107 Avenue ("Property"), at the northwest corner of NW 25 Street and NW 107 Avenue. The Property is legally described as:

Parcel 1:
Tract C of F.T.Z. Subdivision, according to the plat thereof, recorded in Plat Book 153, Page 35 of the public records of Miami-Dade County, Florida.
Parcel 2:
The North 25 feet of the South 41 feet of the East 300.00 feet of the Southeast ¼ of Section 30, Township 53 South, Range 40 East, Miami-Dade County, Florida, Less and Except: the first 40.00 feet of the South-East ¼ of the Southeast ¼ of said Section 30, Township 53 South, Range 40 East, Miami-Dade County, Florida.

The Property is illustrated below:



7600 SW 57 AVENUE., SUITE 210, SOUTH MIAMI, FL 33143
786.536.7037, JPROCTOR@PROCTORPA.COM

The Property was developed in 2000. It is zoned I (Industrial) and is designated for Business development on the City's Land Use Plan Map. While the current uses on the Property, including offices, educational facilities, and banks, are permitted in the I District, the Property has historically provided retail services to both residents and users of nearby industrial properties. The Property's location at the intersection of two section line roadways, NW 25 Street and NW 107 Avenue, is ideal for that purpose.

The City has determined that the zoning designation of "I" and the Land Use Plan Map designation of Business are inconsistent. The designations were placed on the Property by the City upon creation of the new municipality, not by the Applicant, or prior Property owners.

To remedy the inconsistency and align the zoning on the Property with the long-term desired use and the Comprehensive Plan (Land Use Plan Map) designation, please accept this request for a District Boundary Change from Industrial (I) to Corridor Commercial (CC). The CC District is designed for business uses on major corridors (Section 68-382). A CC designation would align the zoning with the Business land use category, which accommodates a full range of sales services activities.

Thank you for your consideration of this application.

Sincerely,

Jerry B. Proctor, P.A.
Jerry B. Proctor
President

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

PUBLIC HEARING/ ADMINISTRATIVE REVIEW APPLICATION

PLANNING AND ZONING DEPARTMENT

Please check one:

☑ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No.: LAND-2605-0036
Date Received: RECEIVED By Massiel at 4:35 pm, May 11, 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	☐	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)		
Emre Tuna Investment LLC		
Mailing Address: 10780 NW 27 Street	City, State, Zip: Doral, FL 33172	Telephone: 786-426-9896 Fax: Email:
Name of Owner: Emre Tuna Investment LLC		
Mailing Address: Same as above	City, State, Zip: Doral, FL 33172	Telephone: Fax: Email:

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).

-000-

Folio Number(s) 35-3030-034-0030 and 35-3030-034-0021

Address 2500 NW 107 Avenue, Doral, FL 33172

Lot(s) _____ Block _____ Section _____ Plat Book No. 153 Page No. 35

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

B. ADDRESS (If number has been assigned) Same as above

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; 1.5 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 3/11/2025

APPLICANT'S REQUEST:

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

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.)

See Attached 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) Multi-story office building

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 ½ 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.

4/23/26 _____ / _____

Date Applicant's Signature Print Name Emre Tuna

_____ / _____

Date Applicant's Signature (if more than one) Print Name

8401 NW 53RD TERRACE, SECOND FLOOR, DORAL, FLORIDA 33166 • (305) 59DORAL (593-6725) • FAX: (305) 593-6768• WEBSITE: cityofdoral.com

PUBLIC HEARING/ADMINISTRATIVE REVIEW APPLICATION OWNER AFFIDAVIT

I/We Emre Tuna as Owner (s) of Lot (s) _____

Block _____ Section _____ PB/PG 153-35

of property which is located at 2500 NW 107 Avenue

desire to file an application for review before the City, I/We do understand and agree as follows:

1. That the application for public hearing 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 the notification requirements of the City Code.
3. That the requirements of the Municipal Code, Miami-Dade County Ordinances, the Florida Building Code (FBC), 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 City's Land Development Code (LDC) are those that have been specified in the written application (via variance 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 Emre Tuna Signature _____ Date 9/23/26

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

ANA MARIA HERRERA
Notary Public
State of Florida
Comm# HH405168
Expires 5/31/2027

Applicant's Name _____ Signature _____ Date _____

Notary to Applicant:

City Code Sec. 2-279, *Charges for consulting services established.*

(a)The city manager or his/her designee, in the review of any application, may refer any such application presented to it to such engineering, planning, legal, technical, or environmental consultant or professionals employed by the city as the manager shall deem reasonably necessary to enable him to review such application as required by law. Charges made by such consultant shall be in accord with the charges customarily made for such services in the county, and pursuant to an existing contractual agreement by and between the city and such consultant. Charges made by the city shall be in accord with the hourly rates charged by such consultants or hourly rates of employed professionals and shall be paid on submission of a city voucher.(b)The applicant shall reimburse the city for the cost of such consultant or employed professional services upon submission of a copy of the voucher, within 30 days of submission of a copy of the voucher and as a condition of the zoning resolution. These fees are in addition to any and all other fees required by other law, rule, or regulation of this Code. (Ordinance No. 04-07)

I, Emre Tuna (Property Owner), hereby acknowledge and consent to the payment of all applicable fees as it relates to the application and request for the review and processing of the requested Administrative Hearing, Public Hearing, or legal instrument. Fees shall include, but are not limited to review by city staff, city contractors, agents or consultants, advertisement(s), recordings, mailings, and any additional costs related to the submitted application.

Fees Waived by City

Affidavit to be executed by property owner. All right and entitlements run with the property.

Owner's Name Emre Tuna Signature _____ Date 23/04 April 2026

Notary to Owner:

Applicant's Name_____ Signature _____ Date _____

Notary to Applicant:

MIAMI-DADE COUNTY

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: Emre Tuna Investment LLC

NAME AND ADDRESS	Percentage of Stock
Emre Tuna	100%
325 S. Biscayne Blvd., Apt. 1119	
Miami, FL 33131	

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percent of Ownership

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)

Sworn to and subscribed before me this 23 day of April, 2026. Affiant is personally known to me or has produced Personally Known to me as identification.

_____
(Notary Public)

My commission expires 5/31/2027

ANA MARIA HERRERA
Notary Public
State of Florida
Comm# HH405168
Expires 5/31/2027

*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.

OPTIONAL

However, applicants are encouraged to contact neighbors regarding application.

_____ has applied to the City of Doral for a _____,
Name of Applicant

which will affect the property located at _____ as follows:
Property Address

To permit _____

The ☐ City Council will hold a public hearing on this request. I hereby acknowledge having read the above the subject application, reviewed the applicable plans and understand that I am waiving any objection(s) to the proposed request and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel #1 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel #2 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel #3 _____ Owner Name _____ Address _____ Signature _____ Date
Parcel #4 _____ Owner Name _____ Address _____ Signature _____ Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ →	Parcel #5 _____ Owner Name _____ Address _____ Signature _____ Date
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel #6 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel #7 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel #8 _____ Owner Name _____ Address _____ Signature _____ Date

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Emre Tuna

Legal Description

Parcel 1:
Tract C of F.T.Z. Subdivision, according to the plat thereof, recorded in Plat Book 153, Page 35 of the public records of Miami-Dade County, Florida.
Parcel 2:
The North 25 feet of the South 41 feet of the East 300.00 feet of the Southeast ¼ of Section 30, Township 53 South, Range 40 East, Miami-Dade County, Florida, Less and Except: the first 40.00 feet of the South-East ¼ of the Southeast ¼ of said Section 30, Township 53 South, Range 40 East, Miami-Dade County, Florida.

TITLE REVIEW NOTES:

All the following documents listed under SCHEDULE B II, COMMITMENT FOR TITLE INSURANCE NUMBER 1456178 prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Effective Date: October 6, 2023 at 11:00 PM, furnished by the client to the undersigned to show any matter affecting the subject property.

5. All matters contained on the Plat of F.T.Z. Subdivision, as recorded in Plat Book 153, Page 35, together with affidavit of surveyor recorded in O.R. Book 18200, Page 4115, Public Records of Miami-Dade County, Florida.
[Parcel 1] ANY MATTERS THAT ARE PLOTTABLE ARE SHOWN HEREON

6. All matters contained on the Plat of Commerce Park of the Americas Section Two, as recorded in Plat Book 147, Page 43, Public Records of Miami-Dade County, Florida. [Parcel 1] ANY MATTERS THAT ARE PLOTTABLE ARE SHOWN HEREON

7. All matters contained on the Plat of Free Zone Industrial Park Phase One, as recorded in Plat Book 116, Page 5, Public Records of Miami-Dade County, Florida. [Parcel 1] ANY MATTERS THAT ARE PLOTTABLE ARE SHOWN HEREON

8. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded July 5, 1910 under Deed Book 50, Page 407 and recorded March 11, 1918, under Deed Book 176, Page 339, as affected by the partial release under Quit Claim Deed recorded in O.R. Book 10028, Page 1948, together with certificate recorded in O.R. Book 14325, Page 2028, Public Records of Miami-Dade County, Florida; however, the right of entry and exploration associated with the oil and mineral reservation has been released pursuant to Sec. 270.11, F.S [Parcel 1 and 2] DOES APPLY AS SHOWN HEREON

9. Easement for canal maintenance recorded in O.R. Book 9972, Page 254, Public Records of Miami-Dade County, Florida. [Parcel 2] DOES APPLY AS SHOWN HEREON

10. Pending municipal assessment liens for public improvements, notice of which is contained in Resolution or Ordinance recorded in O.R. Book 13763, Page 507 and O.R. Book 13183, Page 2577, Public Records of Miami-Dade County, Florida. The amount of the assessment or levy, if any, has not been determined, which contains provisions for special assessment being collected thru the ad valorem taxes. [Parcels 1 and 2] DOES APPLY NOT PLOTTABLE

11. Agreement for Water and Sanitary Sewage Facilities recorded in O.R. Book 15832, Page 2200, Public Records of Miami-Dade County, Florida, , which contains covenants, restrictions, easements, fees, charges and approval of purchaser on a limited basis. [Parcel 1] DOES APPLY NOT PLOTTABLE

12. Agreement Regarding Sewer Line recorded in O.R. Book 18203, Page 2777, Public Records of Miami-Dade County, Florida, , which contains covenants, conditions, restrictions, and easements. [Parcel 1] DOES APPLY NOT PLOTTABLE

13. Easement in favor of Florida Power and Light Company recorded in O.R. Book 18851, Page 4001, Public Records of Miami-Dade County, Florida. [Parcel 1] DOES APPLY AS SHOWN HEREON

14. Construction Agreement Regarding Easement Area recorded in O.R. Book 19160, Page 2408, Public Records of Miami-Dade County, Florida. [Parcel 1] DOES APPLY NOT PLOTTABLE

15. Non-Exclusive Ingress and Egress Easement, License and Construction Agreement Regarding Canal recorded in O.R. Book 19160, Page 2414, Public Records of Miami-Dade County, Florida. [Parcels 1 and 2]DOES APPLY AS SHOWN HEREON

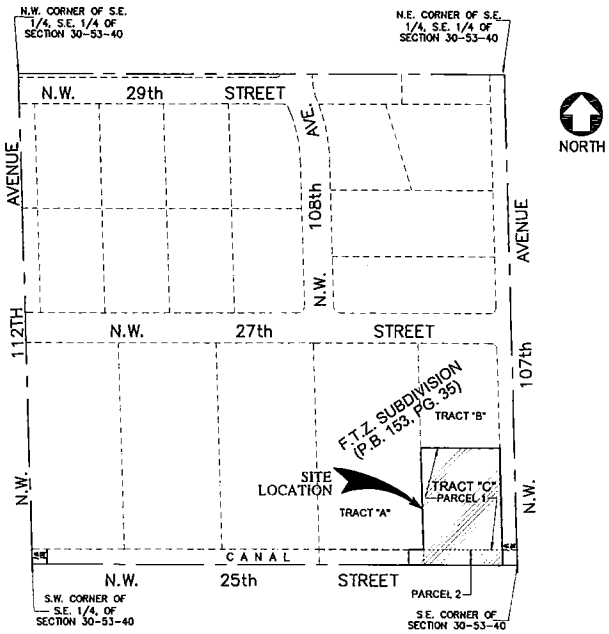
16. Non-Exclusive Ingress and Egress Easement and Construction Agreement recorded in O.R. Book 19160, Page 2429, Public Records of Miami-Dade County, Florida. [Parcel 1] DOES APPLY AS SHOWN HEREON

17. Exclusive Parking Easement and Construction Agreement recorded in O.R. Book 19160, Page 2443, Public Records of Miami-Dade County, Florida. [Parcel 1] DOES APPLY AS SHOWN HEREON

18. Agreement for Covenance of F.T.Z. Plat Property Owner's Association and Declaration of Covenants and Restrictions recorded in O.R. Book 19800, Page 351, Public Records of Miami-Dade County, Florida, which includes provisions for covenants, conditions, restrictions, easements, lien rights and assessments. [Parcel 1] DOES APPLY NOT PLOTTABLE

19. Notice of Lien Prohibition Under Section 713.10, Florida Statute recorded in O.R. Book 31637, Page 4231, Public Records of Miami-Dade County, Florida. [Parcel 1] NOT REVIEWED AS PART OF THIS SURVEY

20. Any consequences arising from the fact that FTZ Plat Property Owners Association, Inc. is a dissolved not for profit corporation. NOT REVIEWED AS PART OF THIS SURVEY



LOCATION AND VICINITY MAP:
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

ZONING RESTRICTIONS

The subject property is currently zoned under the City of Doral Code of Ordinances, Industrial District (I); multiple uses are permitted and such extensive uses are listed under The City of Doral, Florida, Code of Ordinances, Subpart B – Land Development Code, Chapter 68, Land uses and zoning districts, Article VI, Division 3 Sec. 68-819 to 824. (Banks are permitted)

SETBACK for general CORE - LIMITED (T4 - L):

Front	Twenty (20) feet
Rear	Five (5) feet/fifteen (15) feet
Interior side	Five (5) feet/fifteen (15) feet
Side Street	Fifteen (15) feet

PARKING RESTRICTION under Chapter 77, ARTICLE IV, DIVISION 2. OFF-STREET PARKING, Sec. 77-138

Minimum Off-Street Parking Requirement under Industrial / Banks:
One space per 250 square feet of the gross floor area or fraction thereof.

Minimum Off-Street Parking Requirement under Industrial / Office:
One space per 300 square feet of the gross floor area or fraction thereof.

Handicap:
Any parking area to be used by the general public shall provide suitable, marked parking spaces for handicapped persons. The number, design, and location of these spaces shall be consistent with the requirements of the applicable state statutes, or succeeding provisions. Parking spaces required for the handicapped may be counted as parking spaces in determining compliance with this article. All spaces for the handicapped shall be paved.

PARKING SPACES DESCRIPTION		REQUIRED AS PER CODE
REGULAR PARKING SPACES	118	116
HANDICAP PARKING SPACES	4	4
TOTAL	122	120

NOTE:
THE SURVEY DRAWING AND THE TITLE REVIEW NOTES SHOWN HEREIN ARE ONE IN THE SAME, ONE CANNOT BE USED WITHOUT THE OTHER. ANY DEVIATION BETWEEN THE SURVEY DRAWING AND TITLE REVIEW NOTES SHALL BE REPORTED TO THE SIGNING ENTITY SHOWN HEREIN.

LEGAL DESCRIPTION:

PARCEL 1:

TRACT C OF F.T.Z. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 25 FEET OF THE SOUTH 41 FEET OF THE EAST 302.00 FEET OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT: THE EAST 40.00 FEET OF THE SOUTHEAST ¼ OF SAID SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

ALSO KNOWN AS:

THAT PORTION OF A 25.00 FEET WIDE CANAL MAINTENANCE EASEMENT LYING SOUTH OF TRACT C AND SOUTH OF PORTION OF TRACT A OF F.T.Z. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE AFOREMENTIONED TRACT C, AND BOUNDED ON THE WEST BY A LINE PARALLEL WITH AND 45.00 FEET WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT A.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN NON- EXCLUSIVE INGRESS AND EGRESS EASEMENT AND CONSTRUCTION AGREEMENT RECORDED IN BOOK 19160, PAGE 2429 AND AN EXCLUSIVE EASEMENT FOR PARKING AS SET FORTH IN EXCLUSIVE PARKING EASEMENT AND CONSTRUCTION AGREEMENT RECORDED IN BOOK 19160, PAGE 2443; ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the Legal Description as shown.
2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of TITLE COMMITMENT was made to determine recorded instruments, if any affecting this property.
3) Accuracy:
The accuracy obtained by field measurement and office calculation of a closed geometric figure meets and exceeds 1 foot in 7,500 feet.

The elevations as shown are based on a closed level between the two benchmark noted below. The calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles between the two control points being tested.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
8) Ownership subject to OPINION OF TITLE.
9) Type of Survey: Alta Survey.
10) Area Parcel 1: 65,2.38.11 sq. ft. or 1.50 Acres +/-.
11) North arrow and bearings shown hereon and North arrow direction are based on an assumed value of: N89deg57min48secE along the East line of Section 30-53-40.
12) Elevations are based on: National Geodetic Vertical Datum of 1929
13) Miami-Dade Bench Mark Used: N-496 Elevation=6.50'(N.G.V.D.)
N.W. 25th Street ---- 20' North of North E/P
N.W. 112th Avenue ---- 40' East of East Guard Rail
PK Nail in top of Culvert Headwall 10' E.S.E. of witness post
14) Property Address: 2500 N.W. 107th AVENUE Miami, Florida, 33172
15) Flood Zone: "X" Base Flood Elev. N/A FEMA Panel Number:120041 0286 L Date: September 11, 2009.
16) This PLAN OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
a. FARMASI-USA
b. FORTUNA REAL ESTATE LLC AND ITS SUCCESSORS AND/OR ASSIGNS
c. EPGD ATTORNEYS AT LAW, P.A.
d. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
e.
17) Field Book: A-531 31-35 / SND. Project No.:12-037-0364 Project No.:12-037-5400
18) This Map of Survey is intended to be displayed at a scale of One inch equals 20 feet or smaller.

SURVEYOR'S CERTIFICATE:

Certify To: FARMASI-USA, FORTUNA REAL ESTATE LLC AND ITS SUCCESSORS AND/OR ASSIGNS, EPGD ATTORNEYS AT LAW, P.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes items 2, 3, 4, 8(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18 and 19 of Table A thereof.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

The field work was completed on April 20th 2018.

Date of Plat or Map: October 24th, 2023

FORD, ARMENTEROS & FERNANDEZ, INC. LB 6557
Original Field Work Survey Date: May 08, 2012
Revision 1: APRIL 13, 2018 (UPDATE ALTA SURVEY)
Revision 2: August 30th, 2018 (REVISED 5 PER CLIENT'S COMMENTS)
Revision 3: October 18th, 2023 (UPDATE ALTA SURVEY)
Revision 4: October 24th, 2023 (UPDATE TITLE COMMITMENT)

Digitally signed by Ricardo Rodriguez
Date: 2023.10.24 11:56:08 -04'00'

By: Ricardo Rodriguez, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.5936

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 NW 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH: (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

RECORD OF REVISION

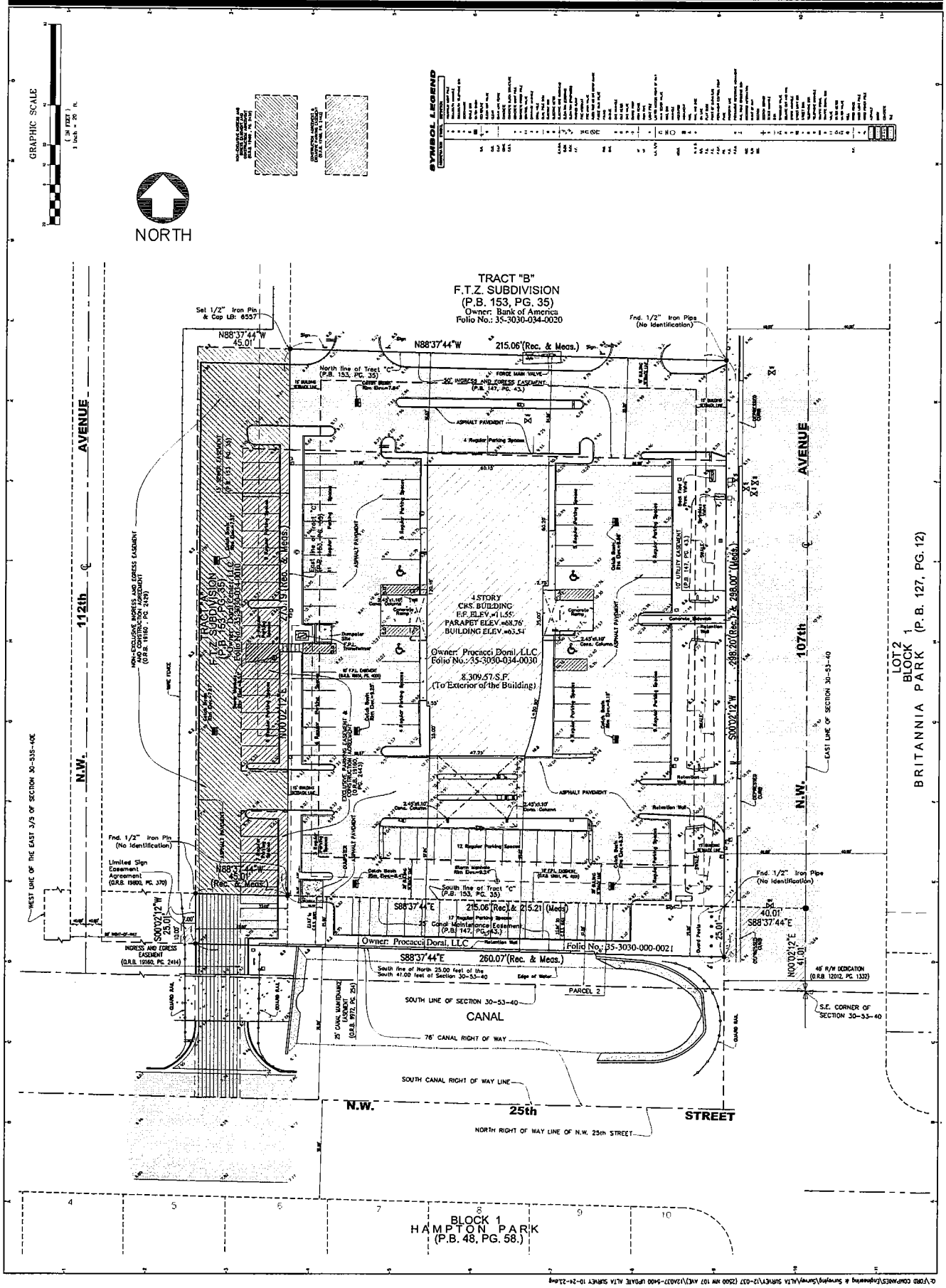
No.	DATE	DESCRIPTION	BY	APP.
1	04/20/18	UPDATE ALTA SURVEY	JAER	R.R.
2	08/30/18	REVISED 5 PER CLIENT'S COMMENTS	R.R.	O.A.
3	10/18/23	UPDATE ALTA SURVEY	O.R.	R.R.
4	10/24/23	UPDATE TITLE COMMITMENT	O.R.	R.R.

2500 N.W. 107TH AVENUE

TYPE OF PROJECT: ALTA / NSPS LAND TITLE SURVEY
TEXT MAP: SURVEYOR'S NOTES, TITLE NOTES, SURVEYOR'S CERTIFICATE, LOCATION MAP AND LEGEND
CLIENT: FARMASI-USA
CLIENT ADDRESS: 2500 NW 107 AVENUE, SUITE 300 MIAMI, FLORIDA 33172
PROJECT LOCATION: SECTION 30, TOWNSHIP 53 SOUTH, RANGE 40 EAST MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN
DRAWN BY: J.J./JAER
DOC. CHECKED BY: O.A.
SURVEY CONTROL:
DATE: OCTOBER 24, 2023
PROJECT No: 12A037-5800
SHEET: 1 OF 2 SHEETS

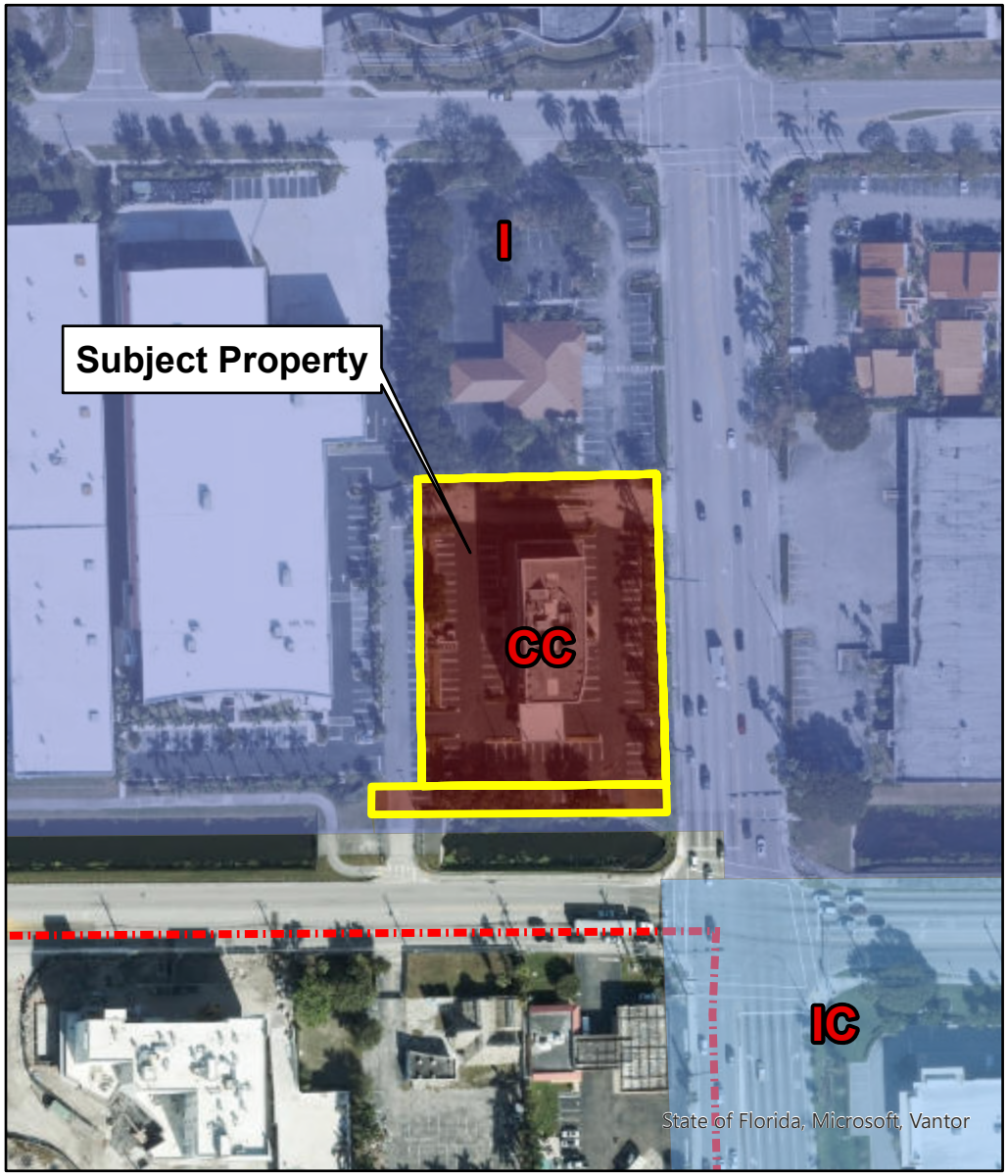
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EXHIBIT “B”





Current Zoning

- Corridor Commercial (CC)
- Industrial (I)
- Industrial Commercial (IC)
- City Limits

City of Doral

Planning & Zoning Department

Emre Tuna Investment LLC Rezoning Map

Proposed Re-Zoning

N

7/9/2026