

RESOLUTION No. 25-216

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR MAHUDI INTERNATIONAL CORP - FINGER LAKES WAREHOUSE, FOR THE PROPERTY LOCATED AT 2100 NW 95 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 53 "Administration", Article III. Development Procedures, Sec. 53-184(f) of the City of Doral (the "City") Land Development Code, establishes the site plan review and approval procedures for the Mayor and City Council to review and approve the site plan; and

WHEREAS, Mahudi International Corp. (the "Applicant") is seeking site plan approval for the property located at 2100 NW 95th Avenue in the City, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3033-041-0010 (the "Property") as legally described in "Exhibit A" (the "Project"); and

WHEREAS, City staff finds that the proposed site plan, attached hereto as "Exhibit B," complies with the requirements and standards of the City's Land Development Code and Comprehensive Plan; and

WHEREAS, a zoning workshop was held on June 25, 2025, during which the public was afforded an opportunity to examine the Project and provide feedback; and

WHEREAS, the City Council reviewed the site plan application, the written and oral recommendations from the Planning public and Department, and hereby finds competent substantial evidence to find the site plan is in compliance with the City's Comprehensive Plan and Land Development Regulations, and that the site plan maintains the basic intent

and purpose of the zoning, subdivision or other land use regulations, which is to protect the general welfare of the public, and further finds that the site plan application should be granted.

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

Section 1. Recitals. The foregoing recitals are confirmed, adopted, and incorporated herein and made as part hereof by this reference.

Section 2. Findings and Conclusions. Based upon an analysis of the site plan application and standards for approval of a site plan under the City's Land Development Regulations, the City Council hereby finds and concludes that the Applicant's request for site plan, as more particularly set forth in "Exhibit B," is in compliance with the Comprehensive Plan and the Land Development Regulations of the City, and there is substantial competent evidence to support approval of the Application.

Section 3. Approval. The Mayor and City Council hereby approve the site plan for Finger Lakes Warehouse, for the property located at 2100 NW 95th Avenue in the City of Doral, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3033-041-0010, as legally described in "Exhibit A." The site plan proposes one ±14,854 square foot warehouse building constructed on approximately 0.98 acres of the Property; a copy of the site plan is provided in "Exhibit B." The approval of the site plan is subject to the following conditions:

1. The Project shall be built in substantial compliance with the plans entitled "Finger Lake Warehouse," prepared by V3 Architectural Group, dated stamped received May 23, 2025.

2. The Project shall be landscaped in accordance with the landscape plan, signed by Ken Gardner, RLA, dated stamped received May 23, 2025, as amended, and included with the site plan submittal.
3. The City of Doral Public Works Department has reviewed the subject application and recommends approval. Advisory comments below are necessary during site plan review process and implementation of the project:
 - Modifications to the approved Land Use will require a revised traffic analysis.
 - Approval is subject to review from City of Doral Public Works Department - Plans Review.
 - Compliance with the applicable sections of the City's Land Development Code Chapter 77.
 - Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.
4. The Applicant shall comply with Ordinance No. 2015-09 "Public Arts Program," as amended, at the time of building permit (if applicable).
5. The Applicant shall comply with Chapter 63, "Green Building Incentives," of the City's Land Development Code at the time of building permit (if applicable).
6. The Applicant shall comply with the City's Floodplain Management regulations (Chapter 23, Article II, Floodplain Management) of the City's Code.
7. The Applicant shall provide the Building Department a certified drainage inspection report prior to the issuance of a certificate of occupancy.
8. The property owner shall maintain the landscaping within the public rights-of-way adjacent to the property. Maintenance includes trees, plants, sod, and other landscape material.
9. The Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) at time of building permit. The Plan should provide guidelines for implementing an erosion and sedimentation control program before the site is cleared or graded, including areas where topsoil will be removed and contours of slopes will be cleared. The Plan shall also include location and

type of erosion control measures, storm water and sediment management systems, and a vegetative plan for temporary and permanent stabilization. The Plan shall remain on-site for the duration of the construction activity.

10. If more than one (1) acre of land is disturbed during construction the Contractor/Developer is responsible to obtain NPDES Stormwater permit coverage through the Florida Department of Environmental Protection (FDEP), Construction Generic Permit (CGP). If the project is less than one (1) acre, but part of a larger common plan of development or sale that will ultimately disturb one or more acres, permit coverage is also required. Instruction to request and obtain a CGP can be found at: <http://www.dep.state.fl.us/water/stormwater/npdes/docs/cgp.pdf>. Contractor/Developer should submit the Notice of Intent (NOI) with the appropriate processing fees to the NPDES Stormwater Notices Center. Contractor/Developer must apply for permit coverage at least two (2) days before construction begins.
11. Construction shall be permitted only during the hours set forth in Ordinance No. 2011-01 "Noise Ordinance."
12. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Department of Regulatory and Economic Resources, along with the tree removal permit documentation.
13. The Applicant shall comply with all applicable conditions and requirements of the Miami-Dade County Fire Rescue Department.
14. All applicable local, state, and federal permits must be obtained before commencement of the development.
15. Issuance of this development permit by the City of Doral does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Doral for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

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

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

PASSED AND ADOPTED this 13 day of August, 2025.




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

EXHIBIT “A”



CITY OF DORAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 13, 2025 at 6:00 p.m.** the City of Doral City Council will hold a Public Hearing **to consider a site plan.** The Hearing will take place at the **City of Doral Government Center Council Chambers**, located at **8401 NW 53 Terrace, Doral, Florida 33166.**

The City of Doral proposes to adopt the following Resolution:

Resolution No. 25-

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN FOR MAHUDI INTERNATIONAL CORP - FINGER LAKES WAREHOUSE, FOR THE PROPERTY LOCATED AT 2100 NW 95 AVENUE IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

HEARING NO.: 25-08-DOR-03

APPLICANT: Manuel D. Fernandez, V3 Architectural Group, Inc. (the "Applicant")

PROJECT NAME: Mahudi International Corp Finger Lakes Warehouse

PROPERTY OWNER: Mahudi International Corp

LOCATION: 2100 NW 95 Avenue, Doral, FL

FOLIO NUMBER: 35-3033-041-0010

SIZE OF PROPERTY: ±0.98 acres

FUTURE LAND USE MAP CATEGORY: Industrial

ZONING DISTRICT: Industrial District (I)

REQUEST: The Applicant proposes a warehouse facility consisting of 16,577 square feet.

Location Map



Inquiries regarding the item may be directed to the Planning and Zoning Department at 305-59-DORAL or via email at planningandzoning@cityofdoral.com

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decisions made by the City Council with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Persons with disabilities requiring accommodations in order to participate in this public hearing should contact the Office of the City Clerk at 8401 NW 53 Terrace, Doral, Florida, telephone number (305) 593-6730, no later than three (3) business days prior to such proceedings.

Connie Diaz, MMC
City Clerk, City of Doral

EXHIBIT “B”



ARCHITECTURAL GROUP

ARCHITECTURE | PLANNING | INTERIORS

RECEIVED

By Stephanie Puglia at 9:00 am, Oct 21, 2024

City of Doral Site Plan Review
PLAN-2410-0091
Warehouse @ 95th Avenue

July 8, 2024

To: Javier Gonzalez
Director of Planning and Zoning Department
City of Doral
8401 NW 53rd Terrace, 2nd Floor
Doral, Florida 3333166

Ref: Finger Lakes Warehouse @ 95th Avenue
ADDRESS: 21XX NW 95th AVENUE, DORAL, FL. 33172
FOLIO NUMBER: 35-3033-041-0010
Request for Site Plan Approval

Re: Submittal for Site Plan Approval.

Dear Mr. Gonzalez

Please accept this letter of intent on behalf of Mahudi International Corp. (the "Owner") for consideration of the proposed plans for submission to Site Plan Approval. The project consists of a new Office / Warehouse consisting of 16,577 S.F..

This project is a new construction in a vacant land.

The building facades are consistent with Article II, Building Architecture Regulations, Sec. 86-25. Building is Designed meet the high standards our firm and our client feel is to be representative of the City of Doral.

Thank you again for your consideration of this request. As always, if you have any questions or need additional information, please let us know.

Sincerely,

Manuel D. Fernandez, AIA, NCARB
V3 Architectural Group, Inc.



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

PUBLIC HEARING APPLICATION
/ Administrative Review Application

PLANNING AND ZONING DEPARTMENT

Please check one:

- ☐ CITY COUNCIL
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No.: PLAN-2410-0091

Date Received: _____

REVISED

4:36 pm, Nov 04, 2024

INSTRUCTIONS

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

APPLICATION

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

- ☐ Change in Zoning District
☐ 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) Manuel D. Fernandez		
Mailing Address 8103 NW 33RD. Street	City, State, Zip Doral, Florida 33122	Telephone 305.559.1496 Fax Email: Manuel@v3architecturalgroup.com
Name of Owner Mahudi International Corp		
Mailing Address 2110-12 NW 95 Avenue	City, State, Zip Doral, Florida 33172	Telephone Fax Email: shail.shah@hospitalityessentialsllc.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) 35-3033-041-0010

Address 2100 NW 95 Avenue Doral, FL 33172

Lot(s) TR A Block _____ Section _____ Plat Book No. 150 Page No. 28

FINISHED FLOOR ELEVATION (If applicable): 11.70 NGVD FLOOD ZONE: "AH" +8.00' NGVD

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

C. **SIZE OF PROPERTY** 125.00 ft. X 340.00 ft. = 42,500 sq. ft.; 0.98 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** _____

APPLICANT'S REQUEST:

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

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.)

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) _____

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

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

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

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

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

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

- ☐ 35 MM Photo(s) (Mounted 8 1/2 x 11) ☒ Other RENDERINGS
- ☐ 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.

07.08.2024

Date

Manuel D. Fernandez

Applicant's Signature

Manuel D. Fernandez

Print Name

Date

Applicant's Signature (if more than one)

Print Name

PUBLIC HEARING APPLICATION

OWNER AFFIDAVIT

I/We Mahudi International Corp as Owner (s) of Lot (s) TRABlock _____ Section _____ PB/PG 150-28

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

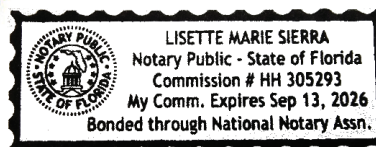
1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the City staff will remove the sign. The applicant will be responsible for advertising 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 Manuel D. Fernandez 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 Shail Shah Signature [Signature] Date 07.08.24

Owner's Name _____ Signature _____ Date _____

Notary to Owner: [Signature] Lisette Marie Sierra #HH 305293Applicant's Name Manuel D. Fernandez Signature [Signature] Date 07.08.24Notary to Applicant: [Signature]
Lisette Marie Sierra #HH 305293

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	<div style="text-align: center;"> SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ → </div>	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

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: MAHUDI INTERNATIONAL CORP.

NAME AND ADDRESS

Percentage of Stock

SHAIL JANAK SHAH

50%

2110 NW 95TH AVENUE, MIAMI FL, 33172

SWAPNIL SHAH

50%

2110 NW 95TH AVENUE, MIAMI FL, 33172

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: _____

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

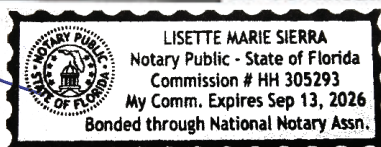
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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 1st day of November, 2024. Affiant is personally known to me or has produced FL Driver License #S000-790-79-207-0 as identification.

Lisette Marie Sierra
(Notary Public)



My commission expires HH 305293

*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.



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FINGER LAKE WAREHOUSE / LEGAL DESCRIPTION

LEGAL DESCRIPTION

TRACT "A" OF "MAHUDI SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONTAINING 42,500 SQUARE FEET OR 0.98 ACRES (LAND AREA = 0.89 ACRES, WATER AREA 0.09 ACRES), MORE OR LESS, BY CALCULATIONS.

Best Regards,

Manuel D. Fernandez, A

