PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY RCL AMOUNT OF FEE $1,299.00

RECEIPT # I200203953

DATE HEARD: 7/30/02

BY CZAB # 15

RECEIVED
Z02-30
AUG 15 2002
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DATE RECEIVED STAMP

****

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z02-30-(02-5-CZ15-2)

Filed in the name of (Applicant) Air Base Landings, Ltd.

Name of Appellant, if other than applicant Air Base Landings, Ltd.

Address/Location of APPELLANT'S property: South of SW 268 St., Lying East of Theoretical SW 122nd Avenue, Miami-Dade County, Florida.

Application, or part of Application being Appealed (Explanation): Entire Application

Appellant (name): Air Base Landings, Ltd.
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

Per the Planning and Zoning Directors recommendation the request is consistent with the CDMP and compatible with the residential development in the area. The Community Zoning Appeals Board erred in denying the application, which meets all required concurrency standards.

APPELLANT MUST SIGN THIS PAGE

Date: _____ day of _____, year: _____

Signed _____

_____
Print Name

_____
Mailing Address

_____ _____ _____

_____ _____
Phone Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Air Base Landings, Ltd.
Representing

Signature

SIMON FERRO, ESQ.
Print Name

1221 Brickell Avenue
Address

Miami FL 33131
City State Zip

305-579-0500
Telephone Number

Subscribed and Sworn to before me on the 15th day of August, year 2002

Leyla M Salas
Notary Public

(stamp/seal)

OFFICIAL NOTARY SEAL
LEYLA M SALAS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD060084
MY COMMISSION EXP. SEPT 24,2005

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Simon Ferro, attorney for Air Base Landings,Ltd (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

___ 1. Participation at the hearing
XX 2. Original Applicant
___ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Print Name

Signature

Print Name

Appellant's signature

Simon Ferro
Print Name

Sworn to and subscribed before me on the 15 day of August, year 2002.

Appellant is personally know to me or has produced _____ as identification.

OFFICIAL NOTARY SEAL
LEYLA M SALAS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD060084
MY COMMISSION EXP. SEPT 24,2005

Notary
(Stamp/Seal)

Commission Expires:

[b:forms/affidapl.sam(5/98)]

Sec. _____ Twp. _____ Rge. _____ Receipt _____

36 56 39

ZONING HEARING APPLICATION

METROPOLITAN MIAMI-DADE COUNTY

ALL FOLIO NUMBERS ARE REQUIRED

RECEIVED 202-030 JAN 07 2002

30-69-36-004-0110
(30-69-36-003-1590)

Date Received Stamp ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY _____

PLEASE TYPE OR PRINT LEGIBLY, IN INK, ALL INFORMATION ON APPLICATION

1. Name of Applicant AIR BASE LANDINGS LIMITED

a. if applicant is owner, give name exactly as recorded on deed.

b. if applicant is lessee, attach copy of valid lease of 1 year or more and Owner's Sworn-to-Consent form.

c. if applicant is corporation, partnership, limited partnership, or trustee, a separate Disclosure of Interest from must be completed.

Mailing Address P.O. BOX 560182

City MIAMI State FL Zip 33256-1902

Tel. # (during working hours) 786-586-5921 Other 305-519-4141

2. Name of Property Owner AIR BASE LANDINGS LIMITED

Mailing Address P.O. BOX 560182

City MIAMI State FL Zip 33256-1902

Tel. # (during working hours) 786-586-5921 Other 305-519-4141

3. Contact Person OCTAVIO E. MENDIZABAL

Mailing Address 21801 S.W. 98TH PLACE (305)593-9788 209

City MIAMI State FL Zip 33190

Tel. # (during working hours) 786-586-5921 Other 305-232-5908

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION

a. if subdivided, provide lot, block, complete name of subdivision, plat book and page number.

b. if metes and bounds description, provide complete description, (including section, township and range).

c. submit 7 copies of a survey if property is odd-shaped (1" to 300' scale).

d. if separate requests apply to different areas, provide the legal description of each area covered by a separate request.

e. attach a separate, typed sheet if necessary. Verify the legal is correct.

TRACT B1 ER, CUTLER LANDINGS REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLATBOOK 135, PG58, OF THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORIDA

(TRACT A, CUTLER LANDINGS REPLAT, PLAT BOOK 135, PG58 OF MIAMIDADE COUNTY, FLORIDA)

5. Address or location of subject property: SW 268TH STREET & 120TH AVENUE

6. Size of property: ODD ft. X ODD ft. Acres 4.4 ACRES

7. Date subject property acquired ☒ or leased ☐ 13TH day of NOVEMBER, 2000.

Term of lease N.A. years/months.

8. Does property owner own contiguous property to the subject property? If so, give complete legal description of entire contiguous property. (If lengthy, please type on a sheet labeled "Contiguous Property".

N.A.

9. Is there an option to purchase ☐ or lease ☐ the subject property or property contiguous thereto? ☐ yes or ☒ no

If yes, who are the potential purchasers or lessees? (Complete section of Disclosure of Interest form, also.)

N.A.

10. Present zoning classification(s): BU-1A, RU-3M

11. REQUEST(S) COVERED UNDER THIS APPLICATION:

Please check the appropriate box and give a brief description of the nature of the request in the space provided. Be advised that all zone changes require a special exception to permit site plan approval except for rezoning to residential of 3 acres or less.

☒ District Boundary (Zone) Change(s): Zone classifications requested BU-1A TO RU-3M WITH S.U.R.

☒ Special Exception to permit Site Plan Approval for RESIDENTIAL DEVELOPMENT

☐ Unusual Use

☐ Use Variance

☒ Non-use Variance FENCE REQUIREMENTS

☐ Special Exception

☐ Modification of previous resolution/plan

☐ Modification of Declaration or Covenant

12. Has a public hearing been held on this property within the last year & a half? ☐yes ☒no

If yes, applicant's name N.A.

Date of hearing N.A.

Nature of hearing N.A.

Decision of hearing N.A.

Resolution # N.A.

13. Is this hearing being requested as a result of a violation notice? ☐ yes ☒ no

If yes, give name to whom violation notice was served

N.A.

Nature of violation N.A.

14. Are there any existing structures on the property? ☐ yes ☒ no

If yes, briefly describe N.A.

15. Is there any existing use on the property? ☐ yes ☒ no

If yes, what is the use and when was it established? Use N.A.

Established N.A.

APPLICANT'S AFFIDAVIT

OWNER OR TENANT AFFIDAVIT

I, N.A., being first duly sworn, depose and say that I am the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

N.A.
Signature

Sworn to and subscribed to before me
this — day of —, —

N.A.
Notary Public

Commission Expires N.A.

****

CORPORATION AFFIDAVIT

We, N.A., being first duly sworn, depose and say that we are the President ☐Vice President, and ☐Secretary ☐Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the ☐owner ☐tenant of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

N.A.
President's Signature

(Corp. Seal) ATTEST: N.A.
Secretary's Signature

Sworn to and subscribed to before me
this — day of —, —

N.A.
Notary Public

Commission Expires N.A.

****

PARTNERSHIP AFFIDAVIT

We, the undersigned, being first duly sworn depose and say that we are partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; that all answers to the questions in said application and all sketches, data, and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said partnership is the ☒ owner/ ☐ tenant of the property described herein which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before the application can be submitted and hearing advertised.

AIR BASE LANDINGS LIMITED
Name of Partnership)

By ABISAEL PEREZ 33.3% By JORGE O. HERNANDEZ 33.3%
By OCTAVIO E. MENDIZABAL 33.3% By N.A. N.A. %

Sworn to and subscribed to before me, AS TO JORGE O. HERNANDEZ
this 7TH day of JANUARY, 2002.

OFFICIAL NOTARY SEAL
SIDNEY Z BRODIE
COMMISSION NUMBER
CC803569
MY COMMISSION EXPIRES
FEB 12 2003

Notary Public

Commission Expires

****

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketch data and other supplementary matter attached and made a part of this application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

_____
Signature

Sworn to and subscribed to before me
this _____ day of _____, _____.

_____
Notary Public

Commission Expires_____

NEW LEGAL 6/26/02

202-030
AIRBASE
CAMBRIDGE

LEGAL DESCRIPTION -

A portion of land located in the SW 1/4, NE 1/4 of Section 36, Township 56 South, Range 39 East, Miami-Dade, Florida, more particularly described as follows:
The East 50 feet of Tract A, CUTLER LANDINGS according to the plat thereof, as recorded in Plat Book 131, Page 39 of the Public Records of Miami-Dade County, Florida

Along with the ~~West 50 feet of~~ the East 100 feet of the South 25 feet of the North 75 feet of Tract A, CUTLER LANDINGS according to the plat thereof, as recorded in Plat Book 131, Page 39 of the Public Records of Miami-Dade County, Florida.

&

Tract B-1 and R in CUTLER LANDINGS REPLAT according to the Plat thereof as recorded in Plat Book 135, Page 58, of the Public Records of Miami-Dade County, Florida.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

N.A.
CORPORATION NAME

NAME, ADDRESS AND OFFICE	Percentage of Stock
N.A.	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

N.A.
TRUST NAME

NAME AND ADDRESS	Percentage of Interest
N.A.	N.A.

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

AIR BASE LANDINGS LIMITED
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS	Percentage of Ownership
ABISAEL PEREZ	33.3 %
OCTAVIO E. MENDIZABAL	33.3 %
JORGE O. HERNANDEZ	33.3 %

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

N.A.
NAME

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
N.A.	N.A.

Date of contract: N.A.

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

N.A.

N.A.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

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

Signature: _____

(Applicant) ABISAEL PEREZ (PRESIDENT)

Sworn to and subscribed before me,

this 4 day of JAN, 2002

(SEAL)

GILBERT A. CHEDIAK
COMMISSION # CC738641
EXPIRES JUL 07, 2002
BONDED THROUGH
ADVANTAGE NOTARY OF FLORIDA

Notary Public, State of Florida at Large

My Commission Expires:

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF DADE

Before me, the undersigned authority, personally appeared JORGE O. HERNANDEZ hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the property, which is the subject of the proposed hearing.

2. The subject property is legally described as:
TRACT B1 & R, CUTLER LANDINGS REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135 PG 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature

SIDNEY Z. BRODIE
Print Name

Signature

Print Name

Affiant's signature

JORGE O. HERNANDEZ
Print Name

Sworn to and subscribed before me on the 7TH day of JANUARY, 2002. Affiant is personally known to me or has produced FLA. DRIVER'S LICENSE as identification.

Notary Public-State of _____

OFFICIAL NOTARY SEAL
SIDNEY Z BRODIE
COMMISSION NUMBER
CC803569
MY COMMISSION EXPIRES
FEB. 12,2003
NOTARY PUBLIC STATE OF FLORIDA

My Commission Expires:

[f:\forms\Affidin.doc (9/1/00)]

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF DADE

Before me, the undersigned authority, personally appeared ABISAEL PEREZ, hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the property, which is the subject of the proposed hearing.

2. The subject property is legally described as:
TRACT B1 & R, CUTLER LANDINGS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135 PG 58, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

01/02
Signature
OCTAVIO E. MENDIZABAL
Print Name

Signature
LYDAH MARTIN
Print Name

Affiant's signature
ABISAEL PEREZ
Print Name

Sworn to and subscribed before me on the 4 day of JAN, 2002. Affiant is personally known to me or has produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
GILBERT A. CHEDIAK
COMMISSION # CC728641
EXPIRES JUL 07, 2002
BONDED THROUGH
ADVANTAGE NOTARY OF FLORIDA

Notary Public-State of Florida

My Commission Expires:

[f:\forms\Affidin.doc (9/1/00)]

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF FLORIDA Public Hearing No. _____

COUNTY OF DADE

Before me, the undersigned authority, personally appeared OCTAVIO E. MENDIZABAL hereinafter the Affiant, who being duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the property, which is the subject of the proposed hearing.

2. The subject property is legally described as:
TRACT B1 & B, CUTLER LANDINGS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PG 58, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature
Abisael Perez
Print Name

Signature
Judith Alfaro
Print Name

Affiant's signature
OCTAVIO E. MENDIZABAL
Print Name

Sworn to and subscribed before me on the 4TH day of JANUARY, 2002. Affiant is personally known to me or has produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
ALBERT A. CHEDIAK
COMMISSION # CC738641
EXPIRES JUL 07, 2002
BONDED THROUGH
ADVANTAGE NOTARY OF FLORIDA

Notary Public-State of Florida

My Commission Expires:

[f:\forms\Affidin.doc (9/1/00)]

PH#_____

Notice to all Applicants

Advisory from the County Attorney's Office

A recent decision of the Third District Court of Appeal has ruled that zoning applications that are inconsistent with the Comprehensive Development Master Plan **cannot** be approved by a zoning board based upon considerations of fundamental fairness. The County Attorney's Office is seeking review of this decision in the Florida Supreme Court.

In the interim applicants are advised that if their hearing request is determined to be inconsistent with the Comprehensive Development Master Plan and they decide to go forward with the public hearing they cannot be approved, but could only be denied or deferred.

Applicants are further advised that if they wish to rely on fundamental fairness in seeking approval, a request for deferral pending the Court's final decision would be an appropriate request. Deferral will allow applicant's to present their fundamental fairness arguments and exhaust any remedies related thereto should the court ultimately modify the ruling.

By signing below the applicant acknowledges that they have read and understood this Notice.

Signature

1/7/02
Date

ABISAEL PEREZ (PRESIDENT)
Print name

P.O. BOX 560182 MIAMI, FL 33256-1902
Address

(305) 519-4141
Telephone

Date: 01 / 07 / 02 Public Hearing No: _____

RESPONSIBILITIES OF THE APPLICANT

PLEASE READ CAREFULLY BEFORE SIGNING.

I hereby acknowledge that I am aware that the Department of Environmental Resources Management (DERM), the Public Works Department, and other County agencies review each zoning application and proffer comments that may affect its scheduling and outcome. These comments sometimes include requirements for an additional public hearing before DERM's Environmental Quality Control Board, (the EQCB) or other County boards, and/or the preparation and execution of agreements to run with the land which are recorded, prior to scheduling. I understand that it is my responsibility as the applicant or applicant's representative to promptly follow through with the Compliance of DERM or Public Works requirements or to advise this office in writing if the application will not go forward and may be considered *withdrawn*. Contact with the above mentioned agencies is advised during the hearing process. You may obtain the telephone numbers and locations of the reviewing departments at the Zoning hearings Counter.

Fees: Further I understand that the hearing fees paid at the time of filing may not be the total cost of the hearing, that I will be advised of the following fees which must be paid promptly: additional radius fee, deferral or readvertising fee (if applicant requests deferral), revision fee, and/or other fees assessed for changes or additions to the hearing application or plans. I am aware that applications withdrawn within 60 days of the date of filing are eligible for refund of 50% of the hearing fee. After that time, hearings that are withdrawn or returned for inaction will *not* be eligible for a refund.

Permit Requirements: I also understand that the South Florida Building Code may contain requirements that affect my ability to obtain a required building permit from the Department of Planning, Development and Regulations (10th Floor) for my project, even if my zoning application is approved at public hearing. I am aware that a Building Permit is required for all construction and that I am responsible for obtaining the required permits, all required inspections, and the Certificate of Use and Occupancy or Certificate of Completion for any and all structures and additions whether proposed or existing without permits. Additionally, I am aware that a Certificate of Use and Occupancy must be obtained for the use of the property, after it has been approved at Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or Use and Occupancy will result in the initiation of Enforcement action against the occupant and owner. I further understand that submittal of the Zoning Hearing application will not necessarily forestall enforcement action against the property.

Residential construction within 2 miles of a Blasting Site: Persons applying for a residence or residential development located within two miles of a permitted rock mining operation where blasting is permitted must record in the public records of Miami-Dade County a notice that the proposed development is within two miles of the blasting site, prior to the issuance of the first development permit. The notice must provide the location of the blasting site and state that such blasting is regulated by Chapter 13 of the Code of Metropolitan Miami-Dade County. Notice must be given to and signed by buyers with purchase contracts within the development. Maps showing permitted rock mining operations where blasting is permitted in Miami-Dade County are available in the Department of Planning, Development and Regulation (DPDR) and in the Public Works Department. Any developer may request a written opinion from the Director of Public Works as to whether a development is located within the two-mile area.

_____
(Signature)

ABISAEL PEREZ (PRESIDENT)
(Print Name)

Notary: Sworn to and subscribed before me this 4 day of Jan, 2002.

_____
Notary Public - State of Florida

NOTARY PUBLIC STATE OF FLORIDA
GILBERT A. CHEDIAK
COMMISSION # CC738641
EXPIRES JUL 07, 2002
BONDED THROUGH
ADVANTAGE NOTARY OF FLORIDA

My commission expires _____

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

Legal Description: Tract B1 and R, Cutler Landings Replat, according to the Plat thereof, as recorded in Plat Book 135, Page 58, of the Public Records of Miami Dade County, Florida.

I hereby certify that the landscaping plan being submitted for the above captioned complies with the requirements of Ordinance 95-222 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Dade County and that none of the species are from the prohibited list.

I further certify that I am authorized under chapter 481, Florida statutes to prepare and submit this landscaping plan.

Raphaele C. Chiappetta

Professional Preparer's Signature

Raphaele C. Chiappetta, A.I.A
License #11596

Seal & Date