

RESOLUTION NO. 14 –97

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN VIEWPOINT OUTDOOR LLC, AND SDE MEDIA LLC; ACCEPTING INDEMNIFICATION AGREEMENT; PROVIDING FOR IMPLEMENTATION AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on July 8, 2009, Viewpoint Outdoor LLC (“Viewpoint”) and the City of Doral (the “City”) entered into a settlement agreement (the “City Settlement Agreement”) to settle certain litigation as between them regarding billboard sign advertising rights and conditions; and

WHEREAS, pursuant to Section 17 of the City Settlement Agreement, Viewpoint may assign its rights and obligations subject to the City’s consent; and

WHEREAS, in resolving a legal dispute between the principals of Viewpoint (case No. 48-2011-CA-011678-0), the Circuit Court of the 9th Judicial Circuit in and for Orange County approved a confidential settlement agreement (the “Viewpoint Settlement Agreement”) that, in part, divided the assets of Viewpoint amongst the principals in accordance with the Asset Distribution Chart, attached hereto as Exhibit “A”, which is incorporated herein and made a part hereof by this reference; and

WHEREAS, Santiago D. Echemendia (“Echemendia”) is one of the two current principal of Viewpoint, and he is also the sole managing member of SDE Media, LLC, an active Florida limited liability company (“SDE”), the corporate entity which will receive the duly divided and assigned assets of Viewpoint as Echemendia’s beneficiary of the Viewpoint Settlement Agreement; and

WHEREAS, in accordance with the Viewpoint Settlement Agreement, the Circuit Court of the 9th Judicial Circuit also approved the Assignment and Assumption

Agreement between Viewpoint and SDE (the "Assignment"), attached hereto as Exhibit "B", which is incorporated herein and made a part hereof by this reference; and

WHEREAS, SDE has represented and continues to represent to the City that SDE can fulfill all of Viewpoint's rights and obligations under the City Settlement Agreement; and

WHEREAS, to allay any concerns that City may have with regard to the Assignment, Echemendia, individually, and in his capacity as the sole managing member of SDE and on behalf of SDE, has offered the City an Indemnification Agreement, attached hereto as Exhibit "C", which is incorporated herein and made a part hereof by this reference.

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

Section 1. Recitals. Each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein and made a part hereof by this reference.

Section 2. Acknowledgement. The confidential settlement of the lawsuit by and between the principals of the Viewpoint (Case No. 48-2011-CA-011678-0 in the 9th Judicial Circuit in and for Orange County) is acknowledged, and official notice is taken of that certain part of the Viewpoint Settlement Agreement known as the Asset Distribution Chart, which is attached hereto as Exhibit "A".

Section 3. Approval. The Assignment, attached hereto as Exhibit "B", is approved.

Section 4. Acceptance. The Indemnification Agreement and Covenant Not to Sue, attached hereto as Exhibit "C", is hereby accepted.

Section 5. Implementation. The City Manager and the City Attorney are hereby authorized to take such actions as may be necessary and appropriate to implement the purposes of this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was moved for adoption by Councilmember Rodriguez and seconded by Councilmember Rodriguez Aguilera and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Bettina Rodriguez Aguilera	Yes
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 9 day of July, 2014.




LUIGI BORIA, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

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



WEISS, SEROTA, HELFMAN, PASTORIZA
COLE AND BONISKE
CITY ATTORNEY

EXHIBITS

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Juan J. Mayol, Jr.
305 789 7787
juan.mayol@hklaw.com

May 21, 2014

VIA HAND DELIVERY and
ELECTRONIC MAIL

Mr. Julian H. Perez
Planning and Zoning Director
City of Doral
8401 NW 53rd Terrace, 2nd Floor
Doral, FL 33166

RECEIVED

City of Doral
Planning & Zoning Department

Date: 5/21/14

Project Name: Viewpoint

**Re: SDE Media LLC's Request for Assignment Pursuant to City Settlement
Agreement dated July 9, 2009**

Dear Mr. Perez:

Our firm represents SDE Media LLC ("SDE Media") and Santiago D. Echemendia, individually and as a co-managing member of Viewpoint Outdoor LLC ("VP"). This letter shall serve to respectfully request, on behalf of VP and SDE Media, the City's approval of the assignment of certain rights and obligations of VP to SDE Media pursuant to the Settlement Agreement between the City of Doral and VP dated July 8, 2009 ("City Settlement Agreement") and that certain settlement agreement between Santiago Echemendia and Harkley Thornton dated January 13, 2014.

According to Section 17 of the City Settlement Agreement, VP may assign its rights and obligations to an assignee provided (a) the assignment is in writing and a copy is provided to the City, (b) VP is not in default of the City Settlement Agreement, (c) such assignment is only made to an assignee that is able to fulfill all of VP's rights and obligations; (d) the City's approval is not unreasonably withheld, conditioned, or delayed; and (e) the City's approval is granted or withheld by the City Council, in writing within 60 days of the written request for approval of the assignment. A copy of the City Settlement Agreement is attached as Exhibit A to the proposed Assignment from VP to SDE Media, which is enclosed with this letter, and for which SDE seeks the City's approval.

VP is not in default of any of the terms or provisions of the City Settlement Agreement. SDE Media is an assignee whose owner has approximately seven (7) continuous years of experience in the outdoor advertising business and thus has the experience in the outdoor advertising business that fully qualifies SDE Media to fulfill VP's rights and obligations under the City Settlement Agreement. Indeed, as you may be aware, Mr. Echemendia, the managing member of SDE Media, is a co-managing member of VP and remains, along with Harkley R.

Thornton, an equal 50% owner of that entity (which is the assignor hereunder). Accordingly, this proposed assignment is, in effect, simply a splitting of the VP assets, rights and obligations between the former co-equal members of VP to their respective designated assignee entities, so that each can move forward and build-out the allocated billboard sign structures under the City Settlement Agreement.

Please also note that since approximately 2009, Mr. Echemendia has been the co-managing member and equal 50% owner of three other outdoor advertising related limited liability companies. Accordingly, as mentioned, SDE Media is amply qualified to fulfill VP's rights and obligations under the City Settlement Agreement. Finally, in order to meet the 60-day requirement, we kindly ask that this request be heard by the City Council in June 2014.

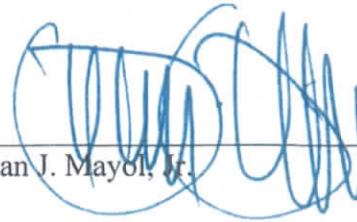
We respectfully request your favorable review of this application and look forward to City Council approval. Should you have any questions, comments, or require additional information, please do not hesitate to phone me at 305-789-7787.

Yours very truly,

HOLLAND & KNIGHT LLP

By: _____

Juan J. Mayol, Jr.



JJM:sf

cc: Allen Pegg, Esq.
Santiago Echemendia, Esq.

ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT ("Assignment") is entered into effective as of January 13, 2014, by and between VIEWPOINT OUTDOOR, LLC, a Florida limited liability corporation ("Assignor") and SDE Media LLC, a Florida limited liability company, as Assignee ("Assignee").

WITNESSETH:

WHEREAS, Assignor and the City of Doral, a Florida municipal corporation (the "City"), entered into that certain Settlement Agreement effective July 8, 2009 (the "Viewpoint/City Settlement Agreement"), a copy of which is attached hereto as Exhibit "A";

WHEREAS, pursuant to the Viewpoint/City Settlement Agreement, Assignor has the right to construct twelve (12) billboard sign structures containing up to three (3) LED faces (collectively, the "Permits"), subject to the terms and conditions of the Viewpoint/City Settlement Agreement;

WHEREAS, pursuant to the Viewpoint/City Settlement Agreement, Assignor has the right to assign to Assignee all of its rights, obligations and remedies to the Permits; provided that Assignee, as to the Permits, accepts the assignment of the Permits and agrees that with respect to such Permits, Assignee shall be bound by all rights (including but not limited to all relocations rights) and obligations of Assignor under the Viewpoint/City Settlement Agreement and by the terms and conditions of the Viewpoint/City Settlement Agreement; and

WHEREAS, Assignor desires to assign to Assignee those Permits described in Exhibit "B" hereto (collectively, the "Assigned Permits"), and will use good faith efforts to secure City Commission approval; and Assignee desires to accept the assignment of the Assigned Permits, subject to the terms and conditions of the Viewpoint/City Settlement Agreement; and

WHEREAS, the parties acknowledge that said assignments must be approved by the City.

NOW, THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Incorporation of Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.
2. City Commission Approval. This Assignment is made pursuant to section 17 of the Viewpoint/City Settlement Agreement, which section provides, in part, as follows:

The rights and obligations of VIEWPOINT hereunder, and of any successor in interest, are fully assignable, as provided herein, and the assignee of all such rights and obligations shall become completely responsible for the fulfillment thereof. VIEWPOINT, or such successor in interest, shall be released from any further liability or obligation hereunder immediately upon any such assignment.



- a. Any assignment of the rights and obligations of this Agreement shall be in writing, with a copy provided to the CITY.
- b. No assignment shall be valid if VIEWPOINT, or the then current successor in interest, is in default of this Agreement at the time of such assignment. VIEWPOINT may only assign the rights and obligations hereunder to an assignee that is able to fulfill VIEWPOINT's rights and obligations herein.
- c. Any such assignment shall be subject to the approval of the CITY, which approval may not be unreasonably withheld, conditioned, or delayed. Such approval may be granted by the City Council and must be granted or withheld, in writing, within 60 days of the written request for approval of the assignment. If approval of the assignment is withheld, the CITY shall provide specific information in the written denial describing the basis for the denial.

3. Assignment. In accordance with the Viewpoint/City Settlement Agreement, Assignor does hereby assign, transfer and convey to Assignee, without representation or warranty, all of Assignor's right, title and interest in and to the Assigned Permits.

4. Assumption. Assignee hereby accepts the assignment of the Assigned Permits and hereby agrees that with respect to the Assigned Permits that Assignee (i) shall be bound by the terms and conditions of the Viewpoint/City Settlement Agreement, and (ii) shall accept all of the rights and obligations of the Assignor under the Viewpoint/City Settlement Agreement.

5. Timing. Within five (5) days from the date this Assignment is executed by both parties, Assignor shall submit this Assignment to the City and request City approval in accordance with the Viewpoint/City Settlement Agreement.

6. Governing Law; Binding Effect. This Assignment shall be governed by Florida law, and construed and enforced in accordance with, the laws of the State of Florida without regard to its conflict of law principles. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

7. Captions and Interpretation. Captions and paragraph headings are included in this Assignment for convenience of reference only and shall not be used in the interpretation of this Assignment. Unless the context requires a contrary construction, the singular shall include the plural, and the masculine, feminine and neuter genders shall each include the others.

8. Counterparts. This Assignment may be executed in separate counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.



[Remainder of page intentionally left blank; signature page follows]



IN WITNESS WHEREOF, this Assignment has been signed by Assignor and Assignee by their respective duly authorized representatives as of the date set forth above.


Signed sealed and delivered in the presence of:

Witnesses:


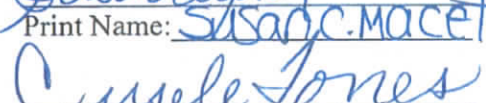

Print Name: Susan C. Macet

Print Name: Criselle Torres

ASSIGNOR:

VIEWPOINT OUTDOOR, LLC, a Florida limited liability corporation


By: 
Name: Santiago D. Echemendia
Title: Co-Managing Member
Date: 5/21/14

Witnesses:


Print Name: Susan C. Macet

Print Name: Criselle Torres

ASSIGNEE:

SDE Media, LLC, a Florida limited liability company

By: 
Name: Santiago D. Echemendia
Title: Managing Member
Date: May 21, 2014

[Signature page of Assignment and Assumption Agreement]



APPROVAL OF ASSIGNMENT AND ASSUMPTION AGREEMENT

The undersigned, on behalf of the City of Doral, a Florida municipal corporation ("City"), hereby approves, in accordance with the Viewpoint/City Settlement Agreement (as defined in the Assignment and Assumption Agreement to which this instrument is attached), the Assignment and Assumption Agreement by and between VIEWPOINT OUTDOOR, LLC, a Florida limited liability corporation, as Assignor, and SDE Media LLC, a Florida limited liability company, as Assignee, dated as of the __ day of January, 2014.

IN WITNESS WHEREOF, the undersigned has executed this Approval of Assignment and Assumption Agreement on behalf of the City.

CITY OF DORAL:

By: _____
Print Name: _____
Title: City Manager
Date: _____

Attest: _____
Print Name: _____
Title: City Clerk
Date: _____

Approved as to form and correctness:

Print Name: _____
Date: _____



EXHIBIT "A"

**SETTLEMENT AGREEMENT BETWEEN THE CITY OF DORAL
AND VIEWPOINT OUTDOOR, LLC.**

THIS AGREEMENT is entered into this 8th day of July, 2009, by and between VIEWPOINT OUTDOOR, LLC. ("VIEWPOINT"), a Florida limited liability corporation, its successors and assigns, whose address is 265 N.E. 24th Street, Suite 501, Miami, Florida 33137 and the CITY OF DORAL, a Florida municipal corporation, whose address is 8300 N.W. 53rd Street, Suite 100, Doral, Florida 33166 ("CITY"), as follows:

RECITALS

VIEWPOINT is a sign company that has presented applications to construct 35 billboard signs for commercial and non-commercial speech at various locations throughout the CITY; and

VIEWPOINT filed a lawsuit against the CITY in U.S. District Court, VIEWPOINT. v. City of Doral, Case No. 08-22541-CIV-JORDAN/McALILEY (the "Lawsuit"), challenging the constitutionality of the CITY's former and current sign ordinances; and

VIEWPOINT and the CITY each wish to avoid the continuing expense and risk of a lawsuit; and

VIEWPOINT has agreed to withdraw all previous applications and in exchange, the CITY shall grant VIEWPOINT all necessary permits and approvals within the jurisdiction of the CITY to allow VIEWPOINT to construct twelve billboard signs along the limited access highways within the city limits of the CITY; and

The CITY is entering into this Agreement as a compromise of a disputed claim and the CITY does not admit any liability; and

The parties agree that this is a settlement of a disputed claim as to the validity of the former sign ordinance and a disputed claim as to the right of VIEWPOINT to pursue applications under the former sign ordinance, and

VIEWPOINT and the CITY each have full authority to enter into this Agreement and have followed all necessary procedures and have obtained all necessary approvals and ratifications prior to execution of this Agreement; and

This Agreement has been duly noticed and has been approved at a public hearing; and


CITY


VIEWPOINT



Both parties consider it to be in their best interests and in the interests of the citizens and property owners of the CITY to approve this Agreement.

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree each with the other as follows:

Section 1. Recitals. The recitals above are true and correct.

Section 2. Construction of Signs. VIEWPOINT shall be permitted to construct twelve (12) billboard sign structures, containing up to three (3) LED faces, (the "Viewpoint Signs") at locations within the current city limits of the CITY, subject to meeting applicable regulations not in conflict with this Agreement, in accordance with the following conditions:

- a. The Viewpoint Signs shall be located within 150 feet of the edge of the limited access highways, more specifically, SR 826 (Palmetto Expressway); SR 836 (Dolphin Expressway); and The Florida Turnpike, and shall be placed so as to be primarily visible from the traffic lanes on the limited access highways.
- b. The Viewpoint Signs shall have no more than two (2) sign faces.
- c. The Viewpoint Signs must meet the Florida Department of Transportation ("FDOT") permitting requirements. The size, shape and height of the Viewpoint Signs shall be in accordance with the FDOT permitting requirements and shall not exceed FDOT limitations.
- d. The shape of the Viewpoint Signs shall be back-to-back or "V" shape on a monopole base.
- e. Viewpoint Signs may be illuminated with lighting that is consistent with standard lighting used in the industry; however, no sign shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device, or signal, nor shall the illumination interfere with drivers or shine directly onto adjoining property. The illumination shall not be provided by flashing lights, rotating lights or strobe lights.
- f. No Viewpoint Signs on the structures shall emit noise.
- g. Viewpoint Signs may not display words such as "Stop" or "Danger" in such a manner to appear to require stopping or to imply the presence of danger, nor may sign copy imitate official signs (such as stop signs, interstate signs, etc.).
- h. For all LEDs, the message must remain static for at least 5 seconds.
- i. No part of the sign structure, excluding the lighting mechanisms, shall be within 10 feet of any property line adjacent to the highway.
- j. The zoning for each sign structure location must be commercial, industrial, or office, or meet the criteria of unzoned commercial/industrial property as that term is defined in Florida Statutes Section 479.01(23) (2008).
- k. Each sign face on a sign structure shall be completely covered when a message is posted. If the message is smaller than the sign face's dimensions, skirting or screening shall be used to cover the balance of the sign face.
- l. For security purposes, the ladder for each pole shall begin no lower than 15 feet from the ground.


CITY


VIEWPOINT



- m. Gateway Corridors. No Viewpoint Signs shall be constructed within 1000 feet of the following intersections, hereinafter referred to as the Gateway corridors:
 - i. Dolphin Expressway & Palmetto Expressway;
 - ii. Dolphin Expressway & NW 87th Avenue;
 - iii. Dolphin Expressway & NW 107th Avenue;
 - iv. Palmetto Expressway & NW 25th Street;
 - v. Palmetto Expressway & NW 36th Street;
 - vi. Palmetto Expressway & NW 58th Street;
 - vii. The Florida Turnpike & NW 41st Street.
- n. Spacing Requirements.
 - i. No Viewpoint Sign shall be located within 1000 feet of another billboard sign on the same side of the limited access highway, facing in the same direction.
 - ii. No Viewpoint Sign shall be located within 500 feet of the property line of platted lot utilized for a residential use, as that term is defined in the City of Doral Zoning Code.
 - iii. No Viewpoint Signs shall be located adjacent to the Florida Turnpike between NW 41st Street and NW 90th Street.

Section 3. Damage or Destruction of Viewpoint Signs. All Viewpoint Signs must be maintained in a safe manner and in compliance with FDOT requirements that were in existence at the time the Viewpoint Signs were built and the Florida Building Code. Any sign that must be replaced due to damage or destruction will be re-permitted, if necessary, for the same location.

Section 4. Sign Content. VIEWPOINT shall not erect any sign advertising any establishment or business that could reasonably be characterized as providing adult entertainment, nor shall any sign contain sexually graphic materials, or contain any material that appeals to prurient interests. No sign shall contain any of the following: obscene language or language that describes sexual conduct; graphics that depict sexual conduct, human genitalia or buttocks which are not fully covered, or female breasts which are not covered below the top of the areola; or graphics which depict scenes or images which could reasonably be construed as being obscene or which appeal to prurient interests. There shall be no X-rated movies, X-rated products or X-rated services, tattoo parlors, bail bondsmen, massage parlor advertising, pawn shops, adult movie houses or adult entertainment centers placed upon any sign unless prior approval is obtained from the CITY. No advertising will be allowed to contain material which is immoral, lascivious, obscene, and indecent, in bad taste or violates community standards of decency. There shall be no alcoholic beverage advertising on any sign that is within one-quarter mile of a hospital or an elementary, middle or high school.

Section 5. Compensation. Permitting fees shall be paid as follows:

- a. The permitting fee for each of the Viewpoint Signs is \$75,000 per Viewpoint Sign, which is non-refundable except as otherwise provided in Section 5(c). \$37,500 shall be due within 10 days of the issuance of the building permit or the FDOT tag, whichever is later. The remaining \$37,500 shall be due within 10 days of the issuance of a certificate of use and occupancy.


CITY

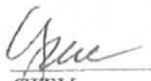

VIEWPOINT



- b. For each Viewpoint Sign which is converted to an LED, the permitting fee for the LED conversion and/or construction shall be \$150,000, which is non-refundable except as otherwise provided in Section 5(c). \$75,000 shall be due within 10 days of the issuance of the building permit for the LED conversion. The remaining \$75,000 shall be due within 10 days of the issuance of a certificate of use and occupancy.
- c. Reduction in Permitting Fees. The permitting fees as set forth in this paragraph shall be reduced by 25% for every additional billboard sign permitted in the City which is not included in this Agreement, unless additional signs are permitted in the current City limits pursuant to an order by a court of competent jurisdiction. For example, if the City permits a total of 14 billboard signs in the City, the permitting fee for a Viewpoint Sign shall be reduced from \$75,000 to \$56,250. This provision shall apply retroactively to require the refund to Viewpoint of the amount required by the reduction in fees as set forth in this Section.
- d. Existing Billboard Signs. Section 6(c) shall not apply to the existing Clear Channel Outdoor, Inc. billboard sign located on the Palmetto Expressway North of 58th Street. Section 6(c) shall apply to all other billboard signs in the City. The parties agree that there are no other billboard signs in the current City limits.

Section 6. Approvals. The CITY shall process all necessary permits for the VIEWPOINT Signs in accordance with the amended sign ordinance as provided in Section 18 of this Agreement as follows:

- a. Viewpoint will submit an FDOT Form 575-010-04 (the "FDOT Form") to the City, which will be stamped on the date received. The City's signature on FDOT Form 575-010-04 shall constitute approval of the location of the sign, and no further approvals from the City shall be required for the location of the Viewpoint Sign. Viewpoint shall comply with all applicable building codes for construction and maintenance of the sign structures.
- b. All FDOT Forms shall be processed within 10 business days after submittal to the CITY for the approval of a location for a Viewpoint Sign,
- c. Together with the FDOT Form, VIEWPOINT shall provide the CITY with engineered drawings of the Viewpoint Sign structures, and a specific purpose survey of the property on which the sign is to be located, showing the proposed location for the sign structure.
- d. If the applicable building codes prohibit the location of a Viewpoint Sign after the FDOT form is approved by the CITY, Viewpoint shall have the right to submit a revised FDOT Form for another sign within 1000 feet of the original location, which revised FDOT Form will be deemed filed as of the date of the FDOT form for the original location.


CITY


VIEWPOINT



- e. Building permits for the Viewpoint Signs shall be processed within 30 days of the City's receipt of a complete application. If an FDOT tag has not been issued, but is required in accordance with Chapter 479 of the Florida Statutes, the building permit shall be issued with a condition that construction of the Viewpoint Sign shall not commence prior to issuance of the FDOT tag, provided the application meets all other of applicable building codes for construction and maintenance of the sign structures.
- f. The sign structures shall be subject to the City's building permitting and inspection process for structures within the CITY. The parties further agree that the CITY's ordinances shall be applied in a reasonable manner to allow erection and maintenance of the sign structures, with the understanding that the intent of this provision is to provide rules to govern the ongoing relationship between the parties and the ongoing maintenance and repair of the sign structures, but it is not the intent of this provision that the CITY's ordinances be used to prevent the erection or maintenance of the sign structures or to prevent the furtherance of the intent of this Agreement.

Section 7. Section 6 Annexation. The City has a pending application to annex all of Section 6, Township 53 South, Range 40 East (the "Section 6 Annexation Area"). If the application to annex the Section 6 Annexation Area is approved, and the City decides, after review of a traffic analysis and aesthetic study, to allow additional billboard signs in the Section 6 Annexation Area, the City shall either

- a. Reimburse Viewpoint in accordance with Section 5(c) of this Agreement, unless additional signs are permitted within the Section 6 Annexation Area pursuant to an order by a court of competent jurisdiction; OR
- b. Viewpoint shall be allowed to construct billboard signs in the Section 6 Annexation Area under the same terms and conditions of Sections 2 through 6 of this Agreement, except that the total number of signs in the Section 6 Annexation will be dictated by the results of the traffic analysis and aesthetic study.

Section 8. Pending Litigation. In order to minimize the effect of the potential construction of the 35 signs originally applied for by VIEWPOINT under the CITY's then existing sign ordinance, the CITY and VIEWPOINT agree that permits for the Viewpoint Signs described herein are the only permits that shall be issued to VIEWPOINT and that the applications previously submitted shall be permanently withdrawn, with prejudice, within ten (10) days of the execution of this Agreement. VIEWPOINT agrees that neither VIEWPOINT, nor its shareholders, directors, officers, or employees, will, either directly or indirectly, pursue any challenge to the CITY's sign ordinance.

Section 9. Term. The initial term of this Agreement shall commence upon execution of this Agreement by both parties and shall continue until the date that is 20 years after the date of the issuance of the first building permit for a Viewpoint Sign. The Viewpoint Signs shall be permitted for a period of 20 years, and all permits and approvals shall be automatically renewed for an additional 20 years, provided VIEWPOINT is not in default hereunder, unless VIEWPOINT notifies the CITY otherwise, in writing. Upon expiration of the term, or renewal


CITY


VIEWPOINT



term if applicable, of this Agreement, VIEWPOINT shall at its cost, remove the sign structures, unless agreed otherwise in writing between the CITY and VIEWPOINT.

Section 10. Dismissal of Lawsuits. Within five days after approval of this Agreement by Resolution of the City Council, or the execution of this Agreement by the City, whichever is later, VIEWPOINT shall dismiss any and all lawsuits VIEWPOINT has filed against the CITY, with prejudice. The Notice of Dismissal shall provide that neither party retains any claims against the other party except for any claim related to enforcement of this Agreement. At the time of dismissal of the lawsuits, VIEWPOINT shall pay the CITY's attorney's fees incurred in the defense of the lawsuit.

Section 11. Authority. This Agreement shall be binding upon the parties hereto, their successors and assigns. The parties agree that there are no third party beneficiaries of this Agreement. VIEWPOINT and the CITY each have full authority to enter into this agreement and implement this agreement for all applications, locations and signs referenced herein and have followed all necessary procedures for this Agreement to be legal and binding.

Section 12. Default. VIEWPOINT shall be in default if VIEWPOINT shall fail to pay any permitting fee or otherwise comply with the terms of this Agreement.

- a. Application. Except as otherwise specifically described herein, the terms of this Agreement shall be applied separately to each completed Viewpoint Sign as if there were twelve separate agreements, one for each sign structure. Any default hereunder shall only be as to the sign structure to which the default applies and shall not affect the other sign structures.
- b. Content Default. Notwithstanding the foregoing, Viewpoint shall have two (2) days to cure a default of Section 4 of this Agreement.
- c. Notice of Default. The City shall provide notice of default to Viewpoint, upon which Viewpoint shall have 30 days to cure the alleged default. Viewpoint shall be in compliance with this Agreement if the actions necessary to cure the default are initiated within thirty (30) days of the notice by the City. The cure period shall be extended by mutual agreement of the parties.
- d. Reservation of Remedies. After the third occurrence in any calendar year of a default as set forth in this paragraph, either party may pursue all available remedies, including, but not limited to, removal of the Viewpoint Signs or specific performance of this Agreement.
- e. Breach by City. Viewpoint shall provide notice of default to the CITY, upon which the CITY shall have 30 days to cure the alleged default. The CITY shall be in compliance with this Agreement if the actions necessary to cure the default are initiated within thirty (30) days of the notice by Viewpoint. The cure period shall be extended by mutual agreement of the parties. In the event of a breach by the CITY, and after Notice opportunity to cure as set forth in this paragraph, VIEWPOINT may pursue all available remedies, including, but not limited to, specific performance of this Agreement.


CITY


VIEWPOINT



Section 13. Settlement of Claim. VIEWPOINT understands that the only reason the CITY is allowing the construction of the Viewpoint Signs described herein is for the settlement of disputed claims under the former sign ordinance and that the CITY does not admit any liability in this Settlement Agreement.

Section 14. Most Favored Nation. In the event the City shall reach a settlement with any other billboard owner, Viewpoint may elect to be governed by all terms, conditions, covenants, and restrictions contained in that settlement agreement. If Viewpoint so elects to be governed, it shall give written notification of its election to the City Attorney or his/her designee within 60 days of Viewpoint's receipt of notification of such agreement. The election shall be effective as of the date of the election and shall not be retroactive.

Section 15. Public Policy. VIEWPOINT, its successors and assigns, and the CITY, will not take any legal action to contend that this Settlement Agreement is illegal, unconstitutional or void as against public policy and both parties agree to take all actions to insure the intent of this Agreement is carried out. VIEWPOINT, its successors and assigns, and the CITY further agree to waive any rights they have under any law, federal, state or local, to challenge the conditions contained in this Agreement.

Section 16. Public Service Announcements. Viewpoint will, if space is available on LEDS, provide public, educational, and government materials display to the City within the limits of the City of Doral. Viewpoint shall be entitled to remove the City's copy as locations are sold to full-paying advertisers.

Section 17. Assignment of Agreement. The rights and obligations of VIEWPOINT hereunder, and of any successor in interest, are fully assignable as provided herein, and the assignee of all such rights and obligations shall become completely responsible for the fulfillment thereof. VIEWPOINT, or such successor in interest, shall be released from any further liability or obligation hereunder immediately upon any such assignment.

- a. Any assignment of the rights and obligations of this Agreement shall be in writing, with a copy provided to the CITY.
- b. No assignment shall be valid if VIEWPOINT, or the then current successor in interest, is in default of this Agreement at the time of such assignment. VIEWPOINT may only assign the rights and obligations hereunder to an assignee that is able to fulfill VIEWPOINT's rights and obligations herein.
- c. Any such assignment shall be subject to the approval of the CITY, which approval may not be unreasonably withheld, conditioned, or delayed. Such approval may be granted by the City Council and must be granted or withheld, in writing, within 60 days of the written request for approval of the assignment. If approval of the assignment is withheld, the CITY shall provide specific information in the written denial describing the basis for the denial. The CITY hereby agrees that an assignment to any of the following shall not require


CITY


VIEWPOINT



approval by the CITY and shall be valid without written approval: CBS Outdoor, Inc. its successors and wholly-owned subsidiaries; Carter Outdoor, its successors and wholly-owned subsidiaries, and ClearChannel Outdoor, Inc., its successors and wholly-owned subsidiaries. A copy of the documents assigning the rights and assuming the obligations under this Agreement shall be provided within 10 days of the execution of the documents.

Section 18. Relocation of Signs. The parties acknowledge that it is possible that VIEWPOINT may not be able to obtain all necessary approvals or permits for location(s) originally chosen by VIEWPOINT for placement of signs or that, after a sign is erected, the sign may need to be relocated because of blockage from buildings or trees, other construction issues, or causes or circumstances beyond VIEWPOINT's control. In such an event, subject to meeting applicable regulations that are not in conflict with the terms of this Agreement, VIEWPOINT shall be entitled to obtain a permit for a different location within the area bordering a limited access highway as described in Section 2 of this Agreement and to locate the sign, if not already erected, or relocate a sign that has been already erected, on such different location. The alternative location shall be a substitute for, and not in addition to, the previous location and must comply with all applicable FDOT permitting requirements, including all spacing requirements and all provisions of this Agreement.

Section 19. Force Majeure. Failure by VIEWPOINT to perform any act required of VIEWPOINT hereunder on a timely basis shall not be deemed a breach or failure to perform by VIEWPOINT, if such failure is the direct result of, or due to, revolutions, insurrections, riots, wars, acts of enemies or of terrorism, acts of God, floods, national emergency, strikes, shortage or curtailment of material, labor, transportation, or utility services, or of any labor or production difficulty, state or federal recession or depression, or any cause beyond VIEWPOINT's control or without VIEWPOINT's fault or negligence (hereinafter referred to as "force majeure"). Any time for performance of any act by VIEWPOINT shall be extended by the duration of any force majeure. The permitting fees for any sign structure shall not be due for any month in which there is no advertiser on the sign structure due to force majeure. The term of this Agreement shall be extended for the number of months during which there is no advertiser on the sign structure due to force majeure.

Section 20. Sign Ordinance Redraft. The CITY will act in good faith to draft, consider, and adopt a new sign ordinance by January, 2010. Although VIEWPOINT will have no direct role in this process, the CITY agrees to consider VIEWPOINT's comments and suggestions in arriving at the final text. VIEWPOINT agrees to compensate its attorneys for assisting the CITY to redraft its sign ordinance to the extent such assistance is requested by the CITY. Such assistance shall not exceed twenty (20) hours of attorney billing. VIEWPOINT also hereby waives any and all objection that it might have had to any conflict of interest presented by this work. If the requirements for locating and permitting billboard signs set forth in the amended ordinance are less restrictive than this Agreement, the terms of the amended ordinance shall govern.

Section 21. Entire Agreement. This Agreement constitutes the entire Agreement between the parties relating to the subject matter hereof. It is the final expression of agreement between


CITY


VIEWPOINT



the parties, thus, neither party shall be entitled to rely upon any conflicting oral representations, assurances, claims or disclaimers, made either prior to or simultaneous with the execution of this Agreement.

Section 22. Attorney's Fees and Costs. Each party shall bear its own attorney's fees and costs in completing the terms of this Agreement. In the event of a dispute hereunder, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees.

Section 23. Indemnification. VIEWPOINT shall, at its expense, defend, indemnify, and hold harmless the CITY from any cost, claim, action, liability or damage, including attorney's fees, of any kind arising from any challenge by any third party to the terms of this Agreement or resulting from the signs. VIEWPOINT agrees to defend any such action and the CITY agrees to cooperate with VIEWPOINT in such defense. VIEWPOINT agrees to add the CITY as an additional insured on any insurance obtained with regard to the sign structures.

Section 24. Notice. All notices, demands, and any other communication provided for herein shall be given in writing and shall be personally delivered, sent by United States Certified Mail, or nationally recognized overnight mail carrier, return (or delivery) receipt requested, postage prepaid and sent to the address provided in the introductory paragraph of this Agreement. Provided, however, that any party may, from time to time, give notice to the other parties of some other address to which notices to such party shall be sent, in which event notices to such party shall be sent to such address. Notice shall be deemed to be effectively given hereunder when personally delivered with certificate or affidavit of service or with proof of delivery.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date written above.

Witness

VIEWPOINT OUTDOOR, LLC.

Elizabeth Bernardo
Elizabeth Bernardo
(Please Print or Type Name)

By: [Signature]
Santiago D. Echemendia
Its: Member

CITY OF DORAL

[Signature]
Harithura Resendiz
(Please Print or Type Name)

By: [Signature]
Yvonne Soler, City Manager

[Signature]
CITY

[Signature]
VIEWPOINT

Attest:

By: Barbara Herrera
Barbara Herrera, City Clerk

Approved as to Form and Legal Sufficiency:

By: Jimmy L. Morales
Jimmy L. Morales, City Attorney

Gene
CITY

✓

VIEWPOINT

EXHIBIT "B"

Assigned Permits/Approvals

PERMITS/APPROVALS	DESCRIPTION
Permits, including Local Gov't Approvals for relocation site (Med Plan, Folio #: 35-3022-001-1370)	Palmetto: Billboard sign structure located at 5350 NW 77th Court, Doral
Permits	Palmetto: Billboard sign structure located at 3050 NW 77th Court, Doral
Assignable Permits pursuant to Section 2 and 17 of the Viewpoint/City Settlement Agreement	Rights to construct four (4) additional billboard sign structures in the City of Doral, containing up to one (1) LED face, at locations within the current city limits of the City of Doral, subject to the conditions in the Viewpoint/City Settlement Agreement
Local Gov't Approvals	Palmetto: Doral Hospitality, Inc., located at 3959 NW 79th Avenue, Doral; Folio #: 35-3037-032-0020.
Local Gov't Approvals	Palmetto: Beach Club 3904 Corp. (formerly Eric Vidal Trs), located at: 7711 NW 46 th Street, Doral; Folio #: 35-3022-026-0340
Local Gov't Approvals	Palmetto: AAAA Universe LLC located at 7800 NW 29th Street, Doral; Folio #: 35-3027-037-0010.
Local Gov't Approvals	Palmetto: Bottling Group LLC located at 7777 NW 41st Street, Doral; Folio #: 35-3022-000-0101
Local Gov't Approvals	Turnpike Luis and Maria Arias located at 11600 NW 34th Street, Doral; Folio #: 35-3030-031-0080
Local Gov't Approvals	Turnpike Miami-Dade Community College located at 3800 NW 115th Avenue, Doral; Folio #: 35-3030-031-0040
Local Gov't Approvals	Dolphin CSX Transportation, Inc., Folio #: 35-3054-000-0111
Local Gov't Approvals	Dolphin: CSX Transportation, Inc., Folio #: 35-3055-003-0011, approximately 300 feet west of NW 98th Court



FLORIDA DEPARTMENT OF TRANSPORTATION

575-070-04
RIGHT OF WAY
OGC - 02/09

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Palmetto Expy / SR 826
Sign location description: Approx. 54' North of NW 53rd Street
Parcel ID#: 35-3022-001-1370

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial

Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Albert P. Childress Telephone #: (305) 593-6890

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

SUBJECT TO THE RELOCATION OF THE SIGN
LOCATED AT 6350 NW 77TH COURT, AS PER
SECTION 18 OF THE VIEWPOINT SETTLEMENT

[Handwritten initials]

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Office and Residential (OR)* - Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

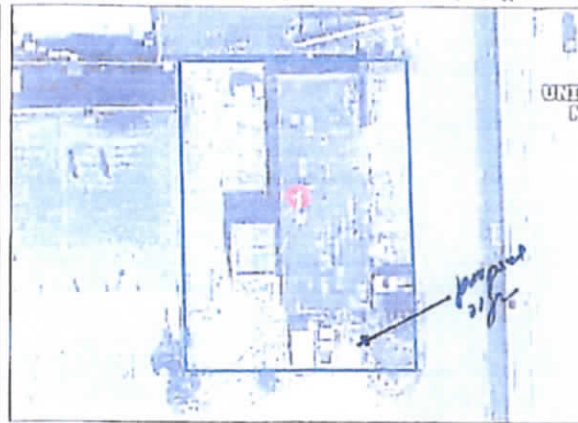
* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

**MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT**

*Carlos Lopez-Centeno
Property Appraiser*

Property Information:			
Folio	35-3022-001-1370		
Property Address	5300 NW 77 CT		
Owner Name(s)	MED PLAN LLC		
Mailing Address	7200 NW 7 ST STE 100 MAM FL 33126		
Primary Zone	7600 INTENSIVE USE		
Use Code	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING		
Beds/Baths/Half	0/0/0		
Floors	2		
Living Units	0		
Adj. Sq. Footage	6,252		
Lot Size	13,975 SQFT		
Year Built	1971		
Full Legal Description	22 53 40 .31 AC AIRPORT GARDENS PH 4B-41 LOT 119 LOT SIZE 13975 SQ FT OR 20302-2416 0302 1 F/A/J 30-3022-001-1370 COC 25482-1555 03 2007 1		
Assessment Information:			
Year	2013	2012	
Land Value	\$279,500	\$335,400	
Building Value	\$257,595	\$296,173	
Market Value	\$537,095	\$631,573	
Assessed Value	\$537,095	\$631,573	
Benefits Information:			
Benefit	Type	2013	2012



Aerial Photography 2012

Taxable Value Information:		
Year	2013	2012
	Exemption/ Taxable	Exemption/ Taxable
County	\$0/\$537,095	\$0/\$631,573
School Board	\$0/\$537,095	\$0/\$631,573
City	\$0/\$537,095	\$0/\$631,573
Regional	\$0/\$537,095	\$0/\$631,573

Sale Information:			
Date	Amount	OR Book-Page	Qualification Code
10/16/2012	\$600,000	28325-1763	Qual by exam of deed
05/09/2012	\$2,100	28123-4172	Financial inst or -in Lieu of Foreclosure- stated
03/03/2011	\$100	27641-3562	Corrective, tax or OCD, min consideration
03/01/2007	\$1,300,000	25482-1555	2008 and prior year sales; Qual by exam of deed
03/01/2002	\$535,000	20302-2416	2008 and prior year sales; Qual by exam of deed
05/01/1992	\$300,000	15509-4091	2008 and prior year sales; Qual by exam of deed
11/01/1987	\$500,000	13479-1767	2008 and prior year sales; Qual by exam of deed
07/01/1991	\$0	00000-00000	Qual by exam of deed
09/01/1971	\$22,500	00000-00000	2008 and prior year sales; Qual by exam of deed

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and

FLORIDA DEPARTMENT OF TRANSPORTATION

RE. Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Palmetto Expy / SR 826
Sign location description: Approx 54' North of NW 53rd St
Parcel ID#: 35-3022-001-1370

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial

Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required.

Name: Nathan Kogon Telephone #: (305) 593-6630

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

Nathan Kogon 1/21/13
Signature of Local Government Official Date

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

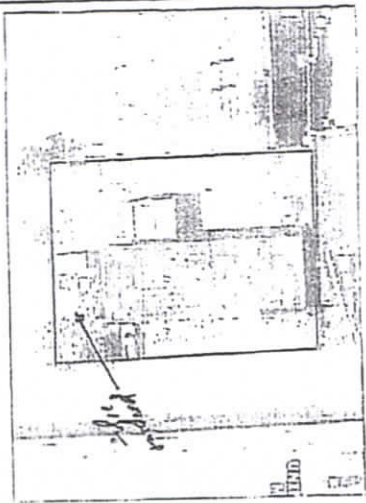
Nathan Kogon 1/21/13
Signature of Local Government Official Date

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

SUBJECT TO THE RELOCATION OF THE SIGN
LOCATED AT 5350 NW 77TH COURT, AS PER
SECTION 18 OF THE VIEWPOINT SETTLEMENT

ARAVI-DADDE COUNTY
 OFFICE OF THE PROPERTY APPRAISER
 PROPERTY SEARCH SUMMARY REPORT
 (with digital image)
 Parcel: 19971



Aerial Photography 2012

Property Information:

Roll#	15-0022-001-1370
Property Address	5209 NW 77 CT
Corner Name(s)	1/4SD PLANT CT
Building Address	7201 NW 77 ST NW ARAVI, FL 32026
Primary Zone	7600 GYPSUM/1BF
Use Code	IND GEN/STH C206 - GAS DISTRICT - OFFICE IND C203
Bed/Bath/Half	1/0/0
Hours	0
Living Units	0
Adj. Sq. Footage	0.262
Lot Size	13,978 SQ.FT.
Year Built	1971
Full Legal Description	22-53-50-117AC ARAVI 654179S-10-10-11 LOT 119 LOT SIZE 13978 SQ.FT. QTR 2020-2416 00007 1 FRAC 20-0022-001-1370 CCC 25407-1555 00 2007 1

Assessment Information:

Year	2013	2012
Land Value	3270,500	5916,400
Building Value	8347,805	5206,173
Market Value	5517,095	5031,573
Assessed Value	5517,095	4611,573

Historic Information:

Event#	Type	2013	2012

Taxable Value Information:

Year	2013	2012
County	\$0,617,005 Exemption Taxable	\$0,501,573 Exemption Taxable
School Board	\$0,557,005	\$0,501,573
City	\$0,557,005	\$0,501,573
Regional	\$0,617,005	\$0,501,573

State Information:

Date	Amount	Off Book Page	Qualification Code
04/19/2012	5,000,000	20235-1763	Qual by extant deed
05/09/2012	52,100	20123-4172	Financial ex. in lieu of Fiduciary bond
02/02/2011	5,100	27051-3502	Corporate tax of C/Co. in capitalization
11/01/2007	\$1,000,000	25-105-1555	2008 and prior year sales, Qual by extant deed
02/01/2002	\$4,150,000	20405-2416	2008 and prior year sales, Qual by extant deed
06/01/1994	\$300,000	15500-4091	2000 and prior year sales, Qual by extant deed
11/01/1992	\$800,000	13470-1707	2000 and prior year sales, Qual by extant deed
07/01/1991	30	00100 00000	Qual by extant deed
02/01/1971	522,500	10100 10000	2008 and prior year sales, Qual by extant deed

N

N

Araviville, Florida Property Appraiser and the method of the assessment is subject to change and subject to the local property information and

FLORIDA DEPARTMENT OF TRANSPORTATION

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Palmetto/Expy / SR 826
Sign location description: Approx. 760' North of NW 35th St. / 3958 NW 76th Ave.
Parcel ID#: 35-3027-032-0020

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Business
Current zoning of parcel (from Land Development Regulations): Corridor Commercial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Albert P. Childress Telephone #: (305) 693-8860

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

SUBJECT TO GATEWAY SPACING MODIFICATIONS AND EITHER THE EXPIRATION, CONDITIONAL CANCELLATION OR WITHDRAWAL OF LOCAL GOVERNMENT APPROVAL FOR FOLIO: 35-3022-000-0101

5

Handwritten initials and marks: a large 'A' in a circle, and several '2' characters.

The following criteria must be met in order to achieve the TND land use designation:

Site must be under single-ownership, cannot be located adjacent to Estate Density Residential areas and must be comprised of at least 40 contiguous gross acres;

Public parks must be provided on-site equal to at least 50 percent the City's parks level-of-service standard;

Civic uses, such as meeting halls, schools, day care centers and cultural facilities must comprise at least 2 percent of the developed area;

Business, office and light industrial uses not vertically mixed with residential cannot comprise greater than 50 percent of the gross land area; and

Site must have an internal public spine road system and be connected to a minimum of two (2) separate external public roads.

* *Business* - This category accommodates the 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 and cultural facilities, amusement and commercial recreation establishments. Building height is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking. In the Business land use strip immediately west of the Miami-Dade County Resource Recovery Facility along (theoretical) NW 102nd Avenue, uses that exhibit 24-hour site usage such as hotels, motels, hospitals, and nursing homes are not allowed.

* *Office (O)* – This category accommodates corporate, commercial and professional offices, hotels, medical buildings, and entertainment and cultural facilities. Five (5) percent of the floor area of Office parcels may contain retail and services uses. The maximum height allowed in this category is 14 stories and landscaped open space must comprise a minimum of 15% of a project site. Office parcels may be approved city-wide, including the mixed use opportunity areas, and must exhibit the same level of community design excellence and connectivity to surrounding areas as required in the DMU and CMU areas. The new City Land Development Code should establish office zoning categories that

FLORIDA DEPARTMENT OF TRANSPORTATION

875-070-04
RIGHT OF WAY
OGC - 02/09

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Palmetto/Expy / SR828
Sign location description: Approx. 760' North of NW 36th St. / 3959 NW 79th Ave.
Parcel ID#: 35-3027-032-0020

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Business
Current zoning of parcel (from Land Development Regulations): Corridor Commercial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.
Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Nathan Kogon Telephone #: (305) 693-6630

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] 11/21/13
Signature of Local Government Official Date

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] 11/24/13
Signature of Local Government Official Date

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

SUBJECT TO GATEWAY SPACING MODIFICATIONS

4

2

FLORIDA DEPARTMENT OF TRANSPORTATION

513-010-01
RIGHT OF WAY
GCC - 02/03

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Palmello/Expy / SR 826
Sign location description: Approximately 360' North of NW 46th Street
Parcel ID#: 35-3022-026-0340 360' (three hundred sixty ft)

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.
Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Albert P. Childress Telephone #: (305) 593-6590

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

- The outdoor advertising sign identified in this application:
- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
 - Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
 - Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

SUBJECT TO THE EXPIRATION OR CONDITIONAL CANCELLATION OR WITHDRAWAL OF LOCAL GOVERNMENT APPROVAL FOR SAME FOLIO WITH A PROPOSED LOCATION OF 50' SOUTH OF NW 46TH STREET

[Handwritten initials]
DAE

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Office and Residential (OR)* - Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

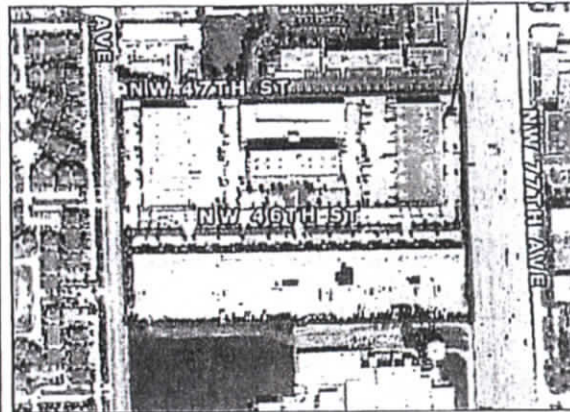
* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited



MIAMI-DADE COUNTY PROPERTY APPRAISER
Lazaro Solis
 PROPERTY APPRAISER

Proposed 2/16

Property Information:			
Folio	35-3022-026-0340		
Property Address	7711 NW 46 ST 6		
Owner Name(s)	BEACH CLUB 3904 CORP		
Mailing Address	2125 NW 79 AVE DORAL FL 33122		
Primary Zone	7300 INDUSTRIAL - HEAVY MFG		
Use Code	4118 LIGHT MANUFACTURING : CONDOMINIUM - COMMERCIAL		
Beds/Baths/Half	0/0/0		
Floors	0		
Living Units	1		
Adj. Sq. Footage	5,925		
Lot Size	0 SQFT		
Year Built	2001		
Full Legal Description	PALMETTO WEST PARK CONDO UNIT 6 BLDG A UNIDX .01727 INT N COMMON ELEMENTS OFF REC 19536-0076 COC 23811-1226 12 2004 1		
Assessment Information:			
Year	2013	2012	
Land Value	\$0	\$0	
Building Value	\$0	\$0	
Market Value	\$958,120	\$833,150	
Assessed Value	\$916,465	\$833,150	
Benefits Information:			
Benefit	Type	2013	2012
Non-Homestead Cap	Assessment Reduction	\$41,655	\$0
Note: not all benefits are applicable to all Taxable Values (ie County, School Board, City, Regional).			



Aerial Photography 2012

Taxable Value Information:			
Year	2013	2012	
	Exemption/ Taxable	Exemption/ Taxable	
County	\$0/\$916,465	\$0/\$833,150	
School Board	\$0/\$958,120	\$0/\$833,150	
City	\$0/\$916,465	\$0/\$833,150	
Regional	\$0/\$916,465	\$0/\$833,150	
Sale Information:			
Date	Amount	OR Book-Page	Qualification Code
11/13/2013	\$1,180,000	28921-1447	Qual by exam of deed
11/16/2011	\$0	27980-3187	Corrective, tax or OCO, min consideration
12/01/2004	\$725,000	23811-1226	2008 and prior year sales; Qual by exam of deed

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property information inquiries, comments, and suggestions email: pawebmail@miamidade.gov

GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Fri Feb 28 2014

2

FLORIDA DEPARTMENT OF TRANSPORTATION

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Palmetto/Expy / SR826
Sign location description: 50' South of NW 46th St.
Parcel ID#: 35-3022-026-0340

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Albert P. Childress Telephone #: (305) 593-6680

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

7

[Handwritten Mark]

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Carlos Lopez-Cantera
Property Appraiser

Property Information:	
Folio	35-3022-026-0340
Property Address	7711 NW 46 ST G
Owner Name(s)	ERIC VIDAL TRS
Mailing Address	7711 NW 46 ST DORAL FL 33166
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Use Code	4118 LIGHT MANUFACTURING - CONDOMINIUM - COMMERCIAL
Beds/Baths/Half	0/0/0
Floors	0
Living Units	1
Adj. Sq. Footage	5,925
Lot Size	0 SQFT
Year Built	2001
Full Legal Description	PALMETTO WEST PARK CONDO UNIT 6 BLDG A UNDIV .01727 INT IN COMMON ELEMENTS OFF REC 19536-0076 COC 23811-1226 12 2004 1
Assessment Information:	
	Current Previous Previous 2
Year	2013 2012 2011
Land Value	\$0 \$0 \$0
Building Value	\$0 \$0 \$0
Market Value	\$958,120 \$833,150 \$724,480
Assessed Value	\$916,465 \$833,150 \$724,480
Benefits Information:	
	Current Previous Previous 2
Benefit	Type 2013 2012 2011
Non-Homestead Caps	Assessment Reduction \$41,655 \$0 \$0
Note: not all benefits are applicable to all Taxable Values (ie County, School Board, City, Regional)	



Aerial Photography 2012

Taxable Value Information:			
	Current	Previous	Previous 2
Year	2013	2012	2011
	Exemption/ Taxable	Exemption/ Taxable	Exemption/ Taxable
County	\$0/\$916,465	\$0/\$833,150	\$0/\$724,480
School Board	\$0/\$958,120	\$0/\$833,150	\$0/\$724,480
City	\$0/\$916,465	\$0/\$833,150	\$0/\$724,480
Regional	\$0/\$916,465	\$0/\$833,150	\$0/\$724,480
Sale Information:			
Date	Amount	OR Book-Page	Qualification Code
11/16/2011	\$0	27980-3187	Corrective, tax or OCD, min consideration
12/01/2004	\$725,000	23811-1226	2008 and prior year sales; Qual by exam of deed

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Property information inquiries, comments, and suggestions: email: pa@chadler.com or pa@miamidade.gov

GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Wed Oct 30 2013

2

FLORIDA DEPARTMENT OF TRANSPORTATION

075-070-04
RIGHT OF WAY
000 - 0200

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Palmatic/Expy / SR26
Sign location description: 807 South of NW 46th St.
Parcel ID#: 36-3022-028-0340

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Nathan Kogon Telephone #: (305) 693-8830

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

Nathan Kogon 11/21/13
Signature of Local Government Official Date

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

Nathan Kogon 11/21/13
Signature of Local Government Official Date

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

L

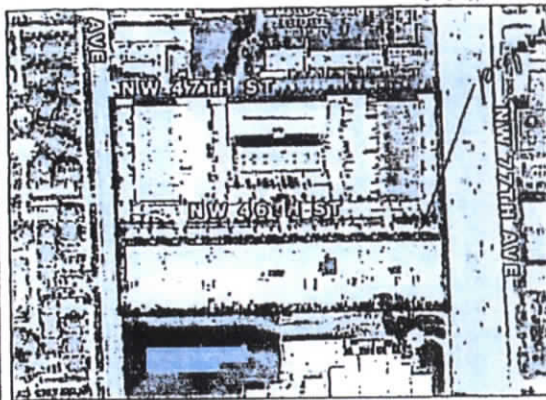
Handwritten marks: a checkmark and the number 2.

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT

Carlos Lopez-Cantera
Property Appraiser



Property Information:				
Folio	35-3022-026-0340			
Property Address	7711 NW 46 ST G			
Owner Name(s)	ERIC VIDAL TRS			
Mailing Address	7711 NW 46 ST DORAL FL 33166			
Primary Zone	7300 INDUSTRIAL - HEAVY MFG			
Use Code	4118 LIGHT MANUFACTURING : CONDOMINIUM - COMMERCIAL			
Beds/Baths/Half	0/0/0			
Floors	0			
Living Units	1			
Adj. Sq. Footage	5,925			
Lot Size	0 SQFT			
Year Built	2001			
Full Legal Description	PALMETTO WEST PARK CONDO UNIT G BLDG A UNDIV .01727 INT IN COMMON ELEMENTS OFF REC 19536-0076 COC 23811-1226 12 2004 1			
Assessment Information:				
	Current	Previous	Previous 2	
Year	2013	2012	2011	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Market Value	\$958,120	\$833,150	\$724,480	
Assessed Value	\$916,465	\$833,150	\$724,480	
Benefits Information:				
	Current	Previous	Previous 2	
Benefit	2013	2012	2011	
Non-Homestead Caps	Assessment Reduction	\$41,655	\$0	\$0
Note: not all benefits are applicable to all Taxable Values (ie County, School Board, City, Regional).				



Aerial Photography 2012

Taxable Value Information:			
	Current	Previous	Previous 2
Year	2013	2012	2011
	Exemption/ Taxable	Exemption/ Taxable	Exemption/ Taxable
County	\$0/\$916,465	\$0/\$833,150	\$0/\$724,480
School Board	\$0/\$958,120	\$0/\$833,150	\$0/\$724,480
City	\$0/\$916,465	\$0/\$833,150	\$0/\$724,480
Regional	\$0/\$916,465	\$0/\$833,150	\$0/\$724,480
Sale Information:			
Date	Amount	OR Book-Page	Qualification Code
11/16/2011	\$0	27980-3187	Corrective, tax or CCD, min consideration
12/01/2004	\$725,000	23811-1226	2008 and prior year sales; Qual by exam of deed

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually evaluating and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranty, expressed or implied, is provided for data and the positional or thematic accuracy of the calculation, it use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assume no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decisions made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full and final and User Agreement at http://www.miamidade.gov/info/06_fairmap.asp.

Property information requires comments and suggestions: email: pa@miamidade.gov

GIS inquiries, comments, and suggestions: email: rc@miamidade.gov

Generated on: Wed Oct 26 2011

Handwritten marks: a blue checkmark and a blue scribble.

FLORIDA DEPARTMENT OF TRANSPORTATION

875-070-04
RIGHT OF WAY
000 - 0200

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: North 26th Street Pkms
Sign location description: Approximately 880' North of N.W. 26th Street
Parcel ID#: 36-3027-037-0010

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.
Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Albert P. Childress Telephone #: (305) 693-6880

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

SUBJECT TO GATEWAY SPACING MODIFICATION
AND EITHER THE EXPIRATION OF LOCAL GOVERNMENT
APPROVAL FOR SAME FOLIO DATED 11/21/13 OR THE
CONDITIONAL CANCELLATION OR WITHDRAWAL OF SAME

[Handwritten initials]

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Office and Residential (OR)* - Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

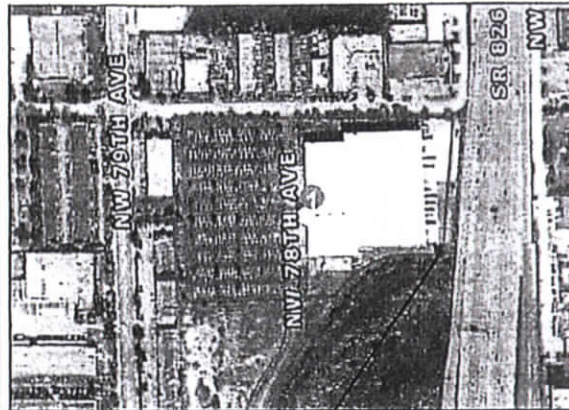


MIAMI-DADE COUNTY PROPERTY APPRAISER

Lazaro Solis

PROPERTY APPRAISER

Property Information:	
Folio	35-3027-037-0010
Property Address	7800 NW 29 ST
Owner Name(s)	AAAA UNIVERSE LLC
Mailing Address	7800 NW 29 ST MIAMI FL 33122-1104
Primary Zone	7600 INTENSIVE USE
Use Code	1111 STORE : RETAIL OUTLET
Beds/Baths/Half	0/0/0
Floors	2
Living Units	0
Adj. Sq. Footage	167,564
Lot Size	592,634 SQFT
Year Built	1994
Full Legal Description	BLUE HERON LAKE PB 144-2 T-15487 TRA LOT SIZE 13.605 AC F/A/U 30-3027-000-0020 OR 19540-2059/19963-4227 0201 5 3 & OR 20160-4243 0201 5 F/A/U 30-3027-037-0010 COC 25801-2074 06 2007 2
Assessment Information:	
Year	2013 2012
Land Value	\$11,260,046 \$10,667,412
Building Value	\$7,439,954 \$5,683,896
Market Value	\$18,700,000 \$16,351,308
Assessed Value	\$17,986,438 \$16,351,308
Benefits Information:	
Benefit	Type 2013 2012
Non-Homestead Cap	Assessment Reduction \$713,562 \$0
Note: not all benefits are applicable to all Taxable Values (to County, School Board, City, Regional).	



Aerial Photography 2012
Proposed Sign

Taxable Value Information:			
Year	2013	2012	
	Exemption/ Taxable	Exemption/ Taxable	
County	\$0/\$17,986,438	\$0/\$16,351,308	
School Board	\$0/\$18,700,000	\$0/\$16,351,308	
City	\$0/\$17,986,438	\$0/\$16,351,308	
Regional	\$0/\$17,986,438	\$0/\$16,351,308	
Sale Information:			
Date	Amount	OR Book-Page	Qualification Code
07/01/2007	\$37,250,000	25001-2074	Qual by verifiable & documented evidence
03/01/2004	\$12,500,000	22099-2613	Qual on DOS, but significant phy change since

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the positional or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein. See Miami-Dade County full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>.

Property information inquiries, comments, and suggestions email: pawehmail@miamidade.gov

GIS inquiries, comments, and suggestions email: gis@miamidade.gov

Generated on: Fri Feb 28 2014

Handwritten mark

FLORIDA DEPARTMENT OF TRANSPORTATION

576-070-04
RIGHT OF WAY
OGC - 0200

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: _____
Highway Name & Number: Palmetto Expy / SR 826
Sign location description: 1080' South of NW 46th Street
Parcel ID#: 35-3022-000-0101

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Albert P. Childress Telephone #: (305) 583-6680

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above.

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

[Handwritten initials]

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Office and Residential (OR)* - Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

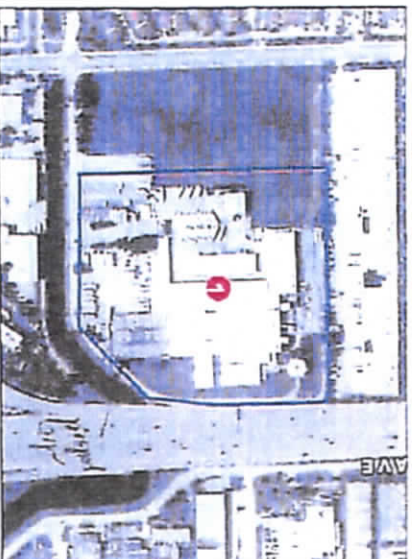
* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

**MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
PROPERTY SEARCH SUMMARY REPORT**

*Click on page numbers
to go to that page*

Property Appraiser

Property Information:	
Folio	35-3022-000-0101
Property Address	7777 NW 41 ST
Owner Name(s)	BOTTLING GROUP LLC % TAX DEPARTMENT
Mailing Address	1 PERSI WAY SOMERS NY 10589
Primary Zone	7600 CRENSHAW USE
Use Code	4132 LIGHT MANUFACTURING LIGHT MFG & FOOD PROCESSING
Beds/Baths/Half	0/2/5-0
Floors	3
Living Units	0
Ajaj. Sq. Footage	232,919
Lot Size	703,655 SQFT
Year Built	1954



Aerial Photography 2012

Full Legal Description	
22.53 +/- 0.16 261 AC ML BEG 35FTW OF SW COR OF E/2 OF SE/4 1/4SFT E665FT N161.55FT E822.02FT SLY ALG WL PALUETTO X-WAY 608.82FT CONT S 45 DEG W881.15FT W ALG SW COR SEC 818.67FT TO POB LESS 545FT FOR CANAL RW LOT SIZE 708329 SQUARE FEET OR 16608.3666 0299 5 FNUJ 30-3022-000-0101	

Assessment Information:			
Year	2013	2012	
Land Value	\$11,258,480	\$11,258,480	
Building Value	\$2,541,520	\$2,541,520	
Market Value	\$13,800,000	\$13,800,000	
Assessed Value	\$13,800,000	\$13,800,000	
Benefits Information:			
Benefit	Type	2013	2012

Taxable Value Information:				
Year	2013	2012		
County	Exemption/ Taxable	\$0/\$13,800,000	Exemption/ Taxable	\$0/\$13,800,000
School Board		\$0/\$13,800,000		\$0/\$13,800,000
City		\$0/\$13,800,000		\$0/\$13,800,000
Regional		\$0/\$13,800,000		\$0/\$13,800,000
Sale Information:				
Date	Amount	OR Book-Page	Qualification Code	
02/01/1999	\$0	18609-3566	Qual by exam of deed	

Disclaimer:

The Office of the Property Appraiser and Miami-Dade County are continually online and update the tax roll and its data to reflect the latest property information and the professional secretary. No warranties, expressed or implied, are provided for data and the position of the data because of the dynamic nature of its interpretation. Although the website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability, either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such an omission, and any action taken or action not taken by the user in reliance upon any information provided hereon is the user's responsibility and the user's agreement and the user's acknowledgment to go into disclaimer.

Property information on inquiries, comments, and suggestions cannot be guaranteed or warranted.

For inquiries, comments, and suggestions email: gov@miamidade.gov

Generated on: Thu Nov 21, 2013

FLORIDA DEPARTMENT OF TRANSPORTATION

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: _____
Highway Name & Number: Palmello Expy / SR 826
Sign location description: 1080' South of NW 46th Street
Parcel ID#: 35-3022-000-0101

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Nathan Kogon Telephone #: (305) 593-6630

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] 11/25/13
Signature of Local Government Official Date

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] 11/25/13
Signature of Local Government Official Date

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

12

[Handwritten marks]

FLORIDA DEPARTMENT OF TRANSPORTATION

575-070-04
RIGHT OF WAY
DGC - 02/09

RE: Application for outdoor advertising sign permit

NCS North Bend Lane

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign Is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Florida Turnpike / SR 91
Sign location description: 240' South of 34th Street / 11600 NW 34th Street
Parcel ID#: 35-3030-031-0080

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Restricted Industrial
Current zoning of parcel (from Land Development Regulations): Restricted Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Albert P. Childress Telephone #: (305) 593-6690

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

Albert P. Childress March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

Albert P. Childress March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

JA

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Office and Residential (OR)* - Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Institutional and Public Facility (IPF)* - The IPF category allows major community institutional uses, public facilities and utilities, including hospitals, non-profit medical facilities, universities and colleges, regional water-supply, wastewater and solid waste utility facilities, religious institutions, governmental offices and facilities, public schools, police and fire stations and libraries. Building height in the IPF category is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

Public and non-profit Institutional projects, greater than 10 acres in size, located in a self-contained, master-planned setting may include adult living facilities for the elderly as an accessory use not to exceed 25% of the gross area of the project site.

* *Public Parks and Recreation (PPR)* - This land use category includes all public parks, developed (with recreational facilities) and undeveloped. Related and ancillary facilities are also allowed such as community centers, typical public recreational facilities, meeting rooms and office/storage space for parks administration and operation. Certain commercial activities ancillary to recreational uses and related to the resources of the park, such as boat supply stores, fuel docks, or tennis and golf clubhouses are also permitted. Other commercial recreation, entertainment or cultural uses may also be considered for approval in the PPR category if they would enhance the quality, utility or enjoyment of the site and its natural, historical or archeological resources and facilities. The floor area ratio for ancillary commercial, administrative, recreation, cultural and entertainment buildings shall not exceed 0.2.

* *Private Parks and Open Space (PPOS)* - The PPOS category identifies private parks and open space areas, including private membership golf courses, cemeteries, and golf-oriented resorts. Privately owned golf courses open to the public are also contained in this category. Golf courses are allowed to have ancillary uses such as clubhouses, pro shops, other recreational facilities, administrative offices, maintenance facilities, meeting rooms, lounge, small gift shop, private restaurant (owner-operated only) and ballrooms. Golf-oriented resorts in this category may also include hospitality facilities reasonably related to the resort use such as health spas and hotel rooms. The floor area ratio for ancillary uses and hospitality facilities shall not exceed 0.25.

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Proposed Sign

Digital Orthophotography - 2007

0 47 ft

This map was created on 1/5/2010 11:36:01 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Summary Details:

Folio No.	35-3030-031-0080
Property	11600 NW 34 ST
Mailing Address	LUIS ARIAS & W MARIA
Address	11600 NW 34 ST MIAMI FL 33178-1834

Property Information:

Primary Zone	7100 INDUSTRIAL
CLUC	0037 WAREHOUSE OR STORAGE
Beds/Baths	0/0
Floors	2
Living Units	3
Adj. Sq Footage	34,639
Lot Size	67,086 SQ FT
Year Built	1999
Legal Description	MIAMI INTL BUSINESS PARK SEC 2 PB 151-49 T-19866 LOT 1 BLK 4 LOT SIZE 67086 SQ FT FAU 30-3030-001-0010 0011 0012 & 0060

Assessment Information:

Year:	2009	2008
Land Value	\$1,811,322	\$1,811,322
Building Value	\$2,365,840	\$2,389,966
Market Value	\$4,177,162	\$4,201,288
Assessed Value	\$4,177,162	\$4,201,288

Taxable Value Information:

Year:	2009	2008
Applying Authority	Applied Exemption/ Taxable Value	Applied Exemption/ Taxable Value
Regional	\$0	\$0
County	\$4,177,162	\$4,201,288
City	\$0	\$0
School Board	\$4,177,162	\$4,201,288

Sale Information:

Sale Date	6/1999
Sale Amount	\$2,656,400
Sale OR	18657-3580
Sales Qualification Description	Sales which are qualified
View Additional Sales	

FLORIDA DEPARTMENT OF TRANSPORTATION

ACS Water Road
Face

RE Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company Viewpoint Outdoor LLC
Signs: existing proposed
County Miami-Dade Municipality if applicable City of Doral
Highway Name & Number: Florida Turnpike
Sign location description: 2 1/2 Miles South of 34th Street / 11600 NW 34th Street
Parcel ID#: 15-3019-031-0020

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Restricted Industrial
Current zoning of parcel (from Land Development Regulations): Restricted Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.
Is location within city limits? Yes No If yes, name of city: Doral
Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Nathan Kogon Telephone #: (305) 593-0630

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above.

Nathan Kogon Signature of Local Government Official Date: _____
Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in the application:

- It is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- It is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- It is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

Nathan Kogon Signature of Local Government Official Date: _____
Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

N
d

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Digital Orthophotography © 2007

0 47 ft

This map was created on 10/20/06 11:26:43 AM for reference purposes only.
Web Site © 2007 Miami-Dade County. All rights reserved.



Summary Details:

Parcel No.	35-3030-031-0080
Property	11600 NW 34 ST
Mailing Address	LUIS ARBAS NW MARIA
Address	11600 NW 34 ST MIAMI FL 33176-1034

Property Information:

Primary Zone	Z100 INDUSTRIAL
CLUC	3007 WAREHOUSE OR STORAGE
Depth (feet)	70
Floors	2
Home Units	3
Adj Sq Footage	34,639
Lot Size	67,086 SQ FT
Year Built	1993
Legal Description	39A18 INTL BUSINESS PARK SEC 2 Pk 151-49 L-19186 LOT 1 BLK 4 LOT 52L 67086 SQ FT FAU 30-3030-031-0310 011 0012 & 0060

Assessment Information:

Year:	2009	2008
Land Value	\$1,011,322	\$1,011,322
Building Value	\$2,365,840	\$2,589,966
Market Value	\$4,177,162	\$4,201,288
Assessed Value	\$4,177,162	\$4,201,288

Taxable Value Information:

Year:	2009	2008
Exemption Authority	Applied Exemption Taxable Value	Applied Exemption Taxable Value
Regional	\$0	\$0
County	\$4,177,162	\$4,201,288
City	\$0	\$0
School Board	\$4,177,162	\$4,201,288

Sale Information:

Sale Date	07/09/03
Sale Amount	\$2,656,400
Sale ORC	10057-0500
Sales Description	Sales which are qualified
View Additional Sales	

FLORIDA DEPARTMENT OF TRANSPORTATION

575-070-04
RIGHT OF WAY
OGC - 02/09

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Florida Turnpike / SR 91
Sign location description: Approximately 1000' South of NW 41 Street / 3800 NW 115 Avenue
Parcel ID#: 35-3030-031-0040

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Restricted Industrial
Current zoning of parcel (from Land Development Regulations): Restricted Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Albert P. Childress Telephone #: (305) 593-6890

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Handwritten initials: JH

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Office and Residential (OR)* - Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Institutional and Public Facility (IPF)* - The IPF category allows major community institutional uses, public facilities and utilities, including hospitals, non-profit medical facilities, universities and colleges, regional water-supply, wastewater and solid waste utility facilities, religious institutions, governmental offices and facilities, public schools, police and fire stations and libraries. Building height in the IPF category is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

Public and non-profit Institutional projects, greater than 10 acres in size, located in a self-contained, master-planned setting may include adult living facilities for the elderly as an accessory use not to exceed 25% of the gross area of the project site.

* *Public Parks and Recreation (PPR)* - This land use category includes all public parks, developed (with recreational facilities) and undeveloped. Related and ancillary facilities are also allowed such as community centers, typical public recreational facilities, meeting rooms and office/storage space for parks administration and operation. Certain commercial activities ancillary to recreational uses and related to the resources of the park, such as boat supply stores, fuel docks, or tennis and golf clubhouses are also permitted. Other commercial recreation, entertainment or cultural uses may also be considered for approval in the PPR category if they would enhance the quality, utility or enjoyment of the site and its natural, historical or archeological resources and facilities. The floor area ratio for ancillary commercial, administrative, recreation, cultural and entertainment buildings shall not exceed 0.2.

* *Private Parks and Open Space (PPOS)* - The PPOS category identifies private parks and open space areas, including private membership golf courses, cemeteries, and golf-oriented resorts. Privately owned golf courses open to the public are also contained in this category. Golf courses are allowed to have ancillary uses such as clubhouses, pro shops, other recreational facilities, administrative offices, maintenance facilities, meeting rooms, lounge, small gift shop, private restaurant (owner-operated only) and ballrooms. Golf-oriented resorts in this category may also include hospitality facilities reasonably related to the resort use such as health spas and hotel rooms. The floor area ratio for ancillary uses and hospitality facilities shall not exceed 0.25.

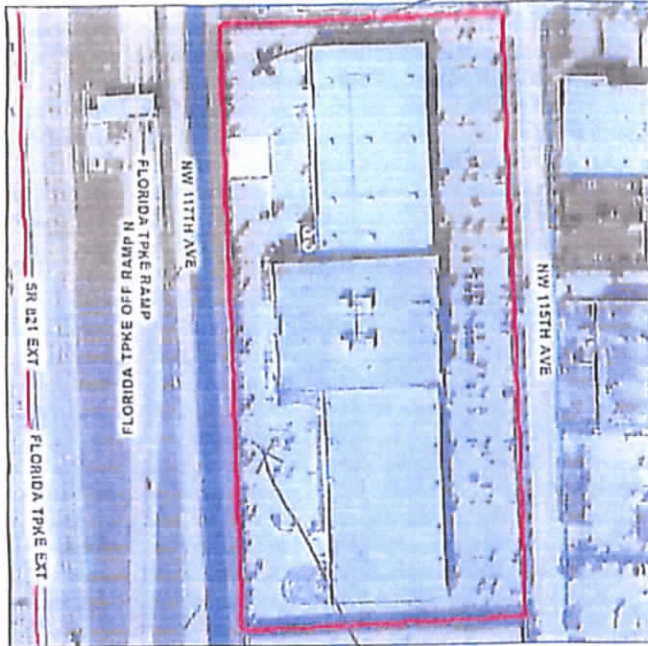
13

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Digital Orthophotography - 2007
This map was created on 10/29/10 11:38:55 AM for reference purposes only.
Web Site © 2002 Miami-Dade County. All rights reserved.

Within 50 ft

Close

Proposed Sign

Summary Details:

Parcel No	35-3030-031-0040
Property	3800 NW 115 AVE
Mapping Address	MIAMI DADE COMMUNITY COLLEGE
	400 NE 2 AVE RM 1440 MIAMI FL 33121

Property Information:

Primary Zone	7100 INDUSTRIAL
CLUC	0048 BPI
Beds/Baths	2/0
Floors	3
Living Units	0
Adj. Sq Footage	273,144
Lot Size	10 ACRES
Year Built	2003
Legal Description	MIAMI INTL BUSINESS PARK SEC 2 PB 151-49 T-19866 LOT 3 THRU 5 B.L.K 3 LOT SIZE 430928 SQ FT F/A/U 30 3030 001 0010 0011 0012 & 0060 & 30 3030 031 0020 & 0040

Assessment Information:

Year:	2009	2008
Land Value	\$6,032,992	\$6,032,992
Building Value	\$13,044,320	\$13,044,320
Market Value	\$19,077,320	\$19,077,320
Assessed Value	\$19,077,320	\$19,077,320

Taxable Value Information:

Year:	2009	2008
Taxing Authority	Applied Exemption Taxable Value	Applied Exemption Taxable Value
Regional	\$19,077,320 \$0	\$19,077,320 \$0
County	\$19,077,320 \$0	\$19,077,320 \$0
City	\$19,077,320 \$0	\$19,077,320 \$0
School Board	\$19,077,320 \$0	\$19,077,320 \$0

Sale Information:

Sale Date	4/2005
Sale Amount	\$0
Sale O/R	23293-3573
Sales Qualification Description	Sales which are disqualified as a result of examination of the deed
	View Additional Sales

2

FLORIDA DEPARTMENT OF TRANSPORTATION

RE Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Signs: [] existing [] proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Florida Turnpike / SR 91
Sign location description: Approximately 1000 South of NW 41 Street / 3600 NW 115 Avenue
Parcel ID#: 35-3030-031-0040

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Restricted Industrial
Current zoning of parcel (from Land Development Regulations): Restricted Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: [] Yes [] No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Nathan Kogon Telephone #: (305) 593-6630

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above.

Signature of Local Government Official: [Signature] Date: [Date]

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- [] It is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
[] It is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
[] It is not in compliance with local ordinances and is/should be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

Signature of Local Government Official: [Signature] Date: [Date]

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

[Handwritten marks]

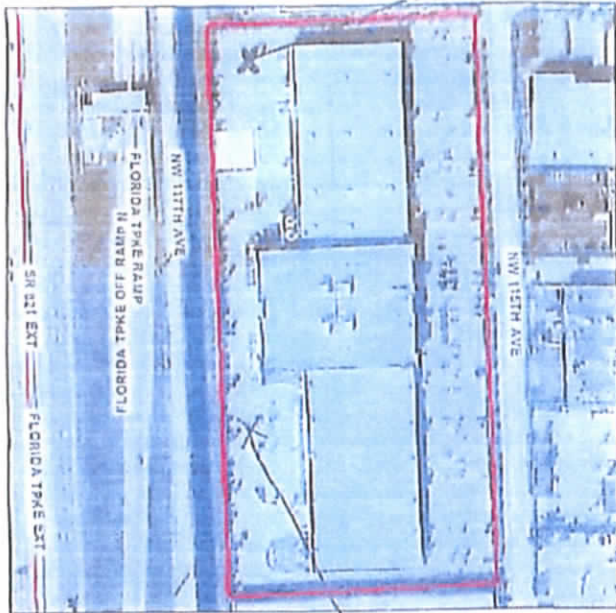
13

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Digital Orthophotography - 2007
This map was created on 1/5/2010 11:08:53 AM to include one parcel only.
Web Site © 2010 Miami-Dade County. All rights reserved.

William S. A.

Close

Summary Details:

Parcel No.	25-3039-031-0010
Property	2650 NW 115 AVE
Mailing Address	MIAMI-DADE COMMUNITY CENTER
Address	2650 NW 115 AVE MIAMI, FL 33127

Property Information:

Primary Zone	INDUSTRIAL
CLUC	2548 BPI
Bathrooms	0
Floors	3
Living Units	0
Air Sq Footage	273,144
Lot Size	10 ACRES
Year Built	2003
Legal Description	MIAMI INTL BUSINESS PARK, SEC 2, PB 151-47, T-19966 LOT 3 TRIM 5, BLK 3 LOT SIZE 439,928 SQ FT PAVT. 39,3039 001 0010 0011 0012 & 2000 & 20 3039 031 001 & 002

Assessment Information:

Year:	2009	2008
Land Value	\$6,032,992	\$6,032,992
Building Value	\$13,044,326	\$13,044,326
Market Value	\$19,077,320	\$19,077,320
Assessed Value	\$19,077,320	\$19,077,320

Taxable Value Information:

Year:	2009	2008
Taxing Authority	Applied Exemption	Applied Exemption
	Taxable Value	Taxable Value
Advalorem	\$19,077,320	\$19,077,320
County	\$0	\$0
City	\$19,077,320	\$19,077,320
Special District	\$0	\$0

Sale Information:

Sale Date	1/2005
Sale Amount	\$0
Sale CR	23293-3573
Sales	Sales which are
Qualification	disqualified as a result of
Description	examination of the deed
View Additional Sales	

Handwritten marks resembling checkmarks or initials.

FLORIDA DEPARTMENT OF TRANSPORTATION

678-070-04
RIGHT OF WAY
08C - 02/09

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Dolphin Expy / SR 636
Sign location description: 500' South of NW 93 Court & NW 12 Street / Railroad
Parcel ID#: 30-3054-000-0111

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Albert P. Childress Telephone #: (305) 593-6680

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

[Handwritten initials]

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Office and Residential (OR)* - Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

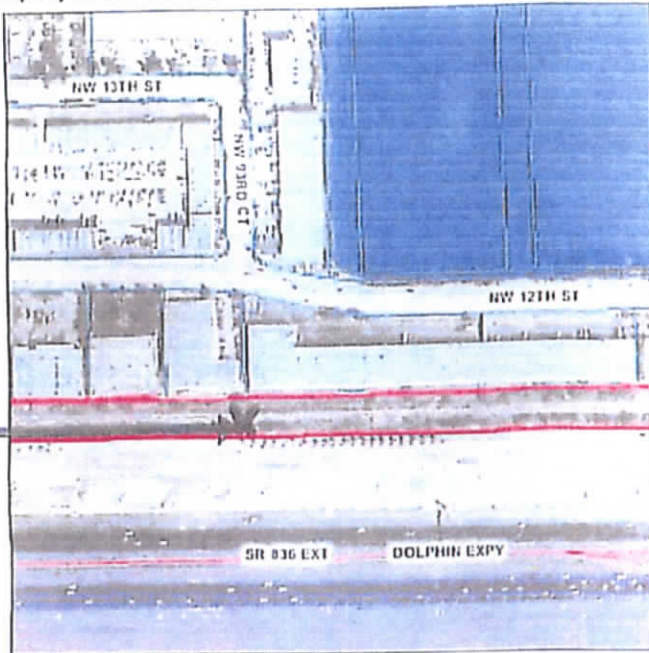
* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Digital Orthophotography 2007

0 10 20 Feet

This map was created on 10/20/10 12:55:05 PM for reference purposes only.

Web Site ©2002 Miami-Dade County. All rights reserved.



Summary Details:

Parcel No	30-3054-000-0111
Property	
Mapping Address	CSX TRANSPORTATION INC TAX DEPARTMENT (J910) 500 WATER STREET JACKSONVILLE FL 32202-0000

Property Information:

Primary Zone	
CLUC	3062 RAILROAD ASSESSMENT
Beds/Baths	0/0
Floors	0
Living Units	0
Ag. Sq Footage	0
Lot Size	0
Year Built	0
Legal Description	53 54 40 6 62 AC SAL RW IN LD 1 4 BETWEEN 53-54-40 PER DB 4357-101 OR 15774-1300 0886 5 PAU 30-3051-000-0111

Assessment Information:

INFORMATION NOT AVAILABLE

Sale Information:

Sale Date	12/1991
Sale Amount	\$0
Sale OR	
Sales Classification	Sales which are liquidated as a result of execution of the deed
Description	
View Additional Sales	

FLORIDA DEPARTMENT OF TRANSPORTATION

875-376-04
RIGHT OF WAY
OGC-0209

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Delphin Expy / SR 838
Sign location description: 507 South of NW 93 Court & NW 12 Street / Railroad
Parcel ID#: 30-3064-000-0111

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Nathan Kogon Telephone #: (305) 693-6830

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] 11/21/13
Signature of Local Government Official Date

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] 11/21/13
Signature of Local Government Official Date

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

[Handwritten mark]

FLORIDA DEPARTMENT OF TRANSPORTATION

675-070-04
RIGHT OF WAY
OGG - 02/09

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Dolphin Expy / SR 836
Sign location description: Approximately 300' West of NW 98 Court / Railroad
Parcel ID#: 30-3055-003-0011

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Albert P. Childress Telephone #: (305) 593-6690

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] March 14, 2014
Signature of Local Government Official Date

Albert P. Childress, Assistant City Manager
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

[Handwritten Signature]

reflect differing levels of intensity based on location in Doral. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Office and Residential (OR)* - Uses allowed in this category include a mixture of both professional and clerical offices, hotels, motels and residential uses. The maximum density allowed is 16 units per gross residential acre. This density limit may be exceeded on the 70 acre OR parcel located directly west of the lake in Section 8 where up to 1,250 dwelling units may be constructed pursuant to a voluntary covenant provided by the landowner to Miami-Dade County in 2005. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was a parcel in either office only or residential use only, whichever is higher. Within the OR category, retail and service uses designed to primarily serve on-site businesses and residents may be integrated within a project in an amount not to exceed 10 percent of the total floor area. The use mix for the entire OR future land use category is anticipated to be within the following range: office/hotel/motel 60 % -95%, and residential 5% - 40%. Building height is limited to no more than eight (8) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

* *Industrial* - This category allows industries, manufacturing operations, warehouses, mini-warehouses, office buildings, showrooms, distribution centers, merchandise marts, utility maintenance yards, utility plants, public facilities, hospitals, medical buildings, hotels, convention facilities, restaurants, banks, university and college facilities, hotels, and similar uses. No rock quarrying or ancillary uses are allowed in I. Within the I category, retail and service uses may be integrated within a project (land under unified control) in an amount not to exceed 15 percent of the total floor area. Building height is limited to the width of the public right-of-way fronting the subject property and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking.

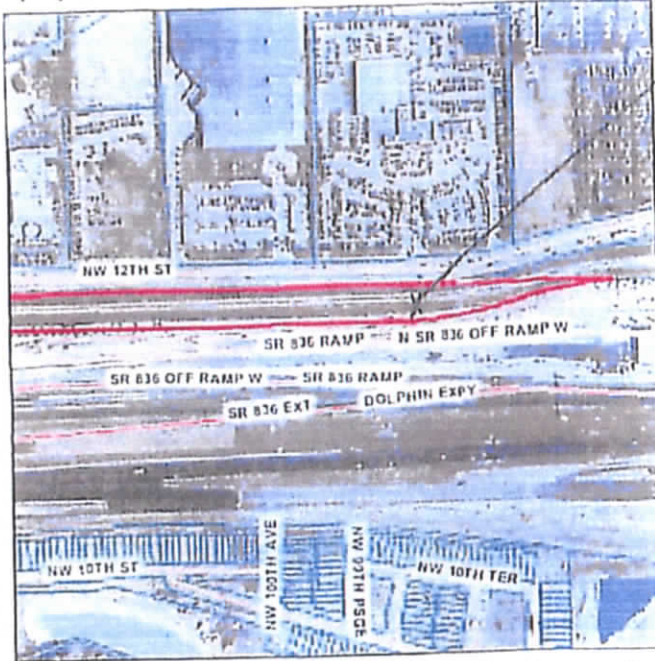
* *Restricted Industrial (RI)* - Areas designated "RI" are parcels where the range of uses and design of facilities are governed by special groundwater protection regulations. This category primarily affects wellfield protection areas designated in Chapter 24 of the Miami-Dade County Code. Building height is limited to no more than four (4) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Digital Orthorectography - 2007

This map was created on 1/5/2010 12:51:26 PM for reference purposes only.
Web Site © 2002 Miami-Dade County. All rights reserved.

Proposed Street

Summary Details:

File No:	30-3055-003-0011
Property:	
Mailing Address:	CSA TRANSPORTATION, INC TAX DEPARTMENT (6870) 509 WATER STREET JACKSONVILLE FL 32202-6000

Property Information:

Primary Zone:	
CLUC:	J062 RAILROAD ASSESSMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj. Sq Footage:	0
Lot Size:	0
Year Built:	0
Legal Description:	63 54 40 6 2 AC COATES SUB PB 24-74 TR 1 THRU 32 S A L RW PER DB 4357/101 OR 15774-1300 0886 E P/A/U 30-3051-003-0011

Assessment Information:

INFORMATION NOT AVAILABLE

Sale Information:

Sale Date:	12/1991
Sale Amount:	\$0
Sale C/R:	
Sales Description:	Sales which are quantified as a result of examination of the deed
View Additional Sales	

Close

FLORIDA DEPARTMENT OF TRANSPORTATION

RE: Application for outdoor advertising sign permit

To be completed by applicant:

Name of Applicant or Company: Viewpoint Outdoor LLC
Sign is: existing proposed
County: Miami-Dade Municipality, if applicable: City of Doral
Highway Name & Number: Dolphin Expy / SR 836
Sign location description: Approximately 300' West of NW 98 Court / Railroad
Parcel ID#: 30-3055-003-0011

To be completed by appropriate zoning official:

Designation of parcel on the Future Land Use Map: Industrial
Current zoning of parcel (from Land Development Regulations): Industrial
Copies of the applicable pages from the land use documents showing all allowable uses under the designations listed above must be submitted with this application.

Is location within city limits: Yes No If yes, name of city: Doral

Please provide the name and telephone number of the person the Department may contact if additional information is required:

Name: Nathan Kogon Telephone #: (305) 593-6630

I certify that the above information reflects the designation of the parcel as it is shown on the current comprehensive plan adopted pursuant to chapter 163, Florida Statutes, and that I am authorized to sign this form on behalf of the county/municipality named above:

[Signature] Date 11/21/13
Signature of Local Government Official

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

Local Government Permission: Please complete the items below. You may submit another form of written statement indicating that the sign complies with all local governmental requirements. For a proposed sign location, a copy of the building permit issued by the local government may be submitted.

The outdoor advertising sign identified in this application:

- Is in compliance with all duly adopted local ordinances and has been or will be issued the necessary permits.
- Is not in compliance with local ordinances, but is legally existing as a non-conforming sign.
- Is not in compliance with local ordinances and is/would be considered to be an illegally maintained structure.

I certify that I represent the governmental entity within whose jurisdiction the sign described herein is located and that the determination reflected in this section is made under my delegated authority.

[Signature] Date 11/21/13
Signature of Local Government Official

Nathan Kogon, AICP, Planning and Zoning Director
Printed Name and Title

NOTE: Form must be completed not more than six (6) months prior to receipt of the completed outdoor advertising permit application by the Department.

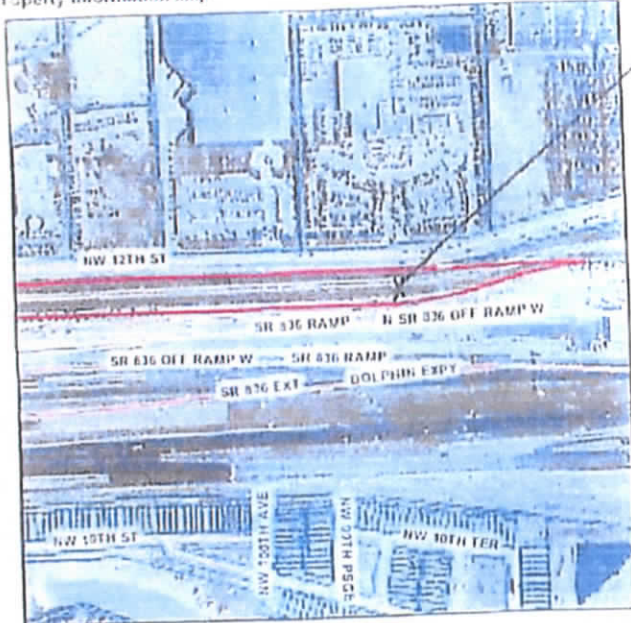
[Handwritten marks]

My Home
Miami-Dade County, Florida

MIAMI-DADE

miamidade.gov

Property Information Map



© 2007
This map was created by MapInfo, Inc. All rights reserved.
City of Miami-Dade, Miami-Dade County, Florida, 2007

Print

Professional

Summary Details:

Parcel ID:	30-3055-003-0011
Address:	SR 836 RAMP
Maping:	SR 836 RAMP
Address:	SR 836 RAMP
Address:	SR 836 RAMP
Address:	SR 836 RAMP
Address:	SR 836 RAMP

Property Information:

Primary Zone:	SR 836 RAMP
URFC:	SR 836 RAMP
Subs. Bldgs:	SR 836 RAMP
Floors:	SR 836 RAMP
Living Units:	SR 836 RAMP
Adj. Sq. Footage:	SR 836 RAMP
Lot Size:	SR 836 RAMP
Year Bld:	SR 836 RAMP
Description:	SR 836 RAMP

Assessment Information:

INFORMATION NOT AVAILABLE

Sale Information:

Sale Date:	12/10/07
Sale Amount:	\$0
Sale ID:	SR 836 RAMP
Sales Description:	SR 836 RAMP
View Additional Sales	

2