



August 26, 2016

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Revised Letter

**RE: Folio: 30-2101-009-0020; 30-2101-009-0010; 30-2101-009-0040
Case # 201331**

To Whom It May Concern:

This is in response to your zoning verification request. Please be advised that the above referenced property is zoned **IU-1 (Industry - Light District)**. Please be advised that the use of "mini-warehouses" was added to the Comprehensive Development Master Plan (CDMP) Industrial and Office text in 1988. Based on the foregoing information, although a self-storage or mini-warehouse is not specifically listed among the permitted uses in IU-1 or IU-2, the department has interpreted that a mini-warehouse or self-storage use could be a permitted use on the subject parcel subject to compliance with the site development requirements of the IU-1 District.

Enclosed is the applicable Zoning Code section pertaining to your zoning district designation. In addition, also enclosed (if applicable) are any zoning Resolutions or Declaration of Restrictions (covenants) that pertain to your property and may affect the development of your site. Please be advised that there may be additional restrictions that are not shown in this letter that may be found in the public records of Miami-Dade County. Based on our available records, the following attached documents apply to your property and may affect future development of the site.

- Zoning Code Section **IU-1 (Industry - Light District)**
- Zoning Resolution No. Z-361-69
- Zoning Resolution No. 4-ZAB-581-69
- Zoning Resolution No. 2-ZAB-521-62
- Zoning Resolution No. 7890 - 1962
- Zoning Resolution No. 10422 – 1956

Please be advised that letter does not verify building code compliance and does not certify conformance/nonconformance of existing uses or structures, concurrency or other applicable development regulations. Building permit issuance will be subject to compliance with applicable resolution approvals and all code requirements and concurrency approval. This letter is based on the Miami-Dade County Zoning Code in effect on the date of this letter. This determination shall not or may not be applicable in the event a land development

regulation at the municipal, state or federal level is amended in a manner that conflicts with or supersedes the regulations upon which this letter is based. For information regarding zoning and building code violations, please contact the Office of Neighborhood Compliance at (786) 315-2552. Should you need additional zoning information, please contact this office at (305) 375-1806.

Sincerely,



Grisel M. Rodriguez
Supervisor

Zoning Information Services
Department of Regulatory and Economic Resources