

Date: February 23<sup>rd</sup>, 2016

To: The Honorable Mayor and City Council Members

From: Tanya Wilson-Séjour, AICP, Planning, Zoning and Development Director

Re: **Final Plat for “Parkview Villas Replat” - 2500 N.E. 135<sup>th</sup> Street**

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**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A FINAL PLAT FOR THE PROPERTIES LOCATED AT 2500 NE 135TH STREET, WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2228-064-0010, 06-2228-064-0020, 06-2228-064-0030, 06-2228-064-0040, 06-2228-064-0050, 06-2228-064-0060, 06-2228-064-0070, 06-2228-064-0080, 06-2228-064-0090, 06-2228-064-0100, 06-2228-064-0110, 06-2228-064-0120, 06-2228-064-0130, 06-2228-064-0140, 06-2228-064-0150, AND 06-2228-064-0160, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-803 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, SECTION 28-8 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES, AND CHAPTER 177, FLORIDA STATUTES (2015); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**STAFF RECOMMENDATION**

That the Mayor and City Council pass and adopt the proposed resolution approving with conditions the “Parkview Villas Replat” final plat the above-described properties in order to create eighteen (18) fee-simple townhouse lots for a proposed townhouse development, vacate the existing utility easement per Parkview Villas, Plat Book 168, Page 2, and replace said utility easement with a new utility easement that conforms with the proposed lot configurations.

**PURPOSE AND INTENT**

As per the requirements of Article 3, Division 8, Section 3-802 of the City’s Land Development regulations, (LDRs), the owner of record for the subject properties, FFS 135, LLC, (the “Applicant”), has previously filed a tentative plat application with the City, which was reviewed and approved by the Mayor and City Council at its June 9<sup>th</sup>, 2015 meeting through the passage of Resolution 2015-R-53 (attached). On December 4, 2015, the referenced tentative plat was, in accordance with Chapter 28, Section 28-7(B) of the Miami-Dade County Code of Ordinances, reviewed by the Dade County Plat Committee, which recommended same for approval, subject to the conditions listed in the Action Copy (attached). As per Section 3-802(H), the Applicant has one hundred eighty (180) days from the tentative plat approval by the Dade County Plat Committee to submit a completed application for a final plat to the City, or the tentative plat

shall expire and be of no further force and effect. In compliance with that 180-day deadline and pursuant to the requirements of Article 3, Division 8, Section 3-803 of the LDRs, the Applicant has therefore submitted this “Parkview Villas Replat” final application, the express purpose of which is to replat the above-referenced properties in order to create eighteen (18) individual taxing parcels in order to accommodate a proposed townhouse development, as further described below. Another purpose of this replat is to vacate an existing utility easement that was recorded with the previous plat on the properties and replace said utility easement with a new one, which conforms to the proposed lot configurations.

**BACKGROUND INFORMATION**

The City Council through Resolution R-2007-51 approved a final plat for a fifteen (15) lot subdivision known as Parkview Villas. The subject property is currently vacant and comprises of a total of 55,386 sq. ft.in size. On April 9, 2013, the City Council subsequently passed and adopted Resolution R-2013-38, approving a conditional use application to transfer 27 bonus units from the secondary pool of 1000 floating residential units of the Neighborhood Redevelopment Overlay (NRO) District to construct a proposed 48-units multi-family garden apartment building on the subject property. However, the property has since changed ownership and that approval has also expired since the project was not built within a year of the adoption of that resolution. The new owner, FFS 135, LLC, was recently granted a side setback variance approval by the Board of Adjustment (BOA) to improve the subject property with a residential development, which is to be developed around an appealing, modern-styled architecture. The development will consist of 18 townhouses, grouped in three (3) rows of six (6) units. Each unit will have three (3) stories and will include a kitchen, a dining room, a half-bathroom and an enclosed garage on the ground floor; three (3) bedrooms, two (2) bathrooms and an office on the second floor; and a terrace and spa on the third floor. The property is currently platted for fifteen (15) residential lots.

**NEIGHBORHOOD LAND USE CHARACTERISTICS**

<b>Property</b>	<b>Future Land Use</b>	<b>Existing Zoning</b>	<b>Existing Use/Subdivision</b>
Site	Medium Density Residential	R-5, Multi-Family Residential	Vacant
North	Wetlands	PU, Public Use	State Preserve
South	High Density Residential	R-6, Multi-Family Residential	Apartments
East	Medium Density Residential	R-5, Multi-Family Residential	Townhouse Development
West	Medium Density Residential	R-5, Multi-Family Residential	Apartments

The subject property is a vacant parcel located on the north side of N.E. 135<sup>th</sup> Street and is zoned R-5, Multi-Family Residential District. The properties along the same block on N.E. 135<sup>th</sup> Street are also zoned R-5 and include a townhouse development on the east and an apartment building on the west. The properties lying south of the site, across from N.E. 135<sup>th</sup> Street, feature various apartment buildings. A 102-acre state preserve park is located north of the site, as depicted in the aerial picture that follows.



## ANALYSIS

As previously stated, the express purpose of this final plat application is to replat the property from fifteen (15) lots to establish eighteen (18) individual taxing lots in order to accommodate a proposed residential development, revealing modern-styled architecture and consisting of eighteen (18) townhouses grouped in three (3) rows of six (6) units. The replat of this property will not require any changes to the Comprehensive Plan in that it does not change the Medium Density Residential Land Use Plan map designation of the parcel, nor does it alter the uses or intensities of development authorized by the Future Land Use Element (FLUE) in that land use designation. Besides the side setback variances, which the BOA has already approved, the requested replat will not require an amendment to either the text of the LDRs or the adopted Zoning Map.

*Public School Concurrency:* Pursuant to the Growth Management Legislation enacted under Chapters 163 and 1013, Florida Statutes, all residential development applications shall be reviewed for compliance with Public School Concurrency. Accordingly, during the review of the tentative plat for the “Parkview Villas Replat,” the application was also transmitted to the Miami-Dade County Public Schools for a Concurrency Determination Statement, which has already been issued to the developer.

*Utility Companies:* During the review of the already approved tentative plat, comments were solicited from Florida Power and Light Company, AT&T, Miami TCI Cablevision, and People's Gas System, Inc. No objections were received from any of these utility companies.

*City Staff Comments:* As mentioned above, this tentative plat was reviewed at a DRC meeting to gather input from other City Departments, particularly Public Works Department, in order to determine the impacts on Water and Sewer services. Comments, which were provided by those Departments, have subsequently been satisfactorily addressed by the applicant.

*Surveyor's Review of the Final Plat:* As with the tentative plat, the referenced final plat was transmitted to the City's contracting surveying company, Craven Thompson & Associates, for peer-review comments and the same was found to be in compliance with Article 3, Division 8, Section 3-802 of the City's LDRs, Chapter 28, Section 28-8(B) of the Miami-Dade County Code of Ordinances, as well as Chapter 177, Sections 177-071 through 177-091 of the 2015 Florida Statutes.

## **CONCLUSION**

In light of the aforementioned findings, staff believes that the "Parkview Villas Replat" final plat is both consistent with the goals, objectives and policies of the City's Comprehensive Plan and in keeping with the purpose and intent of the City's LDRs. Consequently, staff requests that the Mayor and City Council pass and adopt the attached resolution approving the requested tentative plat, subject to the applicant following satisfying conditions:

1. *Approving City resolution.* After City Council approval and upon the filing of a request for County review, a signed copy of the approving resolution shall be delivered by the applicant to the Platting and Traffic Review Division of the Miami-Dade's Department of Regulatory and Economic Resources, along with copies of the survey.
2. *Recordation required.* Following approval of the final plat by the county, or if forty-five (45) days pass from receipt of the plat by the county without any action taken, the final plat shall be recorded, by the applicant, in the public records of Miami-Dade County at the expense of the applicant. A recorded copy of the plat should be filed with the city no later than thirty (30) days from recording.
3. *Building permits.* No building permits shall be issued until all subdivision improvements required in connection with the approval of the plat (e.g., monuments, streets, sidewalks, etc.) have either been completed or sufficiently bonded in a form approved by the city attorney. Proper indemnification must also be reviewed and approved by the city attorney prior to any building permit issuance.

**Attachments:**

1. Proposed Resolution
2. Exhibit 1 – “Parkview Villas Replat” Final Plat Survey
3. Final Plat Review – Craven Thompson and Associates, Inc.
4. Resolution 2015-R-53 Approving the Tentative Plat
5. Dade County Plat Committee Action Report Approving the Tentative Plat

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A FINAL PLAT FOR THE PROPERTIES LOCATED AT 2500 NE 135<sup>TH</sup> STREET, WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2228-064-0010, 06-2228-064-0020, 06-2228-064-0030, 06-2228-064-0040, 06-2228-064-0050, 06-2228-064-0060, 06-2228-064-0070, 06-2228-064-0080, 06-2228-064-0090, 06-2228-064-0100, 06-2228-064-0110, 06-2228-064-0120, 06-2228-064-0130, 06-2228-064-0140, 06-2228-064-0150 AND 06-2228-064-0160, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-803 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, SECTION 28-8 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES, AND CHAPTER 177, FLORIDA STATUTES (2015); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, FFS 135, LLC (“Applicant”) is the owner of contiguous parcels of vacant land with an approximate aggregate size of 1.27 acres, generally located at 2500 N.E. 135<sup>th</sup> Street, as specifically identified by the following Miami-Dade County property folio numbers: 06-2228-064-0010, 06-2228-064-0020, 06-2228-064-0030, 06-2228-064-0040, 06-2228-064-0050, 06-2228-064-0060, 06-2228-064-0070, 06-2228-064-0080, 06-2228-064-0090, 06-2228-064-0100, 06-2228-064-0110, 06-2228-064-0120, 06-2228-064-0130, 06-2228-064-0140, 06-2228-064-0150, and 06-2228-064-0160 (collectively referred to herein as “Subject Property”); and

**WHEREAS**, the Applicant has proposed to improve the Subject Property with a residential development consisting of eighteen (18) townhouses, revealing modern-styled architecture (“Residential Development”), to be developed well within the parameters prescribed by applicable City of North Miami (“City”) Codes of Ordinances, Land Development Regulations (“LDRs”); and

**WHEREAS**, on January 8, 2015, the Applicant was granted a Variance by the North Miami Board of Adjustment (“Board of Adjustment”) to allow a side setback of twelve (12) feet instead of the minimum thirty (30) feet side setback required for townhouse developments, pursuant to Article 3, Section 3-606, LDRS; and

**WHEREAS**, as a condition of granting the Variance, the Board of Adjustment required, among other things, an application for tentative plat and a subsequent application for final plat to

be submitted by the Applicant to obtain the approval of the City, prior to seeking review and approval from the Miami-Dade County Land Development Division; and

**WHEREAS**, in accordance with the Board of Adjustment, the Applicant filed an application for tentative plat approval with the Community Planning and Development Department (“Application”) in order to revise the existing recorded plat and to clearly delineate the Subject Property for the Residential Development; and

**WHEREAS**, on May 5, 2015, the City Planning Commission reviewed the Application and unanimously found that it conforms to the requirements of LDR’s and the City’s Comprehensive Plan, and thereby recommended approval of the Application to the Mayor and City Council, subject to the conditions indicated in staff’s report; and

**WHEREAS**, on June 9, 2015, the Mayor and City Council passed and adopted Resolution No. 2015-R-53, approving a tentative plat for the Subject Properties, pursuant to Section 3-802, LDR’s, and Planning Commission recommendations; and

**WHEREAS**, the Subject Property shall now be platted in accordance with Article 3, Division 8, Section 3-803, LDRs, Section 28-8 of the Miami-Dade County Code of Ordinances, and Chapter 177, Florida Statutes (2015); and

**WHEREAS**, the Mayor and City Council have determined that the proposed final plat furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the application for final plat.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1.**     **Approval of Final Plat.** The Mayor and City Council of the City of North Miami, Florida, hereby approve a final plat for the properties located at 2500 NE 135<sup>th</sup> Street, with Miami-Dade County folio numbers: 06-2228-064-0010, 06-2228-064-0020, 06-2228-064-0030, 06-2228-064-0040, 06-2228-064-0050, 06-2228-064-0060, 06-2228-064-0070, 06-2228-064-0080, 06-2228-064-0090, 06-2228-064-0100, 06-2228-064-0110, 06-2228-064-0120, 06-2228-064-0130, 06-2228-064-0140, 06-2228-064-0150, and 06-2228-064-0160, in accordance with Article 3, Division 8, Section 3-803 of the City of North Miami Code of Ordinances, Land Development Regulations, Section 28-8 of the Miami-Dade County Code of Ordinances, and Chapter 177, Florida Statutes (2015).

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
DR. SMITH JOSEPH  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
ROLAND C. GALDOS, ESQ.  
INTERIM CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Smith Joseph, D.O., Pharm. D.  
Vice Mayor Alix Desulme  
Councilman Scott Galvin  
Councilwoman Carol Keys, Esq.  
Councilman Philippe Bien-Aime

\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)

PREPARED BY: LB3653  
**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS & SURVEYORS AND MAPPERS  
 180 N.E. 168th STREET NORTH MIAMI BEACH, FLORIDA  
 PH.: 305-653-4493 / FAX: 305-651-7152  
 O.N.: (141559) AUTOCAD NO.: (141559-P.DWG) T-PLAT (2014-227)  
 FIELD BOOK (456/15 TC)

# PARKVIEW VILLAS REPLAT

P.B. \_\_\_\_\_, PG \_\_\_\_\_  
 SHEET 1 OF 2

A REPLAT OF LOTS 1 THROUGH 15, BLOCK 1, AND TRACT "A" OF PARKVIEW VILLAS,  
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, PAGE 2,  
 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
 LYING AND BEING IN THE N.E. 1/4 OF  
 SECTION 28, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA.  
 DECEMBER 2015

**KNOW ALL MEN BY THESE PRESENTS:**

THAT FFS 135, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED PARKVIEW VILLAS REPLAT, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED LANDS:

**LEGAL DESCRIPTION:**

LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 1, TOGETHER WITH TRACT "A" OF PARKVIEW VILLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE(S) 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THAT AN EXPRESS PURPOSE OF THIS REPLAT IS TO VACATE THE UTILITY EASEMENT PER PARKVIEW VILLAS, PLAT BOOK 168, PAGE 2, AND REPLACE SAID UTILITY EASEMENT WITH NEW UTILITY EASEMENT TO CONFORM WITH CURRENT LOT CONFIGURATIONS.

**IN WITNESS WHEREOF:** THAT SAID FFS 135, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR ON ITS BEHALF BY DANIEL KLINGER ITS MANAGER IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

WITNESSED BY: **FFS 135, LLC,**  
 A FLORIDA LIMITED LIABILITY COMPANY

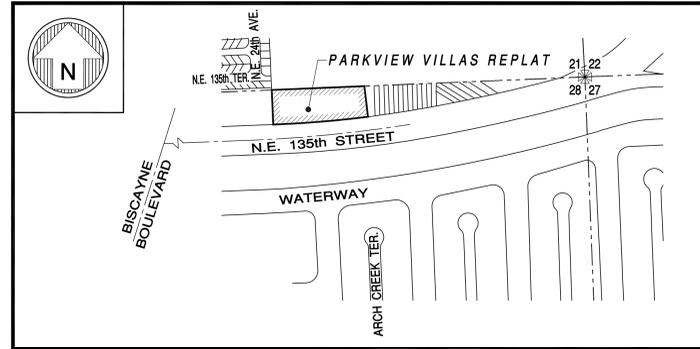
PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
 DANIEL KLINGER, MANAGER

PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGMENT** )  
**STATE OF FLORIDA** ) **SS:**  
**COUNTY OF MIAMI-DADE** )

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DANIEL KLINGER, MANAGER OF FFS 135, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH. WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

NOTARY PUBLIC  
 PRINTED NAME OF NOTARY PUBLIC \_\_\_\_\_  
 NOTARY PUBLIC STATE OF \_\_\_\_\_  
 COMMISSION NUMBER \_\_\_\_\_  
 COMMISSION EXPIRES \_\_\_\_\_



**LOCATION SKETCH**  
 A PORTION OF THE N.E. 1/4 OF SECTION 28, TWP. 52 SOUTH, RGE. 42 EAST,  
 CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA  
 SCALE: 1" = 300'

**CITY OF NORTH MIAMI PLAT RESTRICTIONS:**

THAT THE STREET AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

**MIAMI-DADE COUNTY PLAT RESTRICTIONS:**

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS, AIR CONDITIONERS, AND/OR SWIMMING POOLS.

THAT THE USE OF SEPTIC TANKS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH THE STATE AND COUNTY REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

**CITY OF NORTH MIAMI APPROVALS:**

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF NORTH MIAMI, IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES. LOTS AND OTHER FEATURES, AS SHOWN ON THIS PLAT CONFORM TO CHAPTER 177, PART I, FLORIDA STATUTES, CERTIFIED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

DOUGLAS M. DAVIE, PSM  
 CRAVEN THOMPSON & ASSOCIATES, INC. PROFESSIONAL SURVEYOR AND MAPPER NO. 4343  
 STATE OF FLORIDA

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 29 OF THE CODE OF ORDINANCES OF THE CITY OF NORTH MIAMI AND CHAPTER 28 OF THE MIAMI-DADE COUNTY. FURTHER, THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF NORTH MIAMI IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES. CERTIFIED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016

BY: \_\_\_\_\_  
 TANYA WILSON-SEJOURN  
 PLANNING ZONING & DEVELOPMENT DIRECTOR  
 CITY OF NORTH MIAMI  
 DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED BY RESOLUTION NUMBER \_\_\_\_\_ PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

CITY OF NORTH MIAMI, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

SIGNED \_\_\_\_\_  
 SMITH JOSEPH  
 MAYOR

ATTEST: \_\_\_\_\_  
 MICHAEL A. ETIENNE  
 CITY CLERK

**ACKNOWLEDGMENT** )  
**STATE OF** ) **SS:**  
**COUNTY OF MIAMI-DADE** )

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, SMITH JOSEPH AND MICHAEL A. ETIENNE, MAYOR AND CITY CLERK, RESPECTIVELY OF THE CITY OF NORTH MIAMI, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME AND WHO ACKNOWLEDGED THE EXECUTION THEREOF AFTER BEING DULY AUTHORIZED AND DIRECTED BY THE CITY COUNCIL OF THE CITY OF NORTH MIAMI, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT \_\_\_\_\_

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

PRINTED NAME OF NOTARY PUBLIC \_\_\_\_\_  
 NOTARY PUBLIC STATE OF \_\_\_\_\_  
 COMMISSION NUMBER \_\_\_\_\_  
 COMMISSION EXPIRES \_\_\_\_\_

**MIAMI-DADE COUNTY APPROVALS:**

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016

SIGNED BY: \_\_\_\_\_ DIRECTOR

**RECORDING STATEMENT:**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016 AT \_\_\_\_\_ AM/PM  
 IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

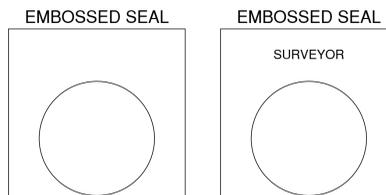
BY: \_\_\_\_\_ DEPUTY CLERK

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED PARKVIEW VILLAS REPLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.S) AND PERMANENT CONTROL POINTS (P.C.P.S) WERE SET ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_ IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I.

BY: \_\_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.  
 DANIEL C. FORTIN, FOR THE FIRM  
 SURVEYOR AND MAPPER LS2853  
 STATE OF FLORIDA  
 FORTIN, LEAVY, SKILES, INC., LB3653  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 NE 168TH STREET, NORTH MIAMI BEACH, FL 33162

**NOTICE:**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



PREPARED BY: LB3653  
**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS & SURVEYORS AND MAPPERS  
 180 N.E. 168th STREET NORTH MIAMI BEACH, FLORIDA.  
 PH.: 305-653-4493 / FAX: 305-651-7152  
 O.N.: (141559) AUTOCAD NO.: (141559-P.DWG) T-PLAT (2014-227)  
 FIELD BOOK (456/15 TC)

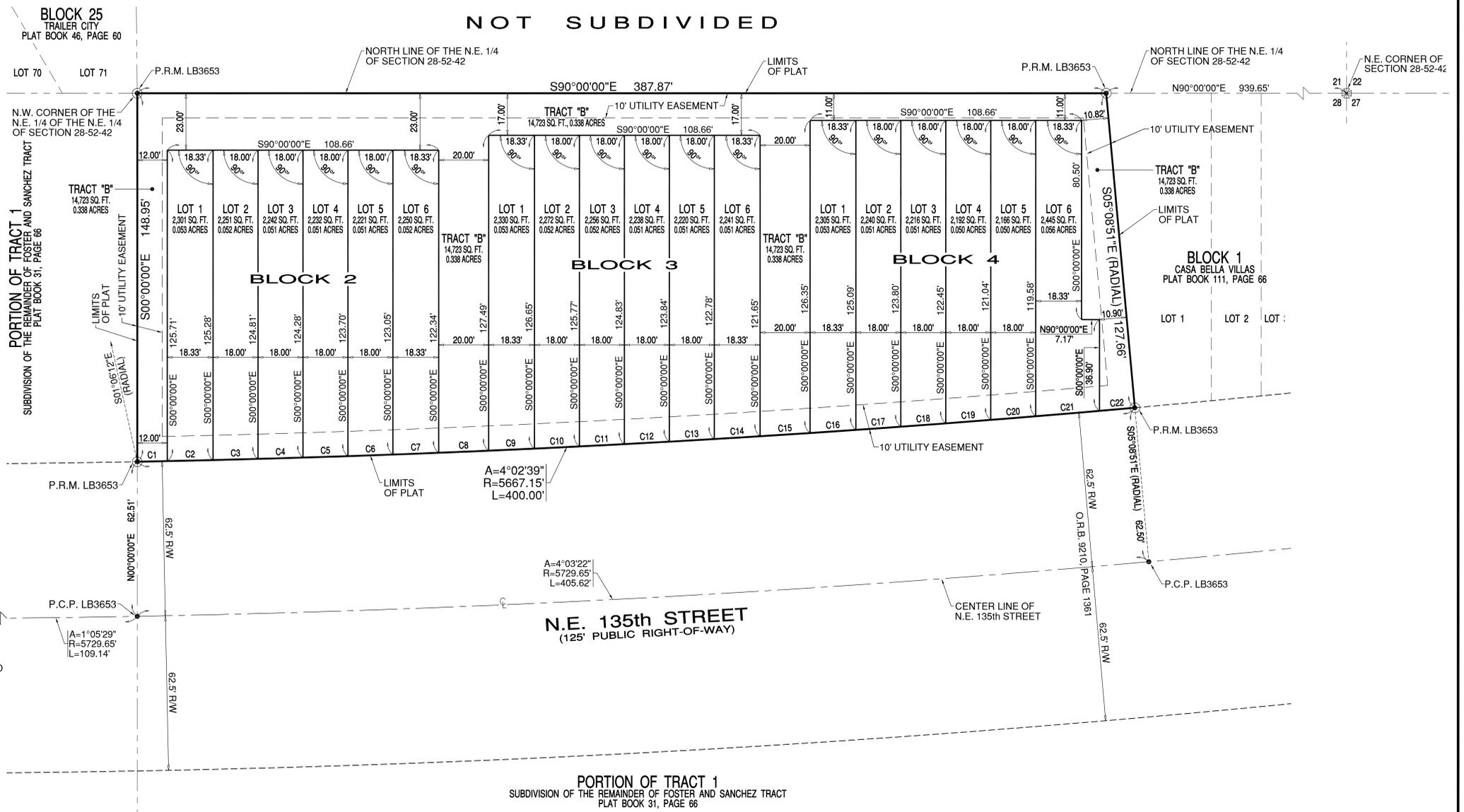
# PARKVIEW VILLAS REPLAT

A REPLAT OF LOTS 1 THROUGH 15, BLOCK 1, AND TRACT "A" OF PARKVIEW VILLAS,  
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, PAGE 2,  
 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
 LYING AND BEING IN THE N.E. 1/4 OF  
 SECTION 28, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA.  
 DECEMBER 2015



GRAPHIC SCALE  
 0 10' 20' 40'  
 (IN FEET)  
 1 INCH = 20 FT.

**BISCAYNE BOULEVARD**  
 CENTER LINE OF BISCAYNE BOULEVARD  
 N90°00'00"W 3167.33'



**LEGEND:**

- ⊙ = P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- = P.C.P. INDICATES PERMANENT CONTROL POINT
- A = INTERIOR ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- SQ. FT. = SQUARE FEET
- ± = MORE OR LESS
- O.R.B. = OFFICIAL RECORDS BOOK
- ℄ = CENTER LINE
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- PG. = PAGE
- LB3653 = BUSINESS LICENSE No. 3653

**NOTICE:**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CURVE TABLE					
CURVE	INTERIOR ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°07'17"	5667.15'	12.00'	N88°50'09"E	12.00'
C2	0°11'07"	5667.15'	18.34'	N88°40'57"E	18.34'
C3	0°10'55"	5667.15'	18.01'	N88°29'56"E	18.01'
C4	0°10'55"	5667.15'	18.01'	N88°19'00"E	18.01'
C5	0°10'55"	5667.15'	18.01'	N88°08'05"E	18.01'
C6	0°10'56"	5667.15'	18.01'	N87°57'09"E	18.01'
C7	0°11'08"	5667.15'	18.35'	N87°46'08"E	18.35'
C8	0°12'09"	5667.15'	20.02'	N87°34'30"E	20.02'
C9	0°11'08"	5667.15'	18.35'	N87°22'51"E	18.35'
C10	0°10'56"	5667.15'	18.02'	N87°11'49"E	18.02'
C11	0°10'56"	5667.15'	18.02'	N87°00'53"E	18.02'
C12	0°10'56"	5667.15'	18.03'	N86°49'57"E	18.03'
C13	0°10'56"	5667.15'	18.03'	N86°39'01"E	18.03'
C14	0°11'09"	5667.15'	18.37'	N86°27'59"E	18.37'
C15	0°12'09"	5667.15'	20.04'	N86°16'20"E	20.04'
C16	0°11'09"	5667.15'	18.38'	N86°04'41"E	18.38'
C17	0°10'57"	5667.15'	18.05'	N85°53'38"E	18.05'
C18	0°10'57"	5667.15'	18.05'	N85°42'41"E	18.05'
C19	0°10'57"	5667.15'	18.05'	N85°31'44"E	18.05'
C20	0°10'57"	5667.15'	18.06'	N85°20'47"E	18.06'
C21	0°15'31"	5667.15'	25.59'	N85°07'32"E	25.59'
C22	0°08'37"	5667.15'	14.21'	N84°55'28"E	14.21'

**SURVEYOR'S NOTE:**  
 BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF S90°00'00"E FOR THE NORTH LINE OF THE N.E. 1/4 OF SECTION 28-52-42.

**OWNER'S PLAT RESTRICTION**  
 THAT THE UTILITY EASEMENT AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

**LANDS SHOWN HEREON ARE ENCUMBERED BY THESE SPECIAL EXCEPTIONS:**  
 DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 26481, PAGE 1821, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c).

**RECORDING STATEMENT:**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_\_\_ AT \_\_\_\_\_ AM/PM IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.  
 HARVEY RUVIN, CLERK OF THE CIRCUIT COURT  
 BY: \_\_\_\_\_ DEPUTY CLERK

# Plat Checklist/Comments - Florida Statutes

## Parkview Villas Replat – City of North Miami

### FIRST REVIEW

January 21, 2016

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#### CHAPTER 177

##### PLATTING (ss. 177.011-177.151) CHECKLIST

**177.041 Boundary survey and title certification required.** Every plat or replat of a subdivision submitted to the approving agency of the local governing body must be accompanied by:

1) A boundary survey of the platted lands. However, a new boundary survey for a replat is required only when the replat affects any boundary of the previously platted property or when improvements which may affect the boundary of the previously platted property have been made on the lands to be replatted. The boundary survey must be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.

Comments: **Submit current survey.**

(2) A title opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication. The title opinion or certification shall also show all mortgages not satisfied or released of record nor otherwise terminated by law.

Comments: **Complies**

**177.051 Name and replat of subdivision**

(1) Every subdivision shall be given a name by which it shall be legally known. For the purpose of this section, that name is the "primary name." The primary name shall not be the same or in any way so similar to any name appearing on any recorded plat in the same county as to confuse the records or to mislead the public as to the identity of the subdivision, except when the subdivision is further divided as an additional unit or section by the same developer or the developer's successors in title. In that case, the additional unit, section, or phase shall be given the primary name followed by the unit, section, or phase number. Words such as "the," "replat," or "a" may not be used as the first word of the primary name. Every subdivision's name shall have legible lettering of the same size and type, including the words "section," "unit," or "phase." If the word "replat" is not part of the primary name, then it may be of a different size and type. The primary name of the subdivision shall be shown in the dedication and shall coincide exactly with the subdivision name.

Comments: **Verify plat name is acceptable to County.**

(2) Any change in a plat, except as provided in s. 177.141, shall be labeled a "replat," and a replat must conform with this part. After the effective date of this act, the terms "amended plat," "revised plat," "corrected plat," and "resubdivision" may not be used to describe the process by which a plat is changed.

Comments: **Complies**

**177.061 Qualification and statement required.** Every plat offered for recording pursuant to the provisions of this part must be prepared by a professional surveyor and mapper. The plat must be signed and sealed by that professional surveyor and mapper, who must state on the plat that the plat was prepared under his or her direction and supervision and that the plat complies with all of the survey requirements of this part. Every plat must also contain the printed name and registration number of the professional surveyor and mapper directly below the statement required by this section, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity must include his or her address.

Comments: **Pending approval – dates are not complete and certificate is not signed.**

**177.071 Approval of plat by governing bodies**

(1) Before a plat is offered for recording, it must be approved by the appropriate governing body, and evidence of such approval must be placed on the plat. If not approved, the governing body must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation. For the purposes of this part:

Comments: **Pending**

(a) When the plat to be submitted for approval is located wholly within the boundaries of a municipality, the governing body of the municipality has exclusive jurisdiction to approve the plat.

Comments: **Complies**

(b) When a plat lies wholly within the unincorporated areas of a county, the governing body of the county has exclusive jurisdiction to approve the plat.

Comments: **N/A**

(c) When a plat lies within the boundaries of more than one governing body, two plats must be prepared and each governing body has exclusive jurisdiction to approve the plat within its boundaries, unless the governing bodies having said jurisdiction agree that one plat is mutually acceptable.

Comments: **N/A**

(2) Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Comments: **Plat is subject to submittal to Miami-Dade County**

**177.081 Dedication and approval**

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such

plat.

Comments: **Pending**

(2) Every plat of a subdivision filed for record must contain a dedication by the owner or owners of record. The dedication must be executed by all persons, corporations, or entities whose signature would be required to convey record fee simple title to the lands being dedicated in the same manner in which deeds are required to be executed. All mortgagees having a record interest in the lands subdivided shall execute, in the same manner in which deeds are required to be executed, either the dedication contained on the plat or a separate instrument joining in and ratifying the plat and all dedications and reservations thereon.

Comments: **Complies**

(3) When a tract or parcel of land has been subdivided and a plat thereof bearing the dedication executed by the owners of record and mortgagees having a record interest in the lands subdivided, and when the approval of the governing body has been secured and recorded in compliance with this part, all streets, alleys, easements, rights-of-way, and public areas shown on such plat, unless otherwise stated, shall be deemed to have been dedicated to the public for the uses and purposes thereon stated. However, nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.

Comments: **Pending approvals of City And County**

**177.085 Platted streets; reversionary clauses**

(1) When any owner of land subdivides the land and dedicates streets, other roadways, alleys or similar strips on the map or plat, and the dedication contains a provision that the reversionary interest in the street, roadway, alley or other similar strip is reserved unto the dedicator or his or her heirs, successors, assigns, or legal representative, or similar language, and thereafter conveys abutting lots or tracts, the conveyance shall carry the reversionary interest in the abutting street to the centerline or other appropriate boundary, unless the owner clearly provides otherwise in the conveyance.

Comments: **N/A**

(2) As to all plats of subdivided lots heretofore recorded in the public records of each county, the holder of any interest in any reversionary rights in streets in such plats, other than the owners of abutting lots, shall have 1 year from July 1, 1972, to institute suit in a court of competent jurisdiction in this state to establish or enforce the right, and failure to institute the action within the time shall bar any right, title or interest, and all right of forfeiture or reversion shall thereupon cease and determine, and become unenforceable.

Comments: **N/A**

**177.086 Installation of cul-de-sacs.** In the event a municipality or county installs a cul-de-sac on a street or road under its jurisdiction and thereby discontinues use of any existing street or road right-of-way, such discontinuance shall not operate to abandon or vacate the unused right-of-way unless the governing body of the municipality or county adopts a resolution or ordinance, as appropriate, vacating the unused right-of-way.

Comments: **N/A**

**177.091 Plats made for recording.** Every plat of a subdivision offered for recording shall conform to the following:

(1) It must be:

a) An original drawing made with black permanent drawing ink; or

Comments: **Pending review of original**

(b) A no adhered scaled print on a stable base film made by photographic processes from a film scribing tested for residual hypo testing solution to assure permanency. Marginal lines, standard certificates and approval forms shall be printed on the plat with a permanent black drawing ink. A print or photographic copy of the original drawing must be submitted with the original drawing.

Comments: **Pending review of original**

2) The size of each sheet shall be determined by the local governing body and shall be drawn with a marginal line, or printed when permitted by local ordinance, completely around each sheet and placed so as to leave at least a 1/2-inch margin on each of three sides and a 3-inch margin on the left side of the plat for binding purposes.

Comments: **Pending review of original**

(3) When more than one sheet must be used to accurately portray the lands subdivided, an index or key map must be included and each sheet must show the particular number of that sheet and the total number of sheets included, as well as clearly labeled match lines to show where other sheets match or adjoin.

Comments: **N/A**

(4) In all cases, the letter size and scale used shall be of sufficient size to show all detail. The scale shall be both stated and graphically illustrated by a graphic scale drawn on every sheet showing any portion of the lands subdivided.

Comments: **Complies**

(5) The name of the plat shall be shown in bold legible letters, as stated in s. 177.051. The name of the subdivision shall be shown on each sheet included. The name of the professional surveyor and mapper or legal entity, along with the street and mailing address, must be shown on each sheet included.

Comments: **Complies**

(6) A prominent "north arrow" shall be drawn on every sheet included showing any portion of the lands subdivided. The bearing or azimuth reference shall be clearly stated on the face of the plat in the notes or legend, and, in all cases, the bearings used shall be referenced to some well established and monumented line.

Comments: **Complies**

(7) Permanent reference monuments must be placed at each corner or change in direction on the boundary of the lands being platted and may not be more than 1,400 feet apart. Where such corners are in an inaccessible place, "P.R.M.s" shall be set on a nearby offset within the boundary of the plat and such offset shall be so noted on the plat. Where corners are found to coincide with a previously set "P.R.M.," the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity on the previously set "P.R.M." shall be shown on the new plat or, if unnumbered, shall so state. Permanent reference monuments shall be set before the recording of the plat. The "P.R.M.s" shall be shown on the plat by an appropriate symbol or designation.

Comments: **Flag all PRMs and notify Doug Davie (954 739-6400) to perform field check.**

(8) Permanent control points shall be set on the centerline of the right-of-way at the intersection and terminus of all streets, at each change of direction, and no more than 1,000 feet apart. Such "P.C.P.s" shall be shown on the plat by an appropriate symbol or designation. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements, "P.C.P.s" may be set prior to the recording of the plat

and must be set within 1 year of the date the plat was recorded. In the counties or municipalities that require subdivision improvements and have the means of insuring the construction of said improvements, such as bonding requirements, "P.C.P.s" must be set prior to the expiration of the bond or other surety. If the professional surveyor and mapper or legal entity of record is no longer in practice or is not available due to relocation, or when the contractual relationship between the subdivider and professional surveyor and mapper or legal entity has been terminated, the subdivider shall contract with a professional surveyor and mapper or legal entity in good standing to place the "P.C.P.s" within the time allotted.

Comments: **N/A**

(9) Monuments shall be set at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a "P.R.M." or a "P.C.P."; however, a monument need not be set if a monument already exists at such corner, point, or change of direction or when a monument cannot be set due to a physical obstruction. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements, monuments may be set prior to the recording of the plat and must be set at the lot corners before the transfer of the lot. In those counties or municipalities that require subdivision improvements and have the means of ensuring the construction of those improvements, such as bonding requirements, monuments shall be set prior to the expiration of the bond or other surety. If the professional surveyor and mapper or legal entity of record is no longer in practice or is not available due to relocation, or when the contractual relationship between the subdivider and professional surveyor and mapper or legal entity has been terminated, the subdivider shall contract with a professional surveyor and mapper or legal entity in good standing who shall be allowed to place the monuments within the time allotted.

Comments: **Set lot corners – unless bonded.**

(10) The section, township, and range shall appear immediately under the name of the plat on each sheet included, along with the name of the city, town, village, county, and state in which the land being platted is situated.

Comments: **Add City of North Miami**

(11) Each plat shall show a description of the lands subdivided, and the description shall be the same in the title certification. The description must be so complete that from it, without reference to the plat, the starting point and boundary can be determined.

Comments: **Complies**

(12) The dedications and approvals required by ss. 177.071 and 177.081 must be shown.

Comments: **Pending**

(13) The circuit court clerk's certificate and the professional surveyor and mapper's seal and statement required by s. 177.061 shall be shown.

Comments: **Pending**

(14) All section lines and quarter section lines occurring within the subdivision shall be indicated by lines drawn upon the map or plat, with appropriate words and figures. If the description is by metes and bounds, all information called for, such as the point of commencement, course bearings and distances, and the point of beginning, shall be indicated. If the platted lands are in a land grant or are not included in the subdivision of government surveys, then the boundaries are to be defined by metes and bounds and courses.

Comments: **Complies**

(15) Location, width, and names of all streets, waterways, or other rights-of-way shall be shown, as applicable.

Comments: **Complies**

(16) Location and width of proposed easements and existing easements identified in the title opinion or certification required by s. 177.041(2) shall be shown on the plat or in the notes or legend, and their intended use shall be clearly stated. Where easements are not coincident with property lines, they must be labeled with bearings and distances and tied to the principal lot, tract, or right-of-way.

Comments: **Complies**

(17) All contiguous properties shall be identified by subdivision title, plat book, and page, or, if unplatted, land shall be so designated. If the subdivision platted is a part or the whole of a previously recorded subdivision, sufficient ties shall be shown to controlling lines appearing on the earlier plat to permit an overlay to be made; the fact of its being a replat shall be stated as a subtitle under the name of the plat on each sheet included. The subtitle must state the name of the subdivision being replatted and the appropriate recording reference.

Comments: **Complies**

(18) All lots shall be numbered either by progressive numbers or, if in blocks, progressively numbered in each block, and the blocks progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout the several additions.

Comments: **Revise to Tract "A" and Blocks to 1, 2, and 3**

(19) Sufficient survey data shall be shown to positively describe the bounds of every lot, block, street easement, and all other areas shown on the plat. When any lot or portion of the subdivision is bounded by an irregular line, the major portion of that lot or subdivision shall be enclosed by a witness line showing complete data, with distances along all lines extended beyond the enclosure to the irregular boundary shown with as much certainty as can be determined or as "more or less," if variable. Lot, block, street, and all other dimensions except to irregular boundaries, shall be shown to a minimum of hundredths of feet. All measurements shall refer to horizontal plane and in accordance with the definition of the U.S. Survey foot or meter adopted by the National Institute of Standards and Technology. All measurements shall use the  $^{39.37}_{12}=3.28083333333$  equation for conversion from a U.S. foot to meters.

Comments: **Complies**

(20) Curvilinear lot lines shall show the radii, arc distances, and central angles. Radial lines will be so designated. Direction of non-radial lines shall be indicated.

Comments: **Complies**

(21) Sufficient angles, bearings, or azimuth to show direction of all lines shall be shown, and all bearings, angles, or azimuth shall be shown to the nearest second of arc.

Comments: **Complies**

(22) The centerlines of all streets shall be shown as follows: noncurved lines: distances together with either angles, bearings, or azimuths; curved lines: arc distances, central angles, and radii, together with chord and chord bearing or azimuths.

Comments: **Complies**

(23) Park and recreation parcels as applicable shall be so designated.

Comments: **N/A**

(24) All interior excepted parcels as described in the description of the lands being subdivided shall be clearly indicated and labeled "Not a part of this plat."

Comments: **N/A**

(25) The purpose of all areas dedicated must be clearly indicated or stated on the plat.

Comments: **State the purpose of Tract "B" (NOW "A")**

(26) When it is not possible to show line or curve data information on the map, a tabular form may be used. The tabular data must appear on the sheet to which it applies.

Comments: **Complies**

(27) The plat shall include in a prominent place the following statements: "NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

Comments: **Complies**

(28) All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

Comments: **Complies**

(29) A legend of all symbols and abbreviations shall be shown.

Comments: **Add LB to legend**

**177.101 Vacation and annulment of plats subdividing land**

(1) Whenever it is discovered, after the plat has been recorded in the public records, that the developer has previously caused the lands embraced in the second plat to be differently subdivided under and by virtue of another plat of the same identical lands, and the first plat was also filed of public record at an earlier date, and no conveyances of lots by reference to the first plat so filed appears of record in such county, the governing body of the county is authorized and directed to and shall, by resolution, vacate and annul the first plat of such lands appearing of record upon the application of the developer of such lands under the first plat or upon application of the owners of all the lots shown and designated upon the second and subsequent plat of such lands, and the circuit court clerk of the county shall thereupon make proper notation of the annulment of such plat upon the face of such annulled plat.

Comments: **N/A**

(2) Whenever it is discovered that after the filing of a plat subdividing a parcel of land located in the county, the developer of the lands therein and thereby subdivided did cause such lands embraced in said plat, or a part thereof, to be again and subsequently differently subdivided under another plat of the same and identical lands or a part thereof, which said second plat was also filed at a later date; and it is further made to appear to the governing body of the county that the

filing and recording of the second plat would not materially affect the right of convenient access to lots previously conveyed under the first plat, the governing body of the county is authorized by resolution to vacate and annul so much of the first plat of such lands appearing of record as are included in the second plat, upon application of the owners and developer of such lands under the first plat or their successors, grantees, or assignees, and the circuit court clerk of the county shall thereupon make proper notation of the action of the governing body upon the face of the first plat. The approval of a replat by the governing body of a local government, which encompasses lands embraced in all or part of a prior plat filed of public record shall, upon recordation of the replat, automatically and simultaneously vacate and annul all of the prior plat encompassed by the replat.

Comments: **N/A**

(3) The governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Comments: **N/A**

(4) Persons making application for vacations of plats either in whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid. For the purpose of the tax collector's certification that state, county, and municipal taxes have been paid, the taxes shall be deemed to have been paid if, in addition to any partial payment under s. 194.171, the owner of the platted lands sought to be vacated shall post a cash bond, approved by the tax collector of the county where the land is located and by the Department of Revenue, conditioned to pay the full amount of any judgment entered pursuant to s. 194.192 adverse to the person making partial payment, including all costs, interest, and penalties. The circuit court shall fix the amount of said bond by order, after considering the reasonable timeframe for such litigation and all other relevant factors; and a certified copy of such approval, order, and cash bond shall be attached to the application. If such tract or parcel of land is within the corporate limits of any incorporated city or town, the governing body of the county shall be furnished with a certified copy of a resolution of the town council or city commission, as the case may be, showing that it has already by suitable resolution vacated such plat or subdivision or such part thereof sought to be vacated.

Comments: **N/A**

(5) Every such resolution by the governing body shall have the effect of vacating all streets and alleys which have not become highways necessary for use by the traveling public. Such vacation shall not become effective until a certified copy of such resolution has been filed in the offices of the circuit court clerk and duly recorded in the public records of said county.

Comments: **N/A**

(6) All resolutions vacating plats by the governing body of a county prior to September 1, 1971, are hereby validated, ratified, and confirmed. Such resolutions shall have the same effect as if the plat had been vacated after September 1, 1971.

Comments: **N/A**

RESOLUTION NO. 2015-R-53

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT (AS FURTHER DESCRIBED IN THE ATTACHED "EXHIBIT 1") FOR THE PROPERTY GENERALLY LOCATED AT 2500 NE 135<sup>TH</sup> STREET, WITH MIAMI-DADE COUNTY FOLIO NUMBERS: 06-2228-064-0010, 06-2228-064-0020, 06-2228-064-0030, 06-2228-064-0040, 06-2228-064-0050, 06-2228-064-0060, 06-2228-064-0070, 06-2228-064-0080, 06-2228-064-0090, 06-2228-064-0100, 06-2228-064-0110, 06-2228-064-0120, 06-2228-064-0130, 06-2228-064-0140, 06-2228-064-0150, AND 06-2228-064-0160, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-7 (B) OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

**WHEREAS**, FFS 135, LLC ("Applicant") is the owner of contiguous parcels of vacant land with an approximate aggregate size of 1.27 acres, generally located at 2500 N.E. 135<sup>th</sup> Street, as specifically identified by the following Miami-Dade County property folio numbers: 06-2228-064-0010, 06-2228-064-0020, 06-2228-064-0030, 06-2228-064-0040, 06-2228-064-0050, 06-2228-064-0060, 06-2228-064-0070, 06-2228-064-0080, 06-2228-064-0090, 06-2228-064-0100, 06-2228-064-0110, 06-2228-064-0120, 06-2228-064-0130, 06-2228-064-0140, 06-2228-064-0150, and 06-2228-064-0160 (collectively referred to herein as "Subject Property"); and

**WHEREAS**, the Applicant has proposed to improve the Subject Property with a residential development consisting of eighteen (18) townhouses, revealing modern-styled architecture ("Residential Development"), to be developed well within the parameters prescribed by applicable City of North Miami ("City") Codes of Ordinances, Land Development Regulations ("LDRs"); and

**WHEREAS**, on January 8, 2015, the Applicant was granted a Variance by the North Miami Board of Adjustment ("Board of Adjustment") to allow a side setback of twelve (12) feet instead of the minimum thirty (30) feet side setback required for townhouse developments, pursuant to Article 3, Section 3-606, LDRS; and

**WHEREAS**, as a condition of granting the Variance, the Board of Adjustment required, among other things, an application for tentative plat and a subsequent application for final plat to be submitted by the Applicant to obtain the approval of the City, prior to seeking review and approval from the Miami-Dade County Land Development Division; and

**WHEREAS**, in accordance with the Board of Adjustment, the Applicant filed an application for tentative plat approval with the Community Planning and Development Department (“Application”) in order to revise the existing recorded plat and to clearly delineate the Subject Property for the Residential Development; and

**WHEREAS**, with the approval of the Application, the Subject Property will be platted in accordance with Chapter 28 of the Miami-Dade County Code of Ordinances, Article 3, Division 8, Section 3-802, LDRs, and Chapter 177, Florida Statutes (2014), for the re-subdivision of the Subject Property; and

**WHEREAS**, on May 5, 2015, the City Planning Commission reviewed the Application and unanimously found that it conforms to the requirements of LDR’s and the City’s Comprehensive Plan, and thereby recommended approval of the Application to the Mayor and City Council, subject to the conditions indicated in staff’s report; and

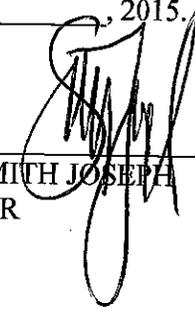
**WHEREAS**, the Mayor and City Council have determined that the proposed tentative plat furthers the best interest of the City, will not adversely affect the public health, safety, and welfare, and thereby approve the Application as recommended by the City Planning Commission.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Approval of Tentative Plat.** The Mayor and City Council of the City of North Miami, Florida, hereby approve a tentative plat (as further described in the attached “Exhibit 1”) for the property generally located at 2500 NE 135th Street, with Miami-Dade County folio numbers: 06-2228-064-0010, 06-2228-064-0020, 06-2228-064-0030, 06-2228-064-0040, 06-2228-064-0050, 06-2228-064-0060, 06-2228-064-0070, 06-2228-064-0080, 06-2228-064-0090, 06-2228-064-0100, 06-2228-064-0110, 06-2228-064-0120, 06-2228-064-0130, 06-2228-064-0140, 06-2228-064-0150, and 06-2228-064-0160, in accordance with Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances, Land Development Regulations, and Chapter 28, Section 28-7 (B) of the Miami-Dade County Code of Ordinances.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.

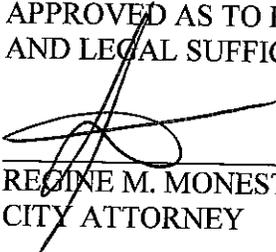
**PASSED AND ADOPTED** by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 9th day of June, 2015.

  
\_\_\_\_\_  
DR. SMITH JOSEPH  
MAYOR

ATTEST:

  
\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
REGINE M. MONESTIME, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Galvin

Seconded by: Joseph

**Vote:**

Mayor Smith Joseph, D.O., Pharm. D.  
Vice Mayor Carol Keys, Esq.  
Councilman Scott Galvin  
Councilman Philippe Bien-Aime  
Councilman Alix Desulme

<u>X</u>	(Yes)	_____	(No)
<u>X</u>	(Yes)	_____	(No)
<u>X</u>	(Yes)	_____	(No)
<u>X</u>	(Yes)	_____	(No)
<u>X</u>	(Yes)	_____	(No)

**MIAMI DADE COUNTY PLAT COMMITTEE  
NOTICE OF ACTION**

Plat No.: T - 23641 - 2 - CORR.

STR: 28 52 42

Municipality: NORTH MIAMI

Zoning:

District: 4

Name: PARKVIEW VILLAS REPLAT

Location by Streets: NE 135 ST. & NE 24 PL.

Owner: FFS 135, LLC

848 BRICKELL AVE., SUITE 305

MIAMI, FL 33131

Surveyor: FORTIN, LEAVY, SKILES INC.

180 NE 168 ST.

NO. MIAMI BEACH, FL 33162

Phone: 3056534493

This is to advise you that on December 4, 2015 the Dade County Plat Committee reviewed the above plat and that the same was:

- Recommended for approval subject to conditions indicated on attached action copy.
- Approved as an extension of time, subject to previous requirements and:
- Deferred for reasons indicated below:
- Denied for the reasons indicated below:

# PARKVIEW VILLAS REPLAT

TENTATIVE PLAT NO. **23641-2-COR.**  
 Sec. 28 Twp. 52 Rgc. 42  
 Municipality: NORTH MIAMI  
 Zoned: R-S  
 RECOMMENDS APPROVAL 12-4-15   
 Date: Regulatory and Economic Resources Dept. (Planning)  
 RECOMMENDS APPROVAL 12-4-15   
 Date: Regulatory and Economic Resources Dept. (Zoning)



- Recommends approval subject to the City of North Miami requirements and the requirements checked below:
- Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.
- The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- Tentative Plat valid until September 25 4 2016  
**Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.**
- No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of 5.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- Property owner: Developer must provide the needed improvements within the right-of-way.
- For the removal of any tree a permit is required.
- Letters from utility companies accepting vacation of existing easement(s) are required prior to final plat review.
- See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- School Board approval required prior to final plat review.

- MDWASD approval required prior to final plat review.
- See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- Final Mylar(s) plus five (5) prints.
- Opinion of Title (Valid for 30 days, unincorporated: 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- Paid Tax receipts (and escrow, if applicable).
- Processing fee for Final Plat.
- Recording fee for Final Plat.
- Water Control Division approval after final plat submittal. (DRER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- Certified copy of municipal ordinance and or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- Letter from F.P.&L. Company (TP- letter) regarding underground electric service (ORD: 68-69).
- State Plane Coordinate Data Sheet.
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)



**Department of Regulatory and Economic Resources**

Environmental Resources Management

701 NW 1st Court 4<sup>th</sup> Floor

Miami, Florida 33136-3912

T 305-372-6764 F 305-372-6543

[miamidade.gov](http://miamidade.gov)

Date: 12/03/2015

To: Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

Re: Tentative Plat, Number: T-23641 (2)  
Subdivision: Parkview Villas Replat  
Agenda Date: 12/04/2015

**RECOMMENDATION: Overall Approved**

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This office has reviewed the referenced PLAT and recommends the following:

**Office of Code Coordination and Public Hearings: (Approved)**

**Voice: 305-372-6764, Fax: 305-372-6543**

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Existing public water lines must be utilized to serve this subdivision. This office has no objection to the recordation of this plat.

A public sewerage system must be utilized to serve this entire subdivision. Plans for the extension of the existing sanitary sewer system to serve this property must be approved by this department prior to the recordation of this plat.

Average time to obtain a Sewer Extension permit is fifteen (15) working days. However, actual time to obtain a Sewer Extension Permit may vary significantly based on the completeness of the submittal and review time by the Utility serving the project.

Concurrency Issued by the Municipality.

Please note that the regional sewer system is operating under a capacity allocation program in accordance with the new USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM, effective December 6, 2013). Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity, which will be evaluated and determined at the time of agency review of the building permit plans for the referenced project.

*Delivering Excellence Every Day*

**Water Control (Approved)****Voice: 305-372-6681, Fax: 305-372-6489**

Project Area: 1.27 Acres

County Flood Criteria: + 5.0 ft. N.G.V.D.

FEMA Flood Zone &amp; Flood Elevation: AE - 8

Site shall be filled in a manner so as to prevent the flooding of adjacent properties. Interceptor swales shall be constructed on-site with no encroachment over adjacent properties.

**Coastal Resources (Approved)****Voice: 305-372-6575**

Wetlands comprised of species defined by Section 24-5 of the Code of Miami-Dade County (the Code) as halophytic vegetation (coastal wetlands) exist within the boundaries of the subject parcel as depicted on the tentative plat dated February 3, 2015 (revised on November 16, 2015) and the tentative plat submitted to the Coastal and Wetlands Resources Section dated February 3, 2015 (revised on November 13, 2015).

The Code requires that a Class I permit be obtained for the trimming, cutting or alteration of a mangrove tree anywhere in Miami-Dade County, and for any work within wetlands supporting halophytic vegetation. A Class I permit would be required for any work at the subject property that would result in any impacts to mangroves or wetlands, including but not limited to any direct or secondary impacts associated with construction and operation of the residences and ancillary structures. These regulatory requirements are also applicable for any work in wetlands associated with providing access for construction and utilities. Therefore, prior to final plat approval or any other development approvals including building permit approvals, the applicant must clearly demonstrate that impacts to mangroves and wetlands supporting halophytic vegetation will be avoided or that a Class I permit has been obtained. DERM may also require the modification of any site plan subsequently filed in order to accommodate applicable requirements for the preservation of coastal mangroves.

The subject wetlands are designated as a "Mangrove Protection Area" by the Miami-Dade County Comprehensive Development Master Plan (CDMP) and, pursuant to Policy CM1-A of the CDMP, no cutting, trimming, pruning or other alteration, including dredging or filling of mangroves shall be permitted except for the purposes of surveying or for projects that are:

- necessary to prevent or eliminate a threat to public health, safety or welfare
- water dependent;
- required for natural system restoration and enhancement; or
- clearly in the public interest; and where no reasonable upland alternative exists.

The mangroves at the subject property are also part of a Coastal Band Community (CBC), as defined in Section 24-5 of the Code. Applications for the trimming of mangroves that are part of a CBC must be reviewed and approved by the Miami-Dade Board of County Commissioners (Board) at a public hearing. DERM will evaluate any proposal for work at the subject property and make a recommendation for approval or denial of a variance to the Board based on the evaluation criteria of Section 24-48.3 of the Code.

Pursuant to Section 24-48.3(2) of the Code, dredging or filling of halophytic wetlands is prohibited unless a project is consistent with at least one of six specific criteria.

- Minimum dredging and spoiling for public navigation or public necessity.
- An alteration of physical conditions as may be necessary to enhance the quality or utility of adjacent waters.
- Minimum dredging and filling for the creation and maintenance of marinas, piers, docks, and attendant navigational channels.
- Minimum dredging and filling as is necessary for the elimination of conditions hazardous to the public health or for the elimination of stagnant waters.
- Minimum dredging and filling as is necessary to enhance the biological, chemical, or physical characteristics of adjacent waters.
- A physical modification necessary to protect public or private property.

Dredge and fill activities associated with residential development are not generally consistent with any of the above criteria. However, if an applicant is unable to demonstrate consistency with at least one of the above dredge and fill criteria, it is possible under certain conditions to obtain a variance from the Code. Requests for variances of this type are considered by the Miami-Dade County Environmental Quality Control Board (EQCB). DERM will evaluate any proposal for work at the subject property and make a recommendation for approval or denial of a variance to the EQCB based on the evaluation criteria of the Code. Projects involving dredging and/or filling of tidal waters or wetlands supporting halophytic vegetation also must be reviewed and approved by the Board at a public hearing, and would be evaluated based on the criteria outlined in Section 24-48.3 of the Code. Please note that Section 24-48.4 of the Code requires that potential adverse environmental impacts for a proposed project be avoided and minimized. Mitigation is only an option after the applicant has clearly demonstrated that impacts have been avoided and minimized.

The proposed project also requires authorizations from the U.S. Army Corps of Engineers (ACOE) and the South Florida Water Management District (SFWMD) or the Florida Department of Environmental Protection (DEP), and corresponding municipality. It is the responsibility of the property owner to obtain all applicable local, state and federal permits and authorizations. Please note that the SFWMD typically requires a setback distance of twenty-five (25) feet on the average but not less than fifteen (15) feet, from the boundary of any existing wetlands; DERM recommends compliance with the above referenced setbacks.

Please contact the Coastal and Wetlands Resources Section as (305) 372-6575 should you have any questions or to arrange a meeting to discuss the Class I permit process.

**Trees (Approved)**

**Voice: 305-372-6574**

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The referenced properties lie within the incorporated limits of the City of North Miami. Applicable tree related issues within the City should be referred to the City's tree program. Therefore, the applicant should contact the City of North Miami at 305-895-9830 for information relating to tree permitting and preservation requirements.

The referenced properties contain exotic and nuisance plant species as referenced in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code which is also applicable in this municipality, all prohibited plant species shall be removed from the subject properties prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. In accordance with the previously aforementioned code section, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

**Environment Monitoring & Restoration Division (Approved)**

**Voice: 305-372-6700**

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Based on the documented contamination issues tracked under DERM SW-1178 (Former Munisport Landfill), any construction, development, drainage, and dewatering at the Park Villas site (north of NE 135th Street, east of NE 24th Place) shall require review and approval from the Environment Monitoring and Restoration Division of DERM as it relates to environmental contamination issues.

If you have any questions regarding elements of this review please contact the appropriate office using the provided contact phone number.

Sincerely,



Jose Gonzalez, P.E.  
Senior Division Chief  
Division of Environmental Resources Management  
Regulatory and Economic Resources Department