

To: The Honorable Mayor and City Council

From: Tanya Sejour-Wilson, AICP, Community Planning & Development Manager

Date: September 9, 2014

Re: Request for Final Plat Approval

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A FINAL PLAT FOR CERTAIN PROPERTIES WITHIN THE CITY OF NORTH MIAMI, SITUATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF NORTHEAST 151ST STREET AND NORTHEAST 20TH AVENUE, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

STAFF RECOMMENDATION

That the City Council recommend approval of the proposed Resolution, for the Final Plat with conditions, for the properties located on the southeast quadrant of the intersection of Northeast 151st Street and Northeast 20th Avenue consistent with the requirements of Section 3-802 of the City's Land Development Regulations

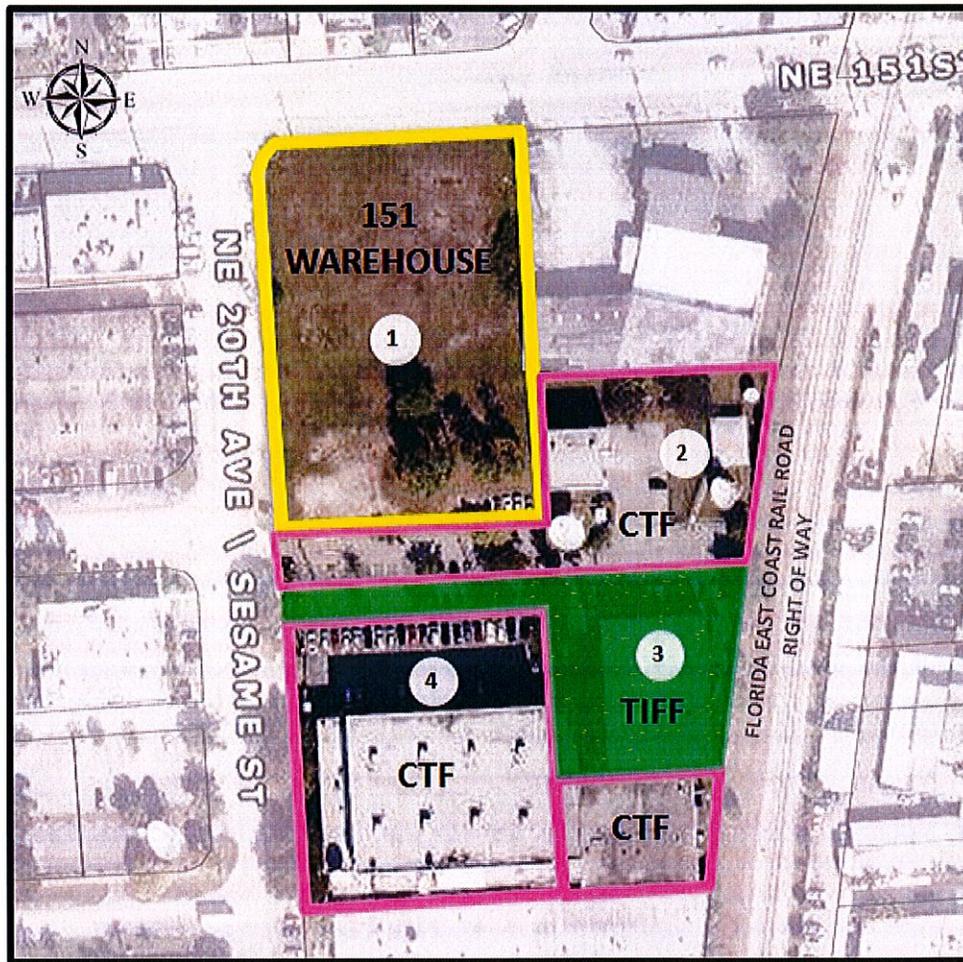
BACKGROUND INFORMATION

Applicants Community Television Foundation, Inc., the Board of Trustees of the Internal Improvement Fund of the State of Florida, and 151st Street Warehouse, LLC, own abutting lots and share parking access on properties generally located on the Southeast quadrant of the intersection of Northeast 151st Street and Northeast 20th Avenue, specifically identified by the following Miami-Dade County property folio numbers: 06-2221-012-0090, 06-2221-012-0091, 06-2221-012-0092, 06-2221-012-0110, and 06-2221-012-0100.

The applicants filed a request for tentative plat (T-Plat) approval with the Community Planning and Development Department (CP&D) in order to revise the existing recorded plat to clearly delineate the limits of each parcel boundary and to ensure consistency with the ownership and use of the existing deeded lots (see Fig 1 below).

At its meeting on July 9th, 2013 as part of the Consent Agenda TAB P, the City Council approved the T-Plat through Resolution R-2013-88.

Fig 1 - Proposed Lot Configuration



TIFF DEED	CTF DEED	
10393-864	12874-1772	 - TIFF
12874-1768	11412-4	 - CTF
12874-1771	DB-7225-44	 - 151 WAREHOUSE DEED 23065-1153

Location Map



On December 13, 2013 the Miami-Dade County Land Development Division subsequently approved the T-Plat. (see Attachment 4). As required by Section 3-802 (H) of the City's Land Development Regulation, on May 30, 2014 (or within 180 days of County approval) the co-applicants filed an application for Final Plat with the City.

CONCLUSION

Staff has reviewed the proposed Final Plat pursuant to Section 3-803 of the City's LDR and is of the opinion that the Final Plat conforms to all zoning and Comprehensive Plan regulations and has

addressed all the conditions of the City's contract surveyor Craven Thompson & Associates. As such, staff recommends approval subject to the following conditions:

1. *Shared Parking Agreement*: Applicant shall submit an executed shared parking agreement to the Director of Community Planning & Development.
2. *Building Permits*: No building permits shall be issued until the final plat is approved and recorded.
3. After Council approval the applicant shall deliver a signed copy of the resolution to Miami-Dade Plat Committee along with copies of the survey and file a request for County review. Applicant must furnish a copy of the Plat Committee's report to City staff for their records.
4. Upon approval by the Miami-Dade Plat Committee and prior to final recordation, the applicant shall submit final mylars to the Director of Community Planning and Development.
5. Upon approval by the Miami-Dade Plat Committee the applicant shall be responsible for recording the final plat and City resolution with the County Clerk and also request new folio numbers from the property appraiser's office.

TWS/bp

Attachments:

1. Proposed Resolution
2. Exhibit 1 – Survey
3. Letter of intent

RESOLUTION NO. _____

A RESOLUTION OF THE VICE MAYOR AS ACTING MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A FINAL PLAT FOR CERTAIN PROPERTIES WITHIN THE CITY OF NORTH MIAMI, SITUATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF NORTHEAST 151ST STREET AND NORTHEAST 20TH AVENUE, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-803 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, the Community Television Foundation, Inc., the Board of Trustees of the Internal Improvement Fund of the State of Florida, and 151st Street Warehouse, LLC, (collectively referred to as “Applicants”) own abutting lots and share parking access on properties generally located on the Southeast quadrant of the intersection of Northeast 151st Street and Northeast 20th Avenue, specifically identified by the following Miami-Dade County property folio numbers: 06-2221-012-0090, 06-2221-012-0091, 06-2221-012-0092, 06-2221-012-0110, and 06-2221-012-0100 (collectively referred to as “Subject Properties”); and

WHEREAS, the Applicants filed an application for final plat approval with the Community Planning and Development Department (“Application”) in order to revise the existing recorded plat to clearly delineate the limits of each parcel boundary and to ensure consistency with the ownership and use of the existing deeded lots; and

WHEREAS, the Subject Properties are being platted pursuant to Chapter 28 of the Miami-Dade County Code of Ordinances, with City of North Miami (“City”) approval of the Application, pursuant to Article 3, Division 8, Section 3-803 of the City Code of Ordinances, Land Development Regulations (“LDRs”); and

WHEREAS, on June 6, 2013, the City Planning Commission reviewed the Application and found that it conforms to the requirements of LDR’s and the City’s Comprehensive Plan, and recommended to the Mayor and City Council approval of the Application, with certain conditions; and

WHEREAS, on July 9, 2013, the Mayor and City Council passed and adopted Resolution No. R-2013-88, approving a tentative plat for the Subject Properties, pursuant to Section 3-802, LDR's, and Planning Commission recommendations; and

WHEREAS, on December 13, 2013, the Miami-Dade County Plat Committee reviewed Applicant's final plat and recommended approval; and

WHEREAS, the Vice Mayor as Acting Mayor and City Council have determined that the proposed final plat is in the best interest of the City and will not adversely affect the public health, safety and welfare, and therefore approve the Application.

NOW THEREFORE, BE IT RESOLVED BY THE VICE MAYOR AS ACTING MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. **Approval of Final plat.** The Vice Mayor as Acting Mayor and City Council of the City of North Miami, Florida, hereby approve a final plat for certain properties within the City of North Miami, situated on the Southeast quadrant of the intersection of Northeast 151st Street and Northeast 20th Avenue (as further described in the attached "Exhibit 1"), in accordance with Article 3, Division 8, Section 3-803 of the City of North Miami Code of Ordinances, Land Development Regulations.

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

PASSED AND ADOPTED by a _____ vote of the Vice Mayor as Acting Mayor and City Council of the City of North Miami, Florida, this _____ day of September, 2014.

PHILIPPE BIEN-AIME
VICE MAYOR AS ACTING MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Vice Mayor as Acting Mayor Philippe Bien-Aime
Councilperson Scott Galvin
Councilperson Carol Keys, Esq.
Councilperson Marie Erlande Steril

_____ (Yes)	_____ (No)

Fortin, Leavy, Skiles, Inc.

Consulting Engineers, Surveyors & Mappers

Daniel C. Fortin, Sr., PSM President

Richard L. Leavy, PSM Secretary/Treasurer

Daniel C. Fortin, Jr., PSM Vice President

Michael A. Vazquez, PE, LEED AP Vice President

180 Northeast 168th Street
North Miami Beach, Florida 33162-3412
Phone 305-653-4493
Fax 305-651-7152
www.flssurvey.com

May 7, 2014

Ms. Bhairvi Pandya
City Planner
Community Planning & Development Dept.
City of North Miami
12400 NE 8th Ave.
North Miami, FL 33161

Re: CTF Subdivision
Letter of Intent

Dear Ms. Pandya,

The intent of the CTF Subdivision replat is to create parcels that are consistent with the ownership of the existing parcels. The proposed development of each proposed lot is as follows:

PROPOSED LOT 1

Containing 71,521 square feet ±

Current Use of Property – Vacant Land

Proposed Use of Property – Any permitted use under existing or future zoning

PROPOSED LOT 2

Containing 36,135 square feet ±

Current Use of Property – Television broadcasting operations including office, satellite and ancillary uses.

Proposed Use of Property – Television broadcasting operations including office, satellite, and ancillary uses or any other permitted use under existing and future zoning

PROPOSED LOT 3

Containing 30,913 square feet ±

Current Use of Property – Television broadcasting operations including office, satellite and ancillary uses.

Proposed Use of Property – Television broadcasting operations including office, satellite, and ancillary uses or any other permitted use under existing and future zoning



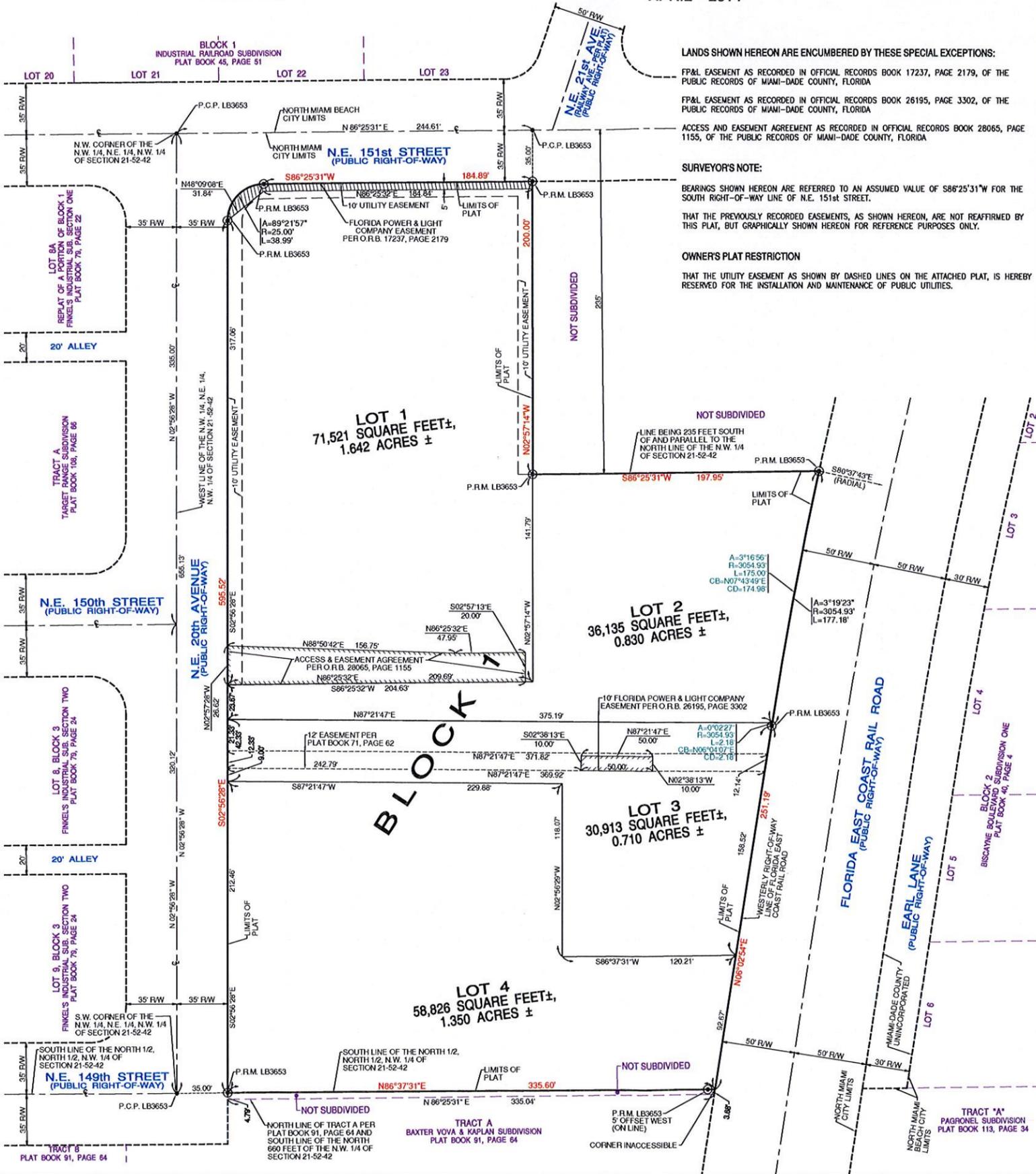
Fortin Leavy Skiles Inc.

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.: (120431) AUTOCAD NO.: (120431-P.DWG) T-PLAT (2012-077)
 FIELD BOOK (620/10 SJD)

CTF SUBDIVISION

A REPLAT OF BLOCK 2, FINKEL'S INDUSTRIAL SUB. SECTION ONE, PLAT BOOK 71, PAGE 62
 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN
 SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA
 APRIL 2014

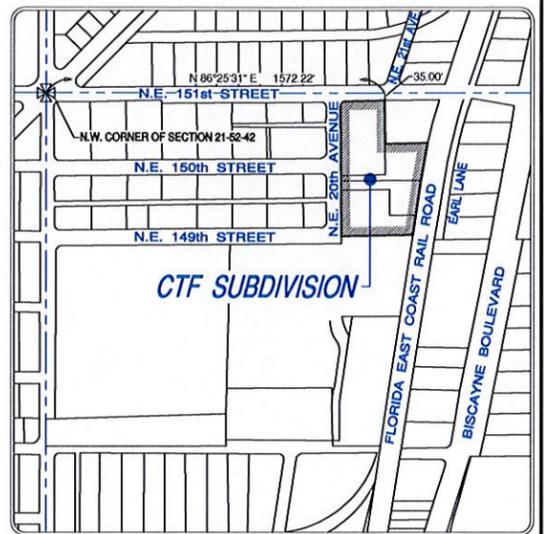
P.B. _____, PG _____
 SHEET 2 OF 2



LANDS SHOWN HEREON ARE ENCUMBERED BY THESE SPECIAL EXCEPTIONS:
 FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 17237, PAGE 2179, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
 FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 26195, PAGE 3302, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
 ACCESS AND EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 28065, PAGE 1155, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

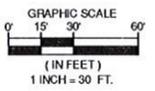
SURVEYOR'S NOTE:
 BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S86°25'31"W FOR THE SOUTH RIGHT-OF-WAY LINE OF N.E. 151st STREET.
 THAT THE PREVIOUSLY RECORDED EASEMENTS, AS SHOWN HEREON, ARE NOT REAFFIRMED BY THIS PLAT, BUT GRAPHICALLY SHOWN HEREON FOR REFERENCE PURPOSES ONLY.

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.



LOCATION SKETCH
 A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA
 SCALE: 1" = 300'

RECORDING STATEMENT:
 FILED FOR RECORD THIS _____ DAY OF _____, A.D. 2014 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



- LEGEND:**
- ⊙ = P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
 - = P.C.P. INDICATES PERMANENT CONTROL POINT
 - L = ARC LENGTH
 - R = RADIUS
 - ± = MORE OR LESS
 - ∠ = ANGLE
 - C = CENTER LINE
 - R/W = RIGHT-OF-WAY
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - SQ. FT. = SQUARE FOOT
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE

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.: (120431) AUTOCAD NO.: (120431-P.DWG) T-PLAT (2012-077)
 FIELD BOOK (620/10 SJD)

CTF SUBDIVISION

A REPLAT OF BLOCK 2, FINKEL'S INDUSTRIAL SUB. SECTION ONE, PLAT BOOK 71, PAGE 62
 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN
 SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA
 APRIL 2014

P.B. _____, PG _____
 SHEET 1 OF 2

KNOW ALL MEN BY THESE PRESENTS:

THAT COMMUNITY TELEVISION FOUNDATION OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, 151ST STREET WAREHOUSE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED CTF SUBDIVISION, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED LANDS:

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 2, FINKEL'S INDUSTRIAL SUB. SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FORMALLY DESCRIBED AS:

PARCEL 1

A PORTION OF LOT 1, BLOCK 2, FINKEL'S INDUSTRIAL SUBDIVISION, SECTION ONE, AS RECORDED IN PLAT BOOK 71, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°01'00" EAST FOR 51.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'00" EAST FOR 317.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE LEADING TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 89°22'00" AND A RADIUS OF 25.00 FEET, FOR 38.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°23'00" EAST FOR 184.89 FEET; THENCE SOUTH 00°00'15" WEST FOR 341.79 FEET; THENCE SOUTH 89°23'00" WEST FOR 209.69 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOT 1 OF BLOCK 2 OF FINKEL'S INDUSTRIAL SUBDIVISION, SECTION ONE, AS RECORDED IN PLAT BOOK 71, PAGE 62, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SUBJECT TO PLATTED OR DEDICATED ROAD RIGHTS-OF-WAY OF RECORD LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS OF LAND FORMING A PART OF SAID LOT 1 OF BLOCK 2, TO-WIT:

PARCEL A: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°01'00" EAST FOR 51.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'00" EAST FOR 341.79 FEET TO A POINT; THENCE NORTH 89°23'00" EAST FOR 209.62 FEET; THENCE SOUTH 00°00'15" WEST FOR 341.79 FEET; THENCE SOUTH 89°23'00" WEST FOR 209.69 FEET TO THE POINT OF BEGINNING, SUBJECT TO PLATTED OR DEDICATED ROAD RIGHTS-OF-WAY OF RECORD (SAID PARCEL A BEING A FLORIDA POWER & LIGHT COMPANY ELECTRIC SUB-STATION SITE);

PARCEL B: THE SOUTH TWELVE FEET (12') OF SAID LOT 1, SAID TWELVE FOOT (12') PARCEL BEING THE SUBJECT OF AN EXISTING EASEMENT (SAID PARCEL B BEING A FLORIDA POWER & LIGHT COMPANY EASEMENT SITE CONTAINING ELECTRIC UTILITY FACILITIES); AND

PARCEL C: THE NORTH NINE FEET (9') OF THE SOUTH TWENTY-ONE FEET (21') OF THE WEST TWO HUNDRED SIXTY-EIGHT AND EIGHTY-EIGHT ONE-HUNDRETHS FEET (268.88') OF SAID LOT 1 (SAID PARCEL C BEING AN INGRESS AND EGRESS EASEMENT AREA).

PARCEL 3

THE SOUTH 27.33 FEET OF LOT 1, BLOCK 2 OF FINKEL'S INDUSTRIAL SUBDIVISION, SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH:

LOT 2, IN BLOCK 2 OF FINKEL'S INDUSTRIAL SUBDIVISION, SECTION ONE, AS RECORDED IN PLAT BOOK 71, PAGE 62, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS: THAT PORTION LYING SOUTH OF A LINE THAT IS 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 2 AND LYING WEST OF A LINE THAT IS 229.88 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 2, ALL AS MEASURED ALONG THE WEST AND SOUTH LINES OF SAID LOT 2, LYING AND BEING IN THE CITY OF NORTH MIAMI, DADE COUNTY.

PARCEL 4

THAT PORTION OF LOT 2, IN BLOCK 2, LYING SOUTH OF A LINE THAT IS 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 2, AND LYING WEST OF A LINE THAT IS 229.88 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 2, ALL AS MEASURED ALONG THE WEST AND SOUTH LINES OF SAID LOT 2, ALL SHOWN ON THE PLAT OF FINKEL'S INDUSTRIAL SUB. SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGE 62, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF LOT 2, BLOCK 2 OF FINKEL'S INDUSTRIAL SUBDIVISION, SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGE 62, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°35'00" WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 104.00 FEET; THENCE NORTH 00°01'00" EAST ALONG A LINE 229.88 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 2 FOR 91.43 FEET; THENCE NORTH 89°35'00" EAST FOR 119.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, ALSO BEING THE EAST LINE OF SAID LOT 2; THENCE SOUTH 09°32'00" WEST ALONG SAID EAST LINE OF LOT 2 FOR 92.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, NORTH MIAMI, DADE COUNTY, FLORIDA AND CONTAINING 10,211 SQUARE FEET OR 0.234 ACRES, MORE OR LESS.

IN WITNESS WHEREOF: THAT SAID COMMUNITY TELEVISION FOUNDATION OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR ON ITS BEHALF BY DOLORES SUKHDEO, ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS _____ DAY OF _____, A.D. 2014.

WITNESSED BY: _____
 COMMUNITY TELEVISION FOUNDATION OF SOUTH FLORIDA, INC.
 A FLORIDA CORPORATION

PRINT NAME: _____ BY: _____
 DOLORES SUKHDEO
 PRESIDENT
 CHIEF EXECUTIVE OFFICER

PRINT NAME: _____

ACKNOWLEDGMENT)
 STATE OF) SS:
 COUNTY OF)

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DOLORES SUKHDEO, PRESIDENT AND CHIEF EXECUTIVE OFFICER OF COMMUNITY TELEVISION FOUNDATION OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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. 2014.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC _____
 NOTARY PUBLIC STATE OF _____
 COMMISSION NUMBER _____
 COMMISSION EXPIRES _____

IN WITNESS WHEREOF: THAT SAID 151ST STREET WAREHOUSE, 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 JULIETTE KLEPACH, ITS MANAGER AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS _____ DAY OF _____, A.D. 2014.

WITNESSED BY: _____
 151ST STREET WAREHOUSE, LLC.
 A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____ BY: _____
 JULIETTE KLEPACH, MANAGER

PRINT NAME: _____

ACKNOWLEDGMENT)
 STATE OF) SS:
 COUNTY OF)

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JULIETTE KLEPACH, MANAGER OF 151ST STREET WAREHOUSE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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. 2014.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC _____
 NOTARY PUBLIC STATE OF _____
 COMMISSION NUMBER _____
 COMMISSION EXPIRES _____

IN WITNESS WHEREOF: THAT SAID BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR ON ITS BEHALF BY CHERYL C. MCCALL, CHIEF, BUREAU OF PUBLIC LAND ADMINISTRATION, DIVISION OF STATE LANDS, STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND ITS SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS _____ DAY OF _____, A.D. 2014.

WITNESSED BY: _____
 BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

PRINT NAME: _____ BY: _____
 CHERYL C. MCCALL,
 CHIEF, BUREAU OF PUBLIC LAND ADMINISTRATION,
 DIVISION OF STATE LANDS, STATE OF FLORIDA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION

PRINT NAME: _____

ACKNOWLEDGMENT)
 STATE OF) SS:
 COUNTY OF)

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CHERYL C. MCCALL, CHIEF, BUREAU OF PUBLIC LAND ADMINISTRATION, DIVISION OF STATE LANDS, STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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. 2014.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC _____
 NOTARY PUBLIC STATE OF _____
 COMMISSION NUMBER _____
 COMMISSION EXPIRES _____

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 1, FLORIDA STATUTES, CERTIFIED THIS _____ DAY OF _____, A.D. 2014.

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

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF SECTION 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 EMPLOYED BY THE CITY OF NORTH MIAMI IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES.

CERTIFIED THIS _____ DAY OF _____, A.D. 2014.

BY:

TANYA WILSON-SEJOUR
 PLANNING MANAGER
 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. 2014.

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

SIGNED _____
 PHILIPPE BIEN-AIME
 ACTING 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, PHILIPPE BIEN-AIME AND MICHAEL A. ETIENNE, ACTING 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. 2014.

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 CODE OF MIAMI-DADE COUNTY, FLORIDA. CERTIFIED THIS _____ DAY OF _____, 2014.

SIGNED BY: _____ DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D. 2014, AT _____ AM/PM IN BOOK _____ OF PLATS AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUMIN, CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED CTF SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SUBMITTED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, 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 21 DAY OF _____, A.D. 2014, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART 1.

BY: *[Signature]* ON THE 21 DAY OF _____, A.D. 2014
 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 33182

