



NORTH MIAMI PLANNING COMMISSION AGENDA

Tuesday, August 2, 2016 7:00PM

Council Chambers

776 NE 125th Street, North Miami, FL 33161

I. ASSEMBLY AND ORGANIZATION:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call of Board Members
- D. Amendments to the Agenda

II. APPROVAL OF MINUTES: June 7, 2016

III. COMMUNICATIONS: None

IV. CONTINUED PUBLIC HEARINGS: None

V. PUBLIC HEARINGS:

PC 07-16: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE ATTACHED WAIVER OF PLAT FOR THE UN-PLATTED PROPERTY OF APPROXIMATELY 7.59 ACRES IN SIZE, GENERALLY LOCATED AT 13855 NW 17TH AVENUE AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2123-000-0060, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, CHAPTER 28, SECTION 28-4.1 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES, AND CHAPTER 177, FLORIDA STATUTES (2015); PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

- 1. Staff Report
- 2. Commission Action

VI. COMMITTEE REPORTS: None

VII. OLD BUSINESS: None

VIII. NEW BUSINESS: None

IX. ADJOURNMENT

Interested parties may appear at the meeting and be heard with respect to the matter. Any person wishing to appeal the recommendations of the Planning Commission will need a verbatim record of the meetings proceedings, which record includes the testimony and evidence upon which the appeal is to be based (Chapter 286.0105 F.S.) In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Community Planning & Development Department no later than four (4) days prior to the proceeding. Telephone (305) 893-6511, Ext. 12159, for assistance. If hearing impaired, telephone our TDD line at (305) 893-7936 for assistance.



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*If desired

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Miami Herald
MEDIA COMPANY

FROM PAGE 12NW

CALENDAR

Peruvian Festival Join others in celebration of Peru's independence.

Experience Peruvian culture and traditions. The event features Peruvian cuisine, typical dances, a great lineup of artists, local bands, and more. July 24 11 a.m. \$20; \$50 VIP Solare Gardens del Paseo de las Artes 3635 N.W. 78 Ave., Miami.

Richard Haas' Florida Famed muralist Richard Haas donated over 50 works on paper, preparatory sketches, and models to the Museums Permanent Art Collection. The suite of exquisitely rendered drawings and plans reveal Haas' deep appreciation of architecture and served as studies for the majestic murals he created throughout South Florida. The large Art Deco Arc de Triomphe was painted onto the original Fountainebleau Hilton Hotel in Miami Beach, designed by Morris Lapidus, and was lit by two sixty-five feet high grand lamps in the form of caryatids. The now destroyed mural was just one example of the artists' iconic work adorning the building facades within Miami Dade County. In addition, new paintings from Haas' Museum interior series will also be on loan from Harmon Meek Gallery in Naples-Florida. July 24, 7/27-July 28 12 p.m.-5 p.m. Free Miami Dade College - Museum of Art + Design 600 Biscayne Blvd., Miami.

Summer Art Classes for Adults Summer Art Classes for Adults Five Week Sessions beginning June 16-August 20 Thursdays (6 p.m.-8 p.m.) and Saturdays (11:30 a.m.-1:30

p.m.) Classes offered: Figure Drawing, Photography, Art History, Oil Painting, and Adobe Photoshop. July 24 -July 28 \$190; \$160 members NSU Art Museum Fort Lauderdale One E. Las Olas Blvd., Fort Lauderdale.

Summer Art Classes for Grades 1-12 Two week Sessions beginning June 13- August 19, Monday-Friday, 9 a.m.-4 p.m. Classes offered: Intro to Art, Drawing and Painting, Photography, Character Design, Digital Arts, Fashion Design, and more. July 24 -July 28 \$350-\$475 session I; \$315-\$425 session II NSU Art Museum Fort Lauderdale One E. Las Olas Blvd., Fort Lauderdale.

Tatiana Parceró's Re-Invento and Kanako Sasaki's Wanderlust Blending various techniques and visual media, Tatiana Parceró's "Re-Invento" explores the hand gestures and postures with ideas of mystical experimentation, contemplation and the human experience of various scientific and religious concepts. Kanako Sasaki is a Japanese artist whose work comments on issues such as the female experience, loss of innocence, hopeless romance and how Japanese culture is viewed from the outside. "Wanderlust" explores the artist's own imaginative world influenced by traditional Japanese novels, Ukiyo-e paintings and childhood memories. The exhibit will be on display near Gate D25 and Gate D22. July 24 -July 28 Free Miami International Airport Miami International Airport, Miami.

This Land Is Your Land

This exhibition considers America's National Park Service as it enters its second century with a particular focus on South Florida's four national park sites: Everglades, Biscayne and Dry Tortugas National Parks and Big Cypress National Preserve. Its purpose is to elevate awareness of our national parks with the hope of motivating action toward their continued protection. Experiential in approach, this exhibition presents natural and cultural objects, artwork and film to communicate the national park idea and experience. July 24 12 p.m.-5 p.m.; July 26 -July 28 12 p.m.-6 p.m. Included in admission Coral Gables Museum 285 Aragon Ave., Coral Gables.

What's Your Elephant Exhibition "What's Your Elephant" uses a combination of art exhibits, interactive installations and workshops. "What's Your Elephant" as in "the elephant in the room" is a metaphorical idiom for an obvious truth that is either being ignored or going unaddressed. The idiomatic expression also applies to an obvious problem or risk no one wants to discuss. It is based on the idea that an elephant in a room would be impossible to overlook; thus, people in the room who pretend the elephant is not there have chosen to avoid dealing with the looming big issue. This exhibit will demonstrate how the creative arts can assist in self-healing, bring awareness, and strengthen communities. This exhibition contains materials of a sensitive nature that may be offensive to some viewers and may not be appropriate for children. July 24

SEE CALENDAR, 15NW



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- C. Roll Call of Board Members
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IV. CONTINUED PUBLIC HEARINGS: None

V. PUBLIC HEARINGS:

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- 2. Commission Action

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Interested parties may appear at the meeting and be heard with respect to the matter. Any person wishing to appeal the recommendations of the Planning Commission will need a verbatim record of the meetings proceedings, which record includes the testimony and evidence upon which the appeal is to be based (Chapter 286.0105 F.S.) In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Community Planning & Development Department no later than four (4) days prior to the proceeding. Telephone (305) 893-6511, Ext. 12159, for assistance. If hearing impaired, telephone our TDD line at (305) 893-7936 for assistance.

MINUTES
 NORTH MIAMI PLANNING COMMISSION
 7:00 P.M.
 Tuesday, June 7, 2016
 COUNCIL CHAMBERS

The meeting was called to order at 7:06 p.m. After the pledge of allegiance, a roll call of the members was taken.

	Name	Present	Excused	Absent
1.	Chair Kevin Seifried		X	
2.	Vice Chair Charles Ernst	X		
3.	Commissioner Kenny Each	X		
4.	Commissioner Jason James	X		
5.	Commissioner Emmanuel Jeanty	X		
6.	Commissioner Peggy Boule		X	
7.	Commissioner Bob Pechon	X		
<i>Alternative Members:</i>				
8.	Commissioner Michael McDearmaid	X		
9.	Commissioner Mary C. Estime-Irvin			

Staff was represented by:

Nixon Lebrun, City Planner
 Roland Galdos, Assistant City Attorney
 Dunia Sanzetenea, Information Technology
 Katrina Lunan-Gordon, Board Secretary
 Marie-Frantz Jean-Pharuns, Housing Manager I
 Tanya Wilson-Sejour, Planning, Zoning and Development Director

I. Assembly and Organization: None

II. Approval of Minutes:

- a. The minutes of May 3, 2016 was motioned for approval with amendments to add Commissioner McDearmaid's as present during the meeting by Commissioner Pechon and seconded by Commissioner James. Passed 5-0.

III. Communications:

- a. Boats, Docks & Seawalls Town Hall Meeting, Tuesday, June 7, 2016 at 6:00 p.m.

IV. Continued Public Hearings: None

V. Public Hearings:

PC 08-16: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE FISCAL YEAR 2016-2017 ACTION PLAN UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP GRANT (HOME) PROGRAMS; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

The item was introduced by Vice Chair Charles Ernst. An introduction was given by Mr. Nixon Lebrun, City Planner for staff member, Ms. Marie-Frantz Jean-Pharuns, Housing Manager I to administer the staff report; and the Public Hearing was opened.

Public Hearing:

Resident, William Prevatel inquired about the benefits from the funds distributed by C.D.B.G. for the residents and business owners in the city of North Miami. Staff member, Ms. Marie-Frantz Jean-Pharuns, Housing Manager I explained the intent of the programs accessible to the residents and business owners.

Commission Discussion:

Commissioner Each inquired about the specific programs provided through the Economic Development funds of the C.D.B.G. Ms. Marie-Frantz Jean-Pharuns, Housing Manager I explained the current programs accessible through Community Planning and Development Department to each business owner who comes, applies and qualifies.

Commissioner Pechon made a motion to recommend adoption of the resolution to be forwarded to the City Council with no revisions to be amended. Commissioner Jeanty seconded the motion and as such the proposed resolution was approved unanimously 5-0.

PC 09-16: **A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE AWARD OF FISCAL YEAR 2015-2016 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS TO NOT-FOR-PROFIT COMMUNITY BASED ORGANIZATIONS (CBOs); AND PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.**

The item was introduced by Vice Chair Charles Ernst. An introduction was given by Mr. Nixon Lebrun, City Planner for staff member, Ms. Marie-Frantz Jean-Pharuns, Housing Manager I to administer the staff report; and the Public Hearing was opened.

Public Hearing:

Representatives from each not-for-profit Community-Based Organization (CBO) presented to the Planning Commission in the order that follows below. The applicants (CBOs) gave a brief presentation about the organization they represented. The Planning Commission asked each CBO to answer if they have received funds from the City of North Miami in the past and are they receiving funds from any other sources.

1. Russell Life Skills and Reading Foundation (RLSARF)
2. Police Athletic League of North Miami
3. Ladies of Valor Empowerment
4. North Miami Foundation for Senior Citizens' Services, Inc.
5. Youth Education Through Sports, Inc.
6. Experts Resource and Community Center, Inc.
7. Florida Immigrant Coalition (FLIC)
8. Sant La, Haitian Neighborhood Center, Inc.
9. The Irving Thomas Elite Basketball Academy
10. Prosperity Social and Community Development Group, Inc.
11. Art-Cademics Academy, Inc.
12. Kids N Touch Academy

Resident, William Prevatel gave words of adulation to all the CBOs who presented.

Commission Discussion:

Commissioner Each gave words of adulation to all the CBOs who presented. He gave great recognition to the Police Athletic League of North Miami.

Commissioner Jeanty gave words of adulation and provided recommendations to all the CBOs who presented. He gave great recognition to the Police Athletic League of North Miami.

Vice Chair Ernst gave words of adulation and provided recommendations to all the CBOs who presented.

Commissioner James gave words of adulation and provided recommendations to all the CBOs who presented.

Commissioner Pechon gave words of adulation and provided recommendations to all the CBOs who presented.

Commissioner Pechon made a motion to recommend adoption of the resolution to be forwarded to the City Council. Commissioner Jeanty seconded the motion and as such the proposed resolution was approved unanimously 5-0.

— — —

The next meeting was scheduled for July 5, 2016.

VI. COMMITTEE REPORTS: None

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

- a. Vice Chair Ernst submitted information regarding boat dockage to Assistant City Attorney, Roland Galdos
- b. Commissioner Pechon commented on the Town Hall Meeting for Boats, Docks & Seawalls dated June 7, 2016 at 6:00 p.m.

The meeting was adjourned at 8:47 p.m.

VIII. ADJOURNMENT

Respectfully submitted:

Attest:

Kevin Seifried, Chair
Planning Commission

Nixon Lebrun, AICP, CFM, City Planner
Community Planning & Development

Prepared by:

Katrina Lunan-Gordon, Board Secretary
Community Planning & Development

Date: August 2nd, 2016

To: Honorable Planning Commission Members

From: Nixon Lebrun, AICP, CFM, City Planner, Community Planning & Development

Re: Waiver of Plat Approval

Address/Folio Number: 13855 NW 17th Avenue / 06-2123-000-0060

Owner: The Lively Stone Church Miami, Inc.

Applicant: Stonelake Land Trust, Inc.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE ATTACHED WAIVER OF PLAT FOR THE UN-PLATTED PROPERTY OF APPROXIMATELY 7.59 ACRES IN SIZE, GENERALLY LOCATED AT 13855 NW 17TH AVENUE AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2123-000-0060, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, CHAPTER 28, SECTION 28-4.1 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 Planning Commission recommends approval of the proposed resolution approving with conditions the waiver of plat request submitted by Stonelake Land Trust, Inc. to subdivide the above-described property into two (2) separate parcels, and forward said resolution to the Mayor and City Council for final consideration.

BACKGROUND INFORMATION

The subject property consists of approximately 7.6 acres of land and is located on the east side of NW 17th Avenue, about three hundred (300) feet north of Opa-Locka Boulevard. Stonelake Land Trust, Inc., (the "Applicant"), with the consent of the owner on record for the property, Lively Stone Church of Miami, Inc. has filed this waiver of plat application to subdivide the property and create two (2) unencumbered parcels. The northern parcel (Parcel A) will comprise 3.5 acres and will be purchased by the Applicant to accommodate a redevelopment proposal. The southern parcel (Parcel B), which contains the existing 3,640-square foot house of worship, is to remain under the ownership of Lively Stone Church of Miami, Inc.

The subject property is currently designated Mixed-Use High (110 ft., 45 du/ac) on the City's adopted 2036 Future Land Use Map (FLUM). The previous land use designation of the property

was Low-Medium Density Residential (35 ft., 5.1 du/ac), but, at the request of the Applicant, was changed to Mixed-Use High by the City Council during the recent update to the City's Comprehensive Plan, which became effective on June 23rd, 2016.

The subject property is currently zoned R-2, Single-Family District on the City's adopted 2010 Zoning Map. As per the requirements of Section 163-3202, F.S. and of Objective 1.5 of the Future Land Use Element of the City's newly adopted Comprehensive Plan, the City has until June 23rd, 2017 to update its Land Development Regulations (LDRs) and Official Zoning Map to reflect the changes in the adopted Comprehensive Plan. Through the LDRs and Zoning Map update, the City intends, among other things, to change the zoning classification of the property to Planned Development (PD) district to implement its Mixed-Use land use designation. In anticipation of this rezoning and in order to meet certain financial deadlines, the Applicant has submitted this waiver of plat application to subdivide the property into two (2) unencumbered parcels. Each parcel will independently satisfy the 2-acre minimum site area currently required for properties zoned PD. **(All other development standards and concurrency requirements for the redevelopment of the proposed parcels will be finalized during the Conditional Use Permit and Development Review Committee approval processes).**

NEIGHBORHOOD LAND USE CHARACTERISTICS

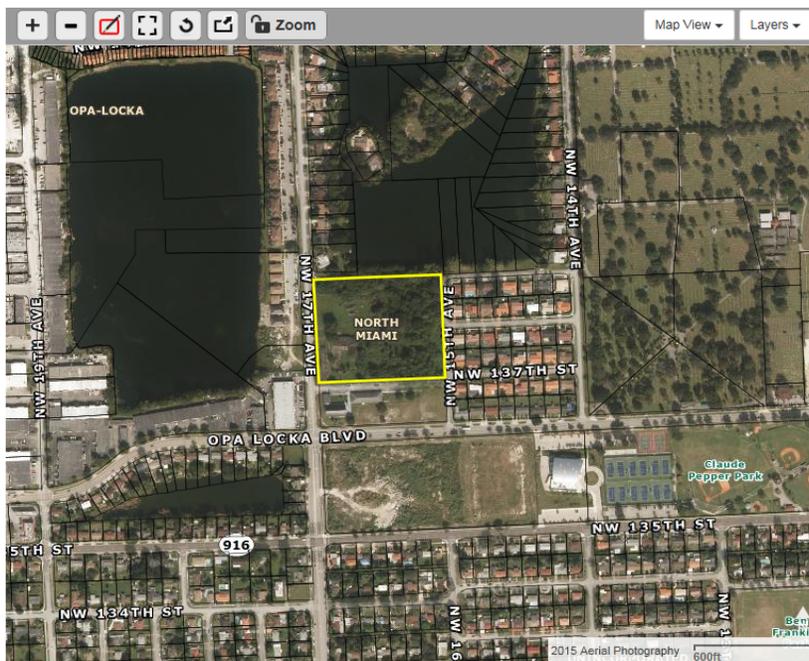
Property	Future Land Use	Existing Zoning	Existing Use/Subdivision
Site	Low Density Residential	R-2, Single-Family	House of Worship
North*	Open Land	RU-1, Single-Family Residential	Waterbody
South*	Low Density Residential	RU-1, Single-Family Residential	House of Worship
East*	Low Density Residential	RU-1, Single-Family Residential	Apartment Complex
West**	Industrial (South)	I-1, Light Industrial (South)	Warehouse
	Moderate Density Res. (North)	R-TH, Res. Townhouse (North)	Townhouse Development

*Unincorporated Miami-Dade County

** City of Opa-Locka

The subject 7.6-acre property is located on the east side of NW 17th Avenue, about three hundred (300) feet north of Opa-Locka Boulevard. The properties north and east of the subject site have been, for the most part, developed with single-family residences. The property south of the site comprises almost 3.5 acres and is the home to another religious facility. All these properties fall within Unincorporated Miami-Dade County. The properties west of the site, across from N.W 17th Avenue, are under the jurisdiction of the City of Opa-Locka and feature some industrial uses to the south and a townhouse development to the north. The geographical location of the subject property is highlighted in the following aerial picture.

PROPERTY INFORMATION	
Folio: 06-2123-000-0060	
Sub-Division:	
Property Address 13855 NW 17 AVE North Miami, FL 33167-1207	
Owner THE LIVELY STONE CHURCH MIAMI INC	
Mailing Address PO BOX 530922 MIAMI SHORES, FL 33153	
Primary Zone 0400 SGL FAMILY - 901-1200 SQF	
Primary Land Use 7742 BENEVOLENT - EXEMPT : CLUB OR HALL - PRIVATE	
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	3,643 Sq.Ft
Lot Size	330,620.4 Sq.Ft
Year Built	1968



RECOMMENDATION

As previously stated, the purpose of this waiver of plat request is to subdivide the subject property into two (2) separate parcels. The subdivision of the subject property does not conflict with the goals, objectives and policies of the Mixed-Use High land use designation of the subject property. Furthermore, as the City updates its Official Zoning Map to implement the EAR-Based Amendments of the newly adopted Comprehensive Plan, the subject property will be rezoned to Planned Development (PD) district. The request will be in keeping with the purpose and intent of the PD district, as the newly created parcels will each be over two (2) acres and, at a minimum, satisfy the site area requirement currently set forth in the City’s Land Development Regulations (LDRs) for properties located in the PD district.

Outside Agencies: Before submitting the waiver of plat request, the surveyor retained by the Applicant sent the proposed waiver of plat survey to utility companies, i.e., Florida Power and Light Company (FPL), AT&T, Comcast, and Florid City Gas for their review and comments. These agencies have all issued non-objection notices to the subdivision of the referenced property (See Letters of No Objection, attached).

City Staff Comments: The Community Planning and Development Department (the “Department”) reviewed the proposed waiver of plat request and found it to be consistent with the goals, policies and objectives of the City’s Comprehensive Plan, and to be in keeping with the purpose and intent of the LDRs, as they relate to dimensional and concurrency requirements. Subsequently, the waiver of plat was sent to other City Departments to garner input, particularly

Public Works Department to anticipate the impacts on Water and Sewer services. The waiver of plat has met with the approval of these other Departments.

City's Contracting Surveyor Comments: In addition to City Staff's comments, peer review comments were also solicited from the City's contracting surveying company, Craven Thompson & Associates. Some minor technical comments, which are enclosed in this staff report, were issued, which have been shared with the surveying company hired by the Applicant, and have all been addressed by the Applicant's surveyor.

In light of these findings, staff is of the opinion that the application 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 Planning Commission recommends adoption of the attached resolution approving the requested waiver of plat, and subsequently forward the resolution to the City Council for final consideration, subject to the following conditions:

1. *Approving Resolution.* After Council approval and upon the filing of a request for County review, a signed copy of the approving resolution shall be delivered to the Platting and Traffic Review Division of the Miami-Dade's Department of Regulatory and Economic Resources or County's Plat Committee, along with copies of the survey. Furthermore, nothing in this resolution shall be construed to constitute a waiver of any prescriptive rights which may exist on the parent tract itself or on any designated easement(s);
2. *Waiver of Plat Modification after approval.* Upon approval by the County's Plat Committee, no changes, erasures, modifications or revisions shall be made to the approved plat unless resubmitted for new approval provided, however, that the City may, after public hearing and based only upon a recommendation of the County's Plat Division, change, modify or revise dedicated road rights-of-way or drainage easements; and
3. *Folio Numbers.* Upon approval by the County's Plat Committee, new folio numbers shall be requested from the Miami-Dade County Property Appraiser's Office.

NL/ tws

Attachments:

1. Proposed Resolution
2. Exhibit 1 – "Waiver of Plat for 13855 NW 17th Avenue"
3. Waiver of Plat Review – Craven Thompson and Associates, Inc.
4. Letters of No Objection from FPL, Florida City Gas and AT&T

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE ATTACHED WAIVER OF PLAT FOR THE UN-PLATTED PROPERTY OF APPROXIMATELY 7.59 ACRES IN SIZE, GENERALLY LOCATED AT 13855 NW 17TH AVENUE AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE COUNTY FOLIO NUMBER: 06-2123-000-0060, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, CHAPTER 28, SECTION 28-4.1 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, the property owner, The Lively Stone Church of Miami, Inc., through its agent Stonelake Land Trust, Inc. (“Applicant”), proposes to subdivide a single-lot property of approximately 7.59 acres in size generally located at 13855 NW 17th Avenue, and specifically identified with Miami-Dade County Folio Number: 06-2123-000-0060 (“Subject Property”); and

WHEREAS, the proposed subdivision of the Subject Property into two (2) separate lots, will encompass a northern parcel (Parcel A) comprised of approximately 3.5 acres, and a southern parcel (Parcel B) comprised of approximately 4.1 acres, with the intent of changing the land use designation of both Parcels to Mixed-Use High prior to any development; and

WHEREAS, the development on each of the two (2) subdivided Parcels will independently satisfy the requirements of all development criteria and minimum development standards which are applicable under the proposed Planned Development District, in addition to any other condition that may be imposed by the City Development Review Committee, the Planning Commission and the City Council; and

WHEREAS, the Applicant seeks to obtain a Waiver of Plat for the subdivision of the Subject Property pursuant to Article 3, Division 8, Section 3-802 of the North Miami Code of

Ordinances, Land Development Regulations (“LDRs”), Chapter 28, Section 28-4.1 of the Miami-Dade County Code of Ordinances (“County Code”), and Chapter 177, Florida Statutes (2015); and

WHEREAS, the County Code requires the City to approve the proposed Waiver of Plat pursuant to the requirements of Section 3-802, LDRs; and

WHEREAS, the North Miami Planning Commission (“Planning Commission”) is required to review the proposed Waiver of Plat at a regularly scheduled public hearing, to ensure that it conforms with the requirements of the LDRs and the North Miami Comprehensive Plan (“Comprehensive Plan”); and

WHEREAS, on May 3, 2016, the Planning Commission conducted its review at a duly noticed public hearing and found the Applicant’s proposed Waiver of Plat, conforms with the requirements of the LDRs and Comprehensive Plan, and thereby recommended approval with conditions to the Mayor and City Council; and

WHEREAS, the Mayor and City Council find that the approval of the Waiver of Plat, as proposed by the Applicant and approved by the Planning Commission, is consistent with the LDRs, the Comprehensive Plan, and does not adversely affect the public health, safety, and general welfare.

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

Section 1. Approval of Waiver of Plat. The Mayor and City Council of the City of North Miami, Florida, hereby approve the attached Waiver of Plat for the un-platted property of approximately 7.59 acres in size, generally located at 13855 NW 17th Avenue and specifically identified with Miami-Dade County Folio Number: 06-2123-000-0060, in accordance with Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances, Land Development Regulations, Chapter 28, Section 28-4.1 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)

Property Address:
 13855 NW 17th Avenue, North Miami, Florida 33167

Legal Description:

Parent Tract:

The North 528 feet, less the West 35 feet thereof, of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 23, Township 52 South, Range 41 East, lying and being in Miami - Dade County, Florida containing 331.235,60 sq ft or 7.8 Acres more or less

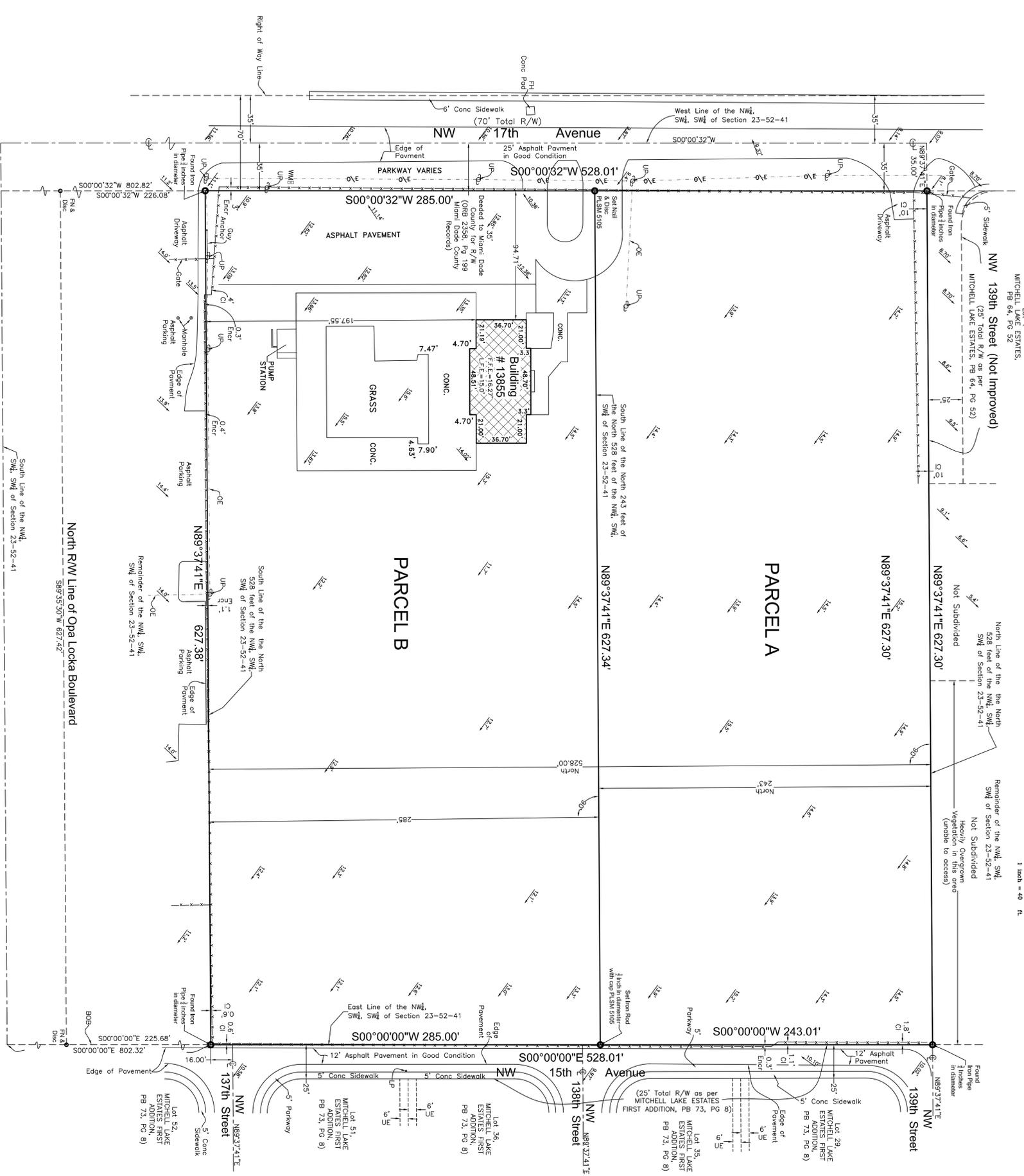
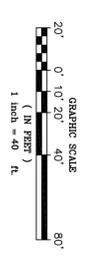
Parcel A:

The North 243 feet of the North 528 feet, less the West 35 feet thereof, of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 23, Township 52 South, Range 41 East, lying and being in Miami - Dade County, Florida, containing 152,438,29 sq ft or 3.5 Acres more or less

Parcel B:

The North 528 feet, less the North 243 feet and less the West 35 feet thereof, of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 23, Township 52 South, Range 41 East, lying and being in Miami - Dade County, Florida, containing 178,797,31 sq ft or 4.1 Acres more or less

Waiver of Plat
 Portion of Section 23, Township 52 South, Range 41 East



This survey is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

There will be no streets, or other public ways built in this project

Property Zone R-3 as per Miami-Dade County Zoning Department

Title Insurance by United General Title Insurance Company, Policy No. 220955, Commitment No. 858975, Effective November 23, 1993 at 6:00 AM (This document was provided by client)

Reference Bench Mark:
 Miami-Dade County BM No P-N648
 Elevation = 9.98 feet and N-701-A
 Elev=11.75 feet NGVD 1929

Flood Plane Information:
 Flood Zone: X, Panel No: 12086C0138L, Dated September 11th, 2009, Community Name No.: City of North Miami/120655

LEGEND AND ABBREVIATIONS

A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearing; (C) = Calculated Dimension; CB = Canal; CM = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroachment; ETP = Electric Transformer; FDI = Found Drill Hole; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Foot; L&L = Light Link; L&M = Light Meter; L&N = Light Note; L&P = Light Pole; L&R = Light Right; L&S = Light Sign; L&T = Light Tower; L&W = Light Well; L&X = Light X; L&Y = Light Y; L&Z = Light Z; L&AA = Light AA; L&AB = Light AB; L&AC = Light AC; L&AD = Light AD; L&AE = Light AE; L&AF = Light AF; L&AG = Light AG; L&AH = Light AH; L&AI = Light AI; L&AJ = Light AJ; L&AK = Light AK; L&AL = Light AL; L&AM = Light AM; L&AN = Light AN; L&AO = Light AO; L&AP = Light AP; L&AQ = Light AQ; L&AR = Light AR; L&AS = Light AS; L&AT = Light AT; L&AU = Light AU; L&AV = Light AV; L&AW = Light AW; L&AX = Light AX; L&AY = Light AY; L&AZ = Light AZ; L&BA = Light BA; L&BB = Light BB; L&BC = Light BC; L&BD = Light BD; L&BE = Light BE; L&BF = Light BF; L&BG = Light BG; L&BH = Light BH; L&BI = Light BI; L&BJ = Light BJ; L&BK = Light BK; L&BL = Light BL; L&BM = Light BM; L&BN = Light BN; L&BO = Light BO; L&BP = Light BP; L&BQ = Light BQ; L&BR = Light BR; L&BS = Light BS; L&BT = Light BT; L&BU = Light BU; L&BV = Light BV; L&BW = Light BW; L&BX = Light BX; L&BY = Light BY; L&BZ = Light BZ; L&CA = Light CA; L&CB = Light CB; L&CC = Light CC; L&CD = Light CD; L&CE = Light CE; L&CF = Light CF; L&CG = Light CG; L&CH = Light CH; L&CI = Light CI; L&CJ = Light CJ; L&CK = Light CK; L&CL = Light CL; L&CM = Light CM; L&CN = Light CN; L&CO = Light CO; L&CP = Light CP; L&CQ = Light CQ; L&CR = Light CR; L&CS = Light CS; L&CT = Light CT; L&CU = Light CU; L&CV = Light CV; L&CW = Light CW; L&CX = Light CX; L&CY = Light CY; L&CZ = Light CZ; L&DA = Light DA; L&DB = Light DB; L&DC = Light DC; L&DD = Light DD; L&DE = Light DE; L&DF = Light DF; L&DG = Light DG; L&DH = Light DH; L&DI = Light DI; L&DJ = Light DJ; L&DK = Light DK; L&DL = Light DL; L&DM = Light DM; L&DN = Light DN; L&DO = Light DO; L&DP = Light DP; L&DQ = Light DQ; L&DR = Light DR; L&DS = Light DS; L&DT = Light DT; L&DU = Light DU; L&DV = Light DV; L&DW = Light DW; L&DX = Light DX; L&DY = Light DY; L&DZ = Light DZ; L&EA = Light EA; L&EB = Light EB; L&EC = Light EC; L&ED = Light ED; L&EE = Light EE; L&EF = Light EF; L&EG = Light EG; L&EH = Light EH; L&EI = Light EI; L&EJ = Light EJ; L&EK = Light EK; L&EL = Light EL; L&EM = Light EM; L&EN = Light EN; L&EO = Light EO; L&EP = Light EP; L&EQ = Light EQ; L&ER = Light ER; L&ES = Light ES; L&ET = Light ET; L&EU = Light EU; L&EV = Light EV; L&EW = Light EW; L&EX = Light EX; L&EY = Light EY; L&EZ = Light EZ; L&FA = Light FA; L&FB = Light FB; L&FC = Light FC; L&FD = Light FD; L&FE = Light FE; L&FF = Light FF; L&FG = Light FG; L&FH = Light FH; L&FI = Light FI; L&FJ = Light FJ; L&FK = Light FK; L&FL = Light FL; L&FM = Light FM; L&FN = Light FN; L&FO = Light FO; L&FP = Light FP; L&FQ = Light FQ; L&FR = Light FR; L&FS = Light FS; L&FT = Light FT; L&FU = Light FU; L&FV = Light FV; L&FW = Light FW; L&FX = Light FX; L&FY = Light FY; L&FZ = Light FZ; L&GA = Light GA; L&GB = Light GB; L&GC = Light GC; L&GD = Light GD; L&GE = Light GE; L&GF = Light GF; L&GG = Light GG; L&GH = Light GH; L&GI = Light GI; L&GJ = Light GJ; L&GK = Light GK; L&GL = Light GL; L&GM = Light GM; L&GN = Light GN; L&GO = Light GO; L&GP = Light GP; L&GQ = Light GQ; L&GR = Light GR; L&GS = Light GS; L> = Light GT; L&GU = Light GU; L&GV = Light GV; L&GW = Light GW; L&GX = Light GX; L&GY = Light GY; L&GZ = Light GZ; L&HA = Light HA; L&HB = Light HB; L&HC = Light HC; L&HD = Light HD; L&HE = Light HE; L&HF = Light HF; L&HG = Light HG; L&HH = Light HH; L&HI = Light HI; L&HJ = Light HJ; L&HK = Light HK; L&HL = Light HL; L&HM = Light HM; L&HN = Light HN; L&HO = Light HO; L&HP = Light HP; L&HQ = Light HQ; L&HR = Light HR; L&HS = Light HS; L&HT = Light HT; L&HU = Light HU; L&HV = Light HV; L&HW = Light HW; L&HX = Light HX; L&HY = Light HY; L&HZ = Light HZ; L&IA = Light IA; L&IB = Light IB; L&IC = Light IC; L&ID = Light ID; L&IE = Light IE; L&IF = Light IF; L&IG = Light IG; L&IH = Light IH; L&II = Light II; L&IJ = Light IJ; L&IK = Light IK; L&IL = Light IL; L&IM = Light IM; L&IN = Light IN; L&IO = Light IO; L&IP = Light IP; L&IQ = Light IQ; L&IR = Light IR; L&IS = Light IS; L&IT = Light IT; L&IU = Light IU; L&IV = Light IV; L&IW = Light IW; L&IX = Light IX; L&IY = Light IY; L&IZ = Light IZ; L&JA = Light JA; L&JB = Light JB; L&JC = Light JC; L&JD = Light JD; L&JE = Light JE; L&JF = Light JF; L&JG = Light JG; L&JH = Light JH; L&JI = Light JI; L&JJ = Light JJ; L&JK = Light JK; L&JL = Light JL; L&JM = Light JM; L&JN = Light JN; L&JO = Light JO; L&JP = Light JP; L&JQ = Light JQ; L&JR = Light JR; L&JS = Light JS; L&JT = Light JT; L&JU = Light JU; L&JV = Light JV; L&JW = Light JW; L&JX = Light JX; L&JY = Light JY; L&JZ = Light JZ; L&KA = Light KA; L&KB = Light KB; L&KC = Light KC; L&KD = Light KD; L&KE = Light KE; L&KF = Light KF; L&KG = Light KG; L&KH = Light KH; L&KI = Light KI; L&KJ = Light KJ; L&KK = Light KK; L&KL = Light KL; L&KM = Light KM; L&KN = Light KN; L&KO = Light KO; L&KP = Light KP; L&KQ = Light KQ; L&KR = Light KR; L&KS = Light KS; L&KT = Light KT; L&KU = Light KU; L&KV = Light KV; L&KW = Light KW; L&KX = Light KX; L&KY = Light KY; L&KZ = Light KZ; L&LA = Light LA; L&LB = Light LB; L&LC = Light LC; L&LD = Light LD; L&LE = Light LE; L&LF = Light LF; L&LG = Light LG; L&LH = Light LH; L&LI = Light LI; L&LJ = Light LJ; L&LK = Light LK; L&LL = Light LL; L&LM = Light LM; L&LN = Light LN; L&LO = Light LO; L&LP = Light LP; L&LQ = Light LQ; L&LR = Light LR; L&LS = Light LS; L< = Light LT; L&LU = Light LU; L&LV = Light LV; L&LW = Light LW; L&LX = Light LX; L&LY = Light LY; L&LZ = Light LZ; L&MA = Light MA; L&MB = Light MB; L&MC = Light MC; L&MD = Light MD; L&ME = Light ME; L&MF = Light MF; L&MG = Light MG; L&MH = Light MH; L&MI = Light MI; L&MJ = Light MJ; L&MK = Light MK; L&ML = Light ML; L&MN = Light MN; L&MO = Light MO; L&MP = Light MP; L&MQ = Light MQ; L&MR = Light MR; L&MS = Light MS; L&MT = Light MT; L&MU = Light MU; L&MV = Light MV; L&MW = Light MW; L&MX = Light MX; L&MY = Light MY; L&MZ = Light MZ; L&NA = Light NA; L&NB = Light NB; L&NC = Light NC; L&ND = Light ND; L&NE = Light NE; L&NF = Light NF; L&NG = Light NG; L&NH = Light NH; L&NI = Light NI; L&NJ = Light NJ; L&NK = Light NK; L&NL = Light NL; L&NM = Light NM; L&NN = Light NN; L&NO = Light NO; L&NP = Light NP; L&NQ = Light NQ; L&NR = Light NR; L&NS = Light NS; L&NT = Light NT; L&NU = Light NU; L&NV = Light NV; L&NW = Light NW; L&NX = Light NX; L&NY = Light NY; L&NZ = Light NZ; L&OA = Light OA; L&OB = Light OB; L&OC = Light OC; L&OD = Light OD; L&OE = Light OE; L&OF = Light OF; L&OG = Light OG; L&OH = Light OH; L&OI = Light OI; L&OJ = Light OJ; L&OK = Light OK; L&OL = Light OL; L&OM = Light OM; L&ON = Light ON; L&OO = Light OO; L&OP = Light OP; L&OQ = Light OQ; L&OR = Light OR; L&OS = Light OS; L&OT = Light OT; L&OU = Light OU; L&OV = Light OV; L&OW = Light OW; L&OX = Light OX; L&OY = Light OY; L&OZ = Light OZ; L&PA = Light PA; L&PB = Light PB; L&PC = Light PC; L&PD = Light PD; L&PE = Light PE; L&PF = Light PF; L&PG = Light PG; L&PH = Light PH; L&PI = Light PI; L&PJ = Light PJ; L&PK = Light PK; L&PL = Light PL; L&PM = Light PM; L&PN = Light PN; L&PO = Light PO; L&PP = Light PP; L&PQ = Light PQ; L&PR = Light PR; L&PS = Light PS; L&PT = Light PT; L&PU = Light PU; L&PV = Light PV; L&PW = Light PW; L&PX = Light PX; L&PY = Light PY; L&PZ = Light PZ; L&QA = Light QA; L&QB = Light QB; L&QC = Light QC; L&QD = Light QD; L&QE = Light QE; L&QF = Light QF; L&QG = Light QG; L&QH = Light QH; L&QI = Light QI; L&QJ = Light QJ; L&QK = Light QK; L&QL = Light QL; L&QM = Light QM; L&QN = Light QN; L&QO = Light QO; L&QP = Light QP; L&QQ = Light QQ; L&QR = Light QR; L&QS = Light QS; L&QT = Light QT; L&QU = Light QU; L&QV = Light QV; L&QW = Light QW; L&QX = Light QX; L&QY = Light QY; L&QZ = Light QZ; L&RA = Light RA; L&RB = Light RB; L&RC = Light RC; L&RD = Light RD; L&RE = Light RE; L&RF = Light RF; L&RG = Light RG; L&RH = Light RH; L&RI = Light RI; L&RJ = Light RJ; L&RK = Light RK; L&RL = Light RL; L&RM = Light RM; L&RN = Light RN; L&RO = Light RO; L&RP = Light RP; L&RQ = Light RQ; L&RR = Light RR; L&RS = Light RS; L&RT = Light RT; L&RU = Light RU; L&RV = Light RV; L&RW = Light RW; L&RX = Light RX; L&RY = Light RY; L&RZ = Light RZ; L&SA = Light SA; L&SB = Light SB; L&SC = Light SC; L&SD = Light SD; L&SE = Light SE; L&SF = Light SF; L&SG = Light SG; L&SH = Light SH; L&SI = Light SI; L&SJ = Light SJ; L&SK = Light SK; L&SL = Light SL; L&SM = Light SM; L&SN = Light SN; L&SO = Light SO; L&SP = Light SP; L&SQ = Light SQ; L&SR = Light SR; L&SS = Light SS; L&ST = Light ST; L&SU = Light SU; L&SV = Light SV; L&SW = Light SW; L&SX = Light SX; L&SY = Light SY; L&SZ = Light SZ; L&TA = Light TA; L&TB = Light TB; L&TC = Light TC; L&TD = Light TD; L&TE = Light TE; L&TF = Light TF; L&TG = Light TG; L&TH = Light TH; L&TI = Light TI; L&TJ = Light TJ; L&TK = Light TK; L&TL = Light TL; L&TM = Light TM; L&TN = Light TN; L&TO = Light TO; L&TP = Light TP; L&TQ = Light TQ; L&TR = Light TR; L&TS = Light TS; L&TT = Light TT; L&TU = Light TU; L&TV = Light TV; L&TW = Light TW; L&TX = Light TX; L&TY = Light TY; L&TZ = Light TZ; L&UA = Light UA; L&UB = Light UB; L&UC = Light UC; L&UD = Light UD; L&UE = Light UE; L&UF = Light UF; L&UG = Light UG; L&UH = Light UH; L&UI = Light UI; L&UJ = Light UJ; L&UK = Light UK; L&UL = Light UL; L&UM = Light UM; L&UN = Light UN; L&UO = Light UO; L&UP = Light UP; L&UQ = Light UQ; L&UR = Light UR; L&US = Light US; L&UT = Light UT; L&UU = Light UU; L&UV = Light UV; L&UW = Light UW; L&UX = Light UX; L&UY = Light UY; L&UZ = Light UZ; L&VA = Light VA; L&VB = Light VB; L&VC = Light VC; L&VD = Light VD; L&VE = Light VE; L&VF = Light VF; L&VG = Light VG; L&VH = Light VH; L&VI = Light VI; L&VJ = Light VJ; L&VK = Light VK; L&VL = Light VL; L&VM = Light VM; L&VN = Light VN; L&VO = Light VO; L&VP = Light VP; L&VQ = Light VQ; L&VR = Light VR; L&VS = Light VS; L&VT = Light VT; L&VU = Light VU; L&VV = Light VV; L&VW = Light VW; L&VX = Light VX; L&VY = Light VY; L&VZ = Light VZ; L&WA = Light WA; L&WB = Light WB; L&WC = Light WC; L&WD = Light WD; L&WE = Light WE; L&WF = Light WF; L&WG = Light WG; L&WH = Light WH; L&WI = Light WI; L&WJ = Light WJ; L&WK = Light WK; L&WL = Light WL; L&WM = Light WM; L&WN = Light WN; L&WO = Light WO; L&WP = Light WP; L&WQ = Light WQ; L&WR = Light WR; L&WS = Light WS; L&WT = Light WT; L&WU = Light WU; L&WV = Light WV; L&WW = Light WW; L&WX = Light WX; L&WY = Light WY; L&WZ = Light WZ; L&XA = Light XA; L&XB = Light XB; L&XC = Light XC; L&XD = Light XD; L&XE = Light XE; L&XF = Light XF; L&XG = Light XG; L&XH = Light XH; L&XI = Light XI; L&XJ = Light XJ; L&XK = Light XK; L&XL = Light XL; L&XM = Light XM; L&XN = Light XN; L&XO = Light XO; L&XP = Light XP; L&XQ = Light XQ; L&XR = Light XR; L&XS = Light XS; L&XT = Light XT; L&XU = Light XU; L&XV = Light XV; L&XW = Light XW; L&XX = Light XX; L&XY = Light XY; L&XZ = Light XZ; L&YA = Light YA; L&YB = Light YB; L&YC = Light YC; L&YD = Light YD; L&YE = Light YE; L&YF = Light YF; L&YG = Light YG; L&YH = Light YH; L&YI = Light YI; L&YJ = Light YJ; L&YK = Light YK; L&YL = Light YL; L&YM = Light YM; L&YN = Light YN; L&YO = Light YO; L&YP = Light YP; L&YQ = Light YQ; L&YR = Light YR; L&YS = Light YS; L&YT = Light YT; L&YU = Light YU; L&YV = Light YV; L&YW = Light YW; L&YX = Light YX; L&YY = Light YY; L&YZ = Light YZ; L&ZA = Light ZA; L&ZB = Light ZB; L&ZC = Light ZC; L&ZD = Light ZD; L&ZE = Light ZE; L&ZF = Light ZF; L&ZG = Light ZG; L&ZH = Light ZH; L&ZI = Light ZI; L&ZJ = Light ZJ; L&ZK = Light ZK; L&ZL = Light ZL; L&ZM = Light ZM; L&ZN = Light ZN; L&ZO = Light ZO; L&ZP = Light ZP; L&ZQ = Light ZQ; L&ZR = Light ZR; L&ZS = Light ZS; L&ZT = Light ZT; L&ZU = Light ZU; L&ZV = Light ZV; L&ZW = Light ZW; L&ZX = Light ZX; L&ZY = Light ZY; L&ZZ = Light ZZ

LEGAL NOTES

This Survey does not reflect or determine ownership. Legal Description provided by client. Boundaries are referred to an assumed Meridian if shown. Elevations are referred to National Geographic Vertical Datum of 1929 (NGVD 1929)

Date of Field Work: 12-04-2015	For:
Revised: 05-04-2016	Omega Capital Street, LLC
Surveyor: Arizarno J. Garcia PLSM 5105	Order No: 15-0455

June 27, 2016

*e-mail: tsejour@northmiamifl.gov
klunan-gordon@northmiamifl.gov*

Ms. Tanya Wilson-Sejour, AICP
Planning Manager
City of North Miami
Community Planning and Development Department
12400 NE 8th Avenue
North Miami, FL 33161

**RE: WAIVER OF PLAT – STONE LAKE
13855 NW 17TH AVENUE
WAIVER OF PLAT 2ND REVIEW
CT&A PROJECT NO. 16-0028.001.01**

CRAIG THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Ms. Wilson-Sejour:

This second review is based on the City of North Miami's Waiver of Plat Requirements. All references appearing below are based on these requirements. I have also attached a red-line mark-up of the Waiver of Plat.

I have not reviewed this Waiver of Plat with reference to Chapter 177, Florida Statutes, as to platting, which does not address plat waivers.

I have the following comments in **BOLD**.

WAIVER OF PLAT REQUIREMENTS

1. *Title of survey drawing must be identified as a "Waiver of Plat". Show the Section, Township and Range under the Waiver of Plat title.*

COMPLIES.

2. *Legal description of the parent tract. Legal description of each parcel to be created.*

COMPLIES.

3. *Location of property lines, existing easements, buildings, watercourses and other essential features.*

WAIVER OF PLAT STATES "THERE MAY BE EASEMENTS" AFFECTING THIS PROPERTY. WILL NEED TITLE WORK AND EASEMENTS ADDED.

THIS COMMENT WAS NOT ADDRESSED.

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
Fax (954) 739-6409

4. *The location of any existing sewers and water mains, or any underground or overhead utilities, culverts and drains on the property, to be subdivided.*

NO UNDERGROUND UTILITIES SHOWN – ADD LOCATIONS, IF ANY.

THIS COMMENT WAS NOT ADDRESSED. LEGAL NOTES STATE “UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED”

5. *Boundary corner descriptions shall state whether the corner was found or set, size, material, and cap identification.*

COMPLIES.

6. *Show dimensions, and either bearings or interior angles of proposed parcels.*

COMPLIES.

7. *Show existing structures and ground elevations on the property, and twenty-five (25) feet beyond the boundaries.*

COMPLIES.

8. *Location, names and present widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other open public spaces, and similar facts regarding property immediately adjacent.*

ADD DOCUMENTS THAT DEDICATE THE RIGHTS-OF-WAY FOR STREETS ON WEST SIDE.

THE WESTERN ½ OF NW 17TH AVENUE DOES NOT DEPICT DEDICATION INSTRUMENT.

9. *Show details of all existing roadways adjacent to the property, including, but not limited to, rights-of-way dimensions, pavement widths and condition, pavement markings, sidewalks, driveways (curb cuts), medians, median openings, drainage structures, and center line geometry.*

ADD DETAILS TO ROADWAYS AS DESCRIBED ABOVE.

ADD ADJACENT ROADWAY CENTERLINE GEOMETRY TO WAIVER OF PLAT.

10. **INTENTIONALLY LEFT BLANK (SAME AS 4 ABOVE).**

11. **INTENTIONALLY LEFT BLANK (SAME AS 8 ABOVE).**

12. *Date of field survey, north point and graphic scale.*

ADD GRAPHIC SCALE.

CORRECT GRAPHIC SCALE.

13. *The width and location of all streets, or other public ways, proposed by the developer.*

NONE SHOWN.

14. *The proposed lot lines with dimensions. Show details of adjacent recorded subdivisions within twenty-five (25) feet of the subject property boundary: include lots, blocks, plat book and page numbers and plat name.*

COMPLIES.

15. **INTENTIONALLY LEFT BLANK (SAME AS OF 7 ABOVE).**

16. *Existing easements or restrictions shown on underlying plat shall be shown.*

NONE INDICATED PER NOTES.

17. *The location of all buildings, swimming pools, slabs, fences and other permanent structures on the adjacent properties, that would be nonconforming with the creation of this division of land.*

APPEARS TO COMPLY.

18. *The property owner shall pay such fees as may be prescribed for checking the waiver of plat and investigating such matters concerning it, as may be required.*

CITY REVIEW OF FEES.

Ms. Tanya Wilson-Sejour, AICP
Planning Manager
CT&A Project No. 16-0028.001.01
June 27, 2016
Page 4

If you have any questions, or need further information as to the above comments, please feel free to call me.

Respectfully Submitted,

CRIVEN THOMPSON & ASSOCIATES, INC.

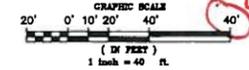


DOUGLAS M. DAVIE, P.S.M.
Director of Surveying

DMD/wg
Enclosure

Waiver of Plat

Portion of Section 23, Township 52 South, Range 41 East



Property Address:
 13855 NW 17th Avenue, North Miami, Florida 33167

Legal Description:
Parent Tract:
 The North 528 feet, less the West 35 feet thereof, of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 52 South, Range 41 East, lying and being in Miami - Dade County, Florida, containing 331,235.60 sq ft or 7.6 Acres more or less

Parcel A:
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Parcel B:
 The North 528 feet, less the North 243 feet and less the West 35 feet thereof, of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 23, Township 52 South, Range 41 East, lying and being in Miami - Dade County, Florida, containing 178,797.31 sq ft or 4.1 Acres more or less

This survey is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

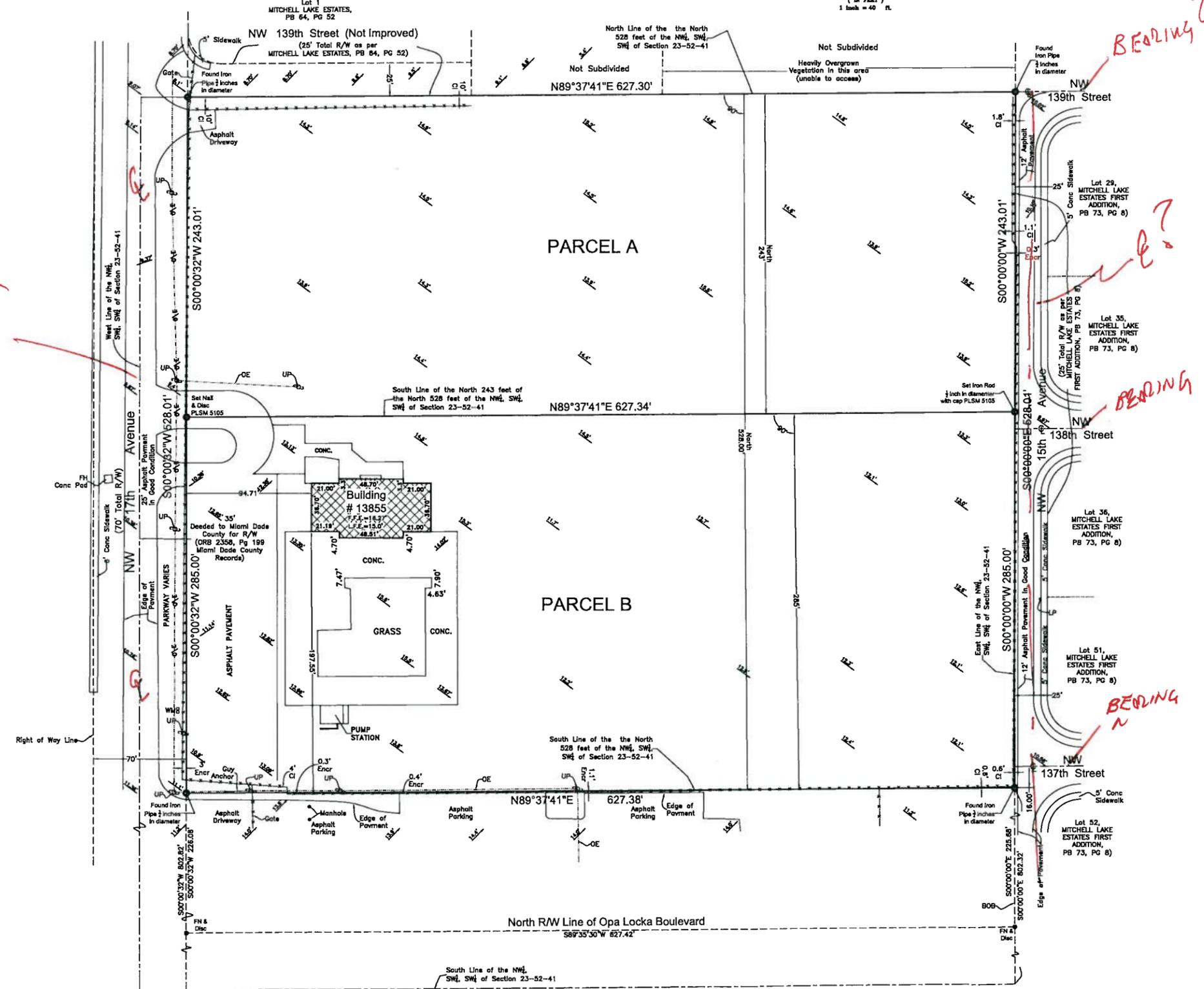


BEARING

BEARING 2

BEARING 3

BEARING 4



Property Zone R-3 as per Miami-Dade County Zoning Department

Title Insurance by United General Title Insurance Company, Policy No. 220955, Commitment No. 858975, Effective November 23, 1993 at 6:00 AM (This document was provided by client)

Reference Bench Mark:
 Miami-Dade County BM No P-N648
 Elevation = 9.98 feet and N-701-A
 Elev=11.75 feet NGVD 1929

Flood Plane Information:
 Flood Zone: X; Panel No: 12086C0138L, Dated September 11th, 2009, Community Name /No.: City of North Miami/120655

LEGEND AND ABBREVIATIONS	LEGAL NOTES	Date of Field Work	For:
A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CG = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDI = Found Drill Hole; FIR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OE = Overhead Cable; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; Ph = Plat Book; PC = Point of Curvature; PCC = Point of Compound Curvature; PCOR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Planter or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POB = Point of Beginning; POC = Point of Commencement; PRC = Point of Reverse Curve; PRM = Permanent Reference Monument; PT = Point of Tangency; R = Radius; (R) = Recorded Dimension; RLS = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right of Way; Sec = Section; T = Tangent; S = South; SIP = Set Iron Pipe With Cap Stamped PLS 5105; UE = Utility Easement; UP = Utility Pole; UTU = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; ☉ = Centerline; --- = Chain Link Fence; □ = Concrete Wall; ° = Degree; ' = Feet; " = Central Angle; Ø = Diameter; ⚡ = Existing Elevation; ' = Minutes; " = Seconds; --- = Wood Fence; Unless otherwise noted, found markers had no identification	This Survey does not reflect or determine ownership. Legal Description provided by client; Bearings are referred to an Assumed Meridian; if shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)	12-04-2015 Revised 08-04-2016	Omega Capital Street, LLC
ANIANO J. GARCIA PLSM 5105 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper	LEGAL NOTES	Order No 15-0455	Order No 15-0455

March 2, 2015

Patrick Roberts, Trustee
Stonelake Land Trust
2281 N 66 Ave,
Hollywood FL. 33024

Re: Electric Service Availability
13855 NW 17 th Ave. North Miami 33167

Dear Patrick Roberts;

I am familiar with the subject properties and hereby advise you that Florida Power & Light Company is prepared to supply all necessary and required power to the referenced properties.

FPL currently has existing facilities in the vicinity of the site which will supply the power requirements, with the understanding that the owners will grant to Florida Power & Light Company any other easement rights necessary to provide the service from existing utility easements to the property; and pay, if required, any overhead to underground differential costs.

Power will be supplied at prevailing rates for the appropriate class of service. Prior to beginning construction of the above referenced property, FPL will need certain information in order to design the electrical facilities needed to provide electric service.

It is a pleasure to be of service to you. Thank you for your cooperation and if I may be of further assistance, please call me at (305) 770-7979.

Sincerely,



Marco Alvarez
Associate Technical Specialist



Florida City Gas™

An AGL Resources Company

955 East 25th Street
Hialeah, FL 33013

305 691 8710 phone
www.floridacitygas.com

March 8, 2016

Attn: Patrick Roberts
Stonelake Land Trust Inc.

**RE: No objections to the division of the property located at 13855 NW
17th Ave, North Miami, FL 33167.**

Dear Mr. Roberts:

Florida City Gas (FCG) has received your request to divide the aforementioned property. Based on a review of available records of existing FCG facilities, the following has been determined for the subject request:

FCG does not have existing facilities within the identified limits of the aforementioned area. Therefore, FCG has no objections with the division of the property located at 13855 NW 17th Ave, North Miami, FL 33167.

If you need additional information or should any questions, comments or concerns arise, Please do not hesitate to contact me.

Regards,

Oscar Paez, P.E.
Division Engineer
Florida City Gas
305-835-3622
opaez@agresources.com



AT&T Florida
9101 SW 24 St
Miami, FL 33165

T: 305-222-8207
F: 305-222-8207
www.att.com

March 3, 2016

Patrick Roberts
Chairman, Stonelake Land Trust Inc.
2281 N 66 Ave
Hollywood, FL 33024

Folio: 06-2123-000-0060
Legal Description: 23 52 41 7.59 AC N528FT OF NW1/4 OF SW1/4 OF SW1/4 LESS W35FT FOR RD LOT SIZE IRREGULAR OR
16267-0437 1293 1

Re: Proposed Subdivision
13855 NW 17th AV
North Miami, FL 33167

To whom it may concern,

On behalf of BellSouth Telecommunications, LLC d/b/a AT&T Florida, this letter shall serve as notice of “**non-objection**” to the subdivision of the referenced property. No existing AT&T Florida (BellSouth) facilities of record presently occupy the subject property area.

Yours truly,

Jesus Castellanos - Mgr OPS Planning/Design
SE Network Operations Const/Eng – SFL District