

DATE: May 26, 2020

TO: The Honorable Mayor and City Council of the City of North Miami

FROM: Tanya Wilson, AICP, Planning, Zoning and Community Development Director

RE: Citadel Plaza Tentative Plat
280 NE 135th Street
Owner/Applicant: Citadel Plaza, LLC
Agent: Jerry B. Proctor, Esq.
Surveyor: Royal Point Land Surveyors Inc.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION SUBMITTED BY CITADEL PLAZA, LLC. AND ENTITLED "TENTATIVE PLAT FOR CITADEL PLAZA TRACT," TO CONSOLIDATE THE FOLLOWING ADJACENT PARCELS (AS SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBERS: 06-2230-000-0020 & 06-2230-000-0230) LOCATED AT 280 NE 135TH STREET INTO ONE SINGLE PARCEL WITH ONE SINGLE FOLIO NUMBER, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES 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.

STAFF RECOMMENDATION

That, pursuant to Article 3, Division 8, Section 3-803, the Mayor and City Council approve the tentative plat request to combine four adjacent parcels into a single parcel by adopting the proposed resolution.

PLANNING COMMISSION RECOMMENDATION

The proposed Resolution, under PC Item 03-20, was considered by the Planning Commission at a regularly scheduled virtual public hearing on May 5, 2020. In attendance were Chair Charles Ernst, Commissioner Howard Tonkin, Commissioner Bob Pechon, Commissioner Michael McDearmaid, Commissioner Melton Goodwin, Commissioner Bernadette Pierre and outside Legal Counsel Gary M. Held, Esq, for the Planning Commission; Debbie Love, AICP, City Planner, Jennifer L. Warren, Deputy City Attorney and Marline Monestime, Board Secretary, for the City administration. City staff presented the item to the Planning Commission in the form of a PowerPoint presentation. After the presentation, the Planning Commission discussed the item and

asked questions of staff; the meeting was then open for public hearing. No public comments were received.

Commissioner Pechon noted the site address on the AT&T No Objection Letter was incorrect, requesting that the Applicant provide a revised letter reflecting the correct address.

Commissioner Goodwin made the motion, seconded by Commissioner McDearmaid to recommend approval of the Resolution to the Mayor and City Council subject to receipt of the corrected AT&T No Objection Letter. The item passed with a vote of 5-0. Ms. Pierre did not record a vote.

BACKGROUND INFORMATION

The subject property is 89,975 square feet (2.06 acres) in size; has a physical location of 280 NE 135th Street; and specifically identified with Miami-Dade County (“County”) folio numbers 06-2230-000-0020 and 06-2230-000-0230, as depicted in **Figure 1**, below. The subject property is zoned C-1, Commercial District, designated Commercial on the Future Land Use Map, and was annexed into the City in 2014. It is currently developed with a shopping center; the applicant also proposes the construction of a fast food restaurant with a drive-thru at the site.

The subject property consists of two un-platted parcels previously unified under a Unity of Title.

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Figure 1



CURRENT REQUEST

The property owner, Citadel Plaza, LLC has, through its agent, Mr. Jerry Proctor filed a tentative plat application to plat the subject property to support the eventual conveyance by meets and bounds of a portion of the site to Wendy's for the development of a fast food restaurant.

ANALYSIS

The replat of this property will not require any changes to the Comprehensive Plan in that it does not change the Commercial Future Land Use 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. The requested tentative plat will not require any other departure from the provisions of the LDRs, nor will it warrant any amendment to either the text of the LDRs or the adopted Zoning Map.

Public Utilities: The proposed tentative plat survey was sent to Florida Power and Light Company, AT&T and TECO People's Gas System, Inc. and received letters of no objection from each of the utility companies. Including the required corrected letter from AT&T.

City Staff Comments: The tentative plat survey was provided to the Development Review Committee (DRC), specifically Planning and the Public Works Departments to assure compliance with the LDRs and to anticipate the impacts on Water and Sewer services. All of the comments, which were provided by those Departments have subsequently been satisfactorily addressed by the developer.

Surety Agreement/and Bond: Prior to final plat approval, the required Surety agreement providing for the construction of such streets, alleys and other rights of-way in accordance with the specifications hereinafter set forth, and providing further for drainage of all lands included within such plat in accordance with good engineering principles and practices, as approved by the city engineer, shall be recorded with the Miami Dade County Clerk. Such agreement shall be accompanied by a surety bond in the penal sum of not less than one hundred ten (110) percent of the estimated cost of such construction.

City's Contracting Surveyor Comments: In addition to City Staff's comments, the Community Planning & Development Department solicited peer review comments from the City's contracting surveying company, Craven Thompson & Associates, which found this plat to be in compliance with Article 3, Division 8, Section 3-802 of the City's LDRs, with Chapter 28 of the Miami-Dade County Code of Ordinances, as well as Chapter 177, Florida Statutes (2019). See Surveyor's Review, enclosed.

CONCLUSION

In light of these findings, staff is of the opinion that the proposed tentative plat 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 Mayor and City Council adopt the attached resolution approving the requested tentative plat, 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, along with copies of the survey.
2. *Expiration of tentative plat.* This tentative plat shall expire and be of no further force and effect if a completed application for a final plat is not filed as set forth in Article 3, Division 8, Section 3-803 of the LDRs within one hundred eighty (180) days of approval by the County Platting and Traffic Review Division. Should this tentative plat not be

extended and be expired, a new tentative plat application shall be resubmitted for further review by City Staff and the Planning Commission pursuant to the requirements of Article 3, Division 8, Section 3-802 of the LDRs.

3. *Surety Agreement/and Bond:* Prior to final plat approval, the required Surety agreement providing for the construction of such streets, alleys and other rights of-way in accordance with the specifications hereinafter set forth, and providing further for drainage of all lands included within such plat in accordance with good engineering principles and practices, as approved by the city engineer, shall be recorded with the Miami Dade County Clerk and a copy filed with the City's Community Planning and Development department. Such agreement shall be accompanied by a surety bond in the penal sum of not less than one hundred ten (110) percent of the estimated cost of such construction.

DL/ tsw

Attachments:

1. Proposed Resolution
2. Exhibit 1 – "Citadel Plaza Tract" T-Plat Survey
3. Application
4. Letter of Intent
5. Utility Companies No Objection Statements
6. Tentative Plat Review Statement of Satisfaction – Craven Thompson and Associates

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION SUBMITTED BY RF 151ST STREET, LLC. AND ENTITLED “TENTATIVE PLAT CITADEL PLAZA,” TO CONSOLIDATE THE FOLLOWING ADJACENT PARCELS (AS SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBERS: 06-2230-000-0020 & 06-2230-000-0230) LOCATED AT 280 NE 135TH STREET INTO ONE SINGLE PARCEL WITH ONE SINGLE FOLIO NUMBER, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES 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, Citadel Plaza, LLC (“Applicant”) is the owner of contiguous parcels of vacant land with an approximate aggregate size of 2.06 acres, generally located at 280 NE 135th Street, as specifically identified by the following Miami-Dade County property folio numbers: 06-2230-000-0020 and 06-2230-000-0230 (collectively referred to herein as “Subject Property”); and

WHEREAS, the Applicant has improved the Subject Property with a shopping center and proposes to develop a fast food restaurant; 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 of the City of North Miami Land Development Regulations (LDRs), and Chapter 177, Florida Statutes (2019), for the re-subdivision of the Subject Property; and

WHEREAS, on May 5, 2020, the City Planning Commission reviewed the Application and found that it conforms to the requirements of LDRs 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 280 NE 135th Street, with Miami-Dade County folio numbers: 06-2223-000-0020, and 06-2223-000-0230, 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 be effective upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this ____ day of _____, 2020.

PHILIPPE BIEN-AIME
MAYOR

ATTEST:

VANESSA JOSEPH, Esq.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Jeff P. H. Cazeau, Esq.
CITY ATTORNEY

SPONSORED BY: City Administration

Moved by: _____
Seconded by: _____

Vote:

Mayor Philippe Bien-Aime

_____ (Yes) _____ (No)

Vice Mayor Alix Desulme, Ph.Ed.

_____ (Yes) _____ (No)

Councilwoman Carol Keys, Esq.

_____ (Yes) _____ (No)

Councilman Scott Galvin

_____ (Yes) _____ (No)

Councilwoman Mary Estimé-Irvin

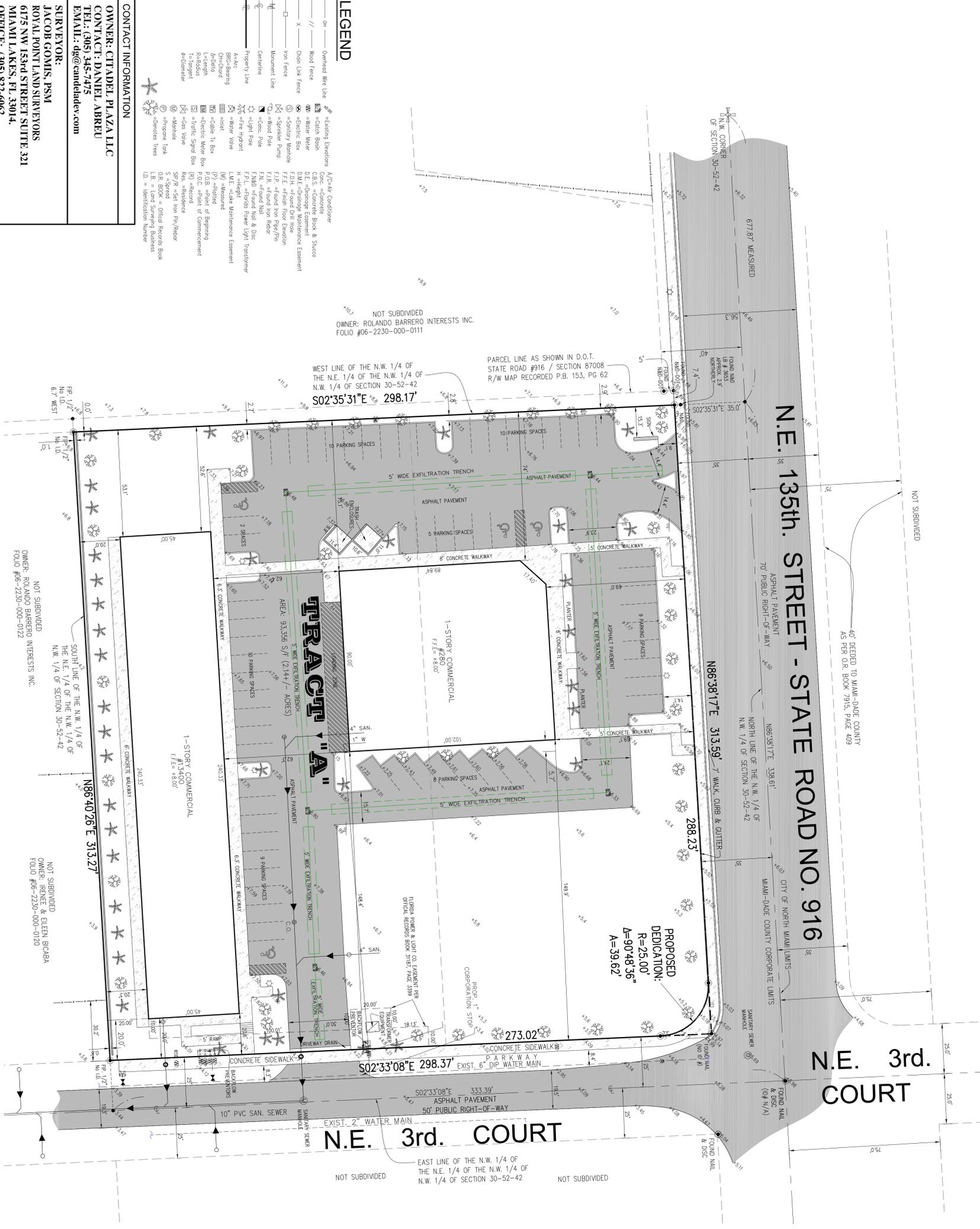
_____ (Yes) _____ (No)



BOUNDARY & TOPOGRAPHIC SURVEY
OF TENTATIVE PLAT OF

CITADEL PLAZA TRACT

A SUBDIVISION OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 52 SOUTH, RANGE 42 EAST CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA



LEGAL DESCRIPTION

The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 52 South, Range 42 East, less the East 25 feet road right of way, lying and being in Miami-Dade County, Florida.

TOGETHER WITH:

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4, less the East 25 feet and the North 35 feet thereof for roads right of way, lying and being in Miami-Dade County, Florida.

PROPERTY ADDRESS:

13400 N.E. 3rd Court, North Miami, Florida 33161
280 N.E. 135th Street, North Miami, Florida 33161
Folio# 06-2230-000-0230 + 06-2230-000-02020

LOCATION MAP

CITADEL PLAZA TRACT

SCALE: 1" = 300'

NO.	DATE	DESCRIPTION	BY	APP.	NO.	DATE	DESCRIPTION	BY	APP.
RECORD OF REVISION									

PROPERTY NOTES:

- The Legal Description to the Property was obtained from CHICAGO TITLE INSURANCE COMPANY. Commitment for Title Insurance.
- This survey is NOT an Opinion of the relating to title, zoning and recorded instruments. The Title Review Notes, Schedule B-Section II items are taken from CHICAGO TITLE INSURANCE COMPANY'S Commitment for Title Insurance, Order No. 601 00024, (Revision No. 1) effective date: April 6, 2017 @ 5:00 PM. An examination was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- The horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'. The vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'. Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Contract the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- Under no circumstances shall the surveyor be held responsible for any design work or construction of the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or wall ownership.
- Type of Survey: BOUNDARY TOPOGRAPHIC SURVEY.
- The North arrow and Bearings shown hereon are based on bearings as shown on Florida Department of Transportation Map for State Road No. 916, Section 67000, Sheet 6 of 16.
- Flood Zone Data: Community Panel #1206550139 Dated: 9/11/2009
- Flood Zone: XE - Base Flood Elevation = +7.0'
- There is no evidence of wetlands related on site by field observations.
- Prescribed Fire: No (C) (Controlled Burn)
- Prescribed Source: City of North Miami Zoning Department.
- Subject property has access to a public right-of-way: NE 135 Street & NE 3 Court
- All visible above ground utilities noted on survey sketch.
- Area of Site = 93,356 square feet (2,144 +/- acres)
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark #H1366; Elevation = +10.16'
- Flood Criteria: +9.1' (as shown on AVOIDED PLAT OF TPOOD CRTTBDA MMS, as recorded in Book 91, Page 69 of the Public Records of Miami-Dade County, Florida.)
- All utilities shown hereon are as shown on the Survey and are not to be construed as a Florida licensed surveyor and mapper.
- This BOUNDARY TOPOGRAPHIC SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT, in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in the State of Florida, and that the Surveyor and Mapper are duly licensed and in good standing with the Board, pursuant to Section 472.02(1), Florida Statutes. Copies of the Survey and Topographic Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.
LP No. 72822

BY: JACOB GOMIS, Professional Surveyor & Mapper No. 6231
Date of Survey: 03/06/2020
Revised: 03/24/2020 (Underground Utilities Shown)

Survey Performed By: ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062 / Fax: 305-827-9669

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

PREPARED FOR: **CITADEL PLAZA LLC**
13400 N.E. 3rd COURT, NORTH MIAMI, FL.
280 N.E. 135th STREET, NORTH MIAMI, FL.

TYPE OF SURVEY: **BOUNDARY & TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT**

DRAWN: J.G.	CHECKED: P.J.A.
SCALE: 1" = 25'	FIELD DATE: 03/06/2020
JOB NO.: RP20-0301	SHEET: 1

OF 1 SHEET

OWNER: CITADEL PLAZA LLC
CONTACT: DANIEL ABREU
TEL: (305) 345-7475
EMAIL: d@citadelplaza.com

SURVEYOR: JACOB GOMIS, PSM
ROYAL POINT LAND SURVEYORS
6175 NW 153rd STREET SUITE 321
MIAMI LAKES, FL. 33014
OFFICE: (305) 822-6062
FAX: (305) 827-9669
EMAIL: info@royalpointls.com

OWNER: ROLANDO BARRERO INTERESTS INC.
FOLIO #06-2230-000-0111

OWNER: ROLANDO BARRERO INTERESTS INC.
FOLIO #06-2230-000-0122

OWNER: ROLANDO BARRERO INTERESTS INC.
FOLIO #06-2230-000-0120



SECTION 1: APPLICATION FOR TENTATIVE / FINAL PLAT

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

Check one type **ONLY** (Use separate applications if applicable)

Tentative Plat

Final Plat

DEVELOPMENT/PROJECT NAME: Wendy's	
DEVELOPMENT/PROJECT ADDRESS OR LOCATION: 13400 NE 3 court	
Legal Description (attach separate sheet if necessary): See attached survey	
All Tax ID Folio Numbers: 06-2230-000-0230, 06-2230-000-0020	
Project Narrative (Brief description)(Please attach Letter of Intent as a separate sheet) Waiver of plat - new commercial development	
Residential Use(s)/Unit Type(s):	Site Area (sq. ft. & acres): 2.06 Acres
Number of Residential Units:	Existing Zoning Designation(s): C-1
Non-Residential Use(s) (Type & sq. ft.): retail/restaurant - 13,397	Proposed Zoning Designation(s): C-1
Current Use(s) of Property: Vacant	Existing Land Use Designation(s): commercial
Proposed Use(s) of Property: Wendy's restaurant /Retail Center	Proposed Land Use Designation(s): commercial
Is the property platted? No	Will the plat be affected by this application? If yes, please explain. N/A
DR Book & Page:	Is the property the subject of Code Enforcement Action? If yes, Code Enforcement Case No.:
Plat Name:	
Is the property an existing legal lot of record? Yes	
If No, please explain.	
PROPERTY OWNER / APPLICANT / AGENT INFORMATION	
Property Owner (s) Citadel Plaza, LLC	
Address 14011 SW 20 Street, Miami, FL 33176	
Phone 786-485-4174	Fax _____ E-mail dg@candeladev.com
Applicant Same as Owner	
Address _____	
Phone _____	Fax _____ E-mail _____
Agent Jerry B. Proctor, Esq.	
Address Jerry B. Proctor, PA 9130 S. Dadeland Blvd., Suite 1700, Miami, FL 33156	
Phone 305-779-2924	Fax _____ E-mail jproctor@proctorpa.com
CONTACT PERSON	
Identify one person to serve as the contact for the City during the application process. This will be the person notified by the City regarding comments and meetings (if needed).	
Name Royal Point Land Surveyors, Inc.	
Address 6175 NW 153 St., Suite321, Miami Lakes, FL 33014	
Phone 305-822-6062	Fax _____ E-mail jinfo@royalpointls.com

DEVELOPMENT REVIEW APPLICATION

Application #: _____
Project Name: _____

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

DEVELOPMENT REQUEST – Check one type ONLY (Use separate applications if applicable)

<input type="checkbox"/> Abandonment/Vacation of Right-of-Way or Easement <input type="checkbox"/> Annexation <input type="checkbox"/> Amendment to Text of LDR <input type="checkbox"/> Comprehensive Plan Determination Letter <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Conditional Use Permit Amendment <input type="checkbox"/> Conditional Use Permit Master Plan Development/ Non Residential	<input type="checkbox"/> Conditional Use Permit Master Plan Development / Residential <input type="checkbox"/> Development Agreement <input type="checkbox"/> Development of Regional Impact - Review <input type="checkbox"/> Development of Regional Impact - Notice of Proposed Change (NOPC) <input type="checkbox"/> Land Use Plan Amendment – Map <input type="checkbox"/> Unity of Title (Release) <input type="checkbox"/> Land Use Plan Amendment Comprehensive Plan Text Amendment <input type="checkbox"/> Rezoning/ Zoning Map Amendment	<input checked="" type="checkbox"/> Plat- Tentative Plat <input type="checkbox"/> Plat - Final Plat <input type="checkbox"/> Plat – Waiver of Plat <input type="checkbox"/> School Concurrency Review <input type="checkbox"/> Traffic Impact Analysis Review <input type="checkbox"/> Transfer of NRO Units <input type="checkbox"/> Finding of Consistency for Non-conformity Other _____
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DEVELOPMENT/PROJECT NAME:

DEVELOPMENT/PROJECT ADDRESS OR LOCATION: 13400 NE 3 Court

Legal Description (attach separate sheet if necessary): See attached survey

All Tax ID Folio Numbers: 06-2230-000-0230, 06-2230-000-0020

Brief Project Narrative: SEE ATTACHED LETTER OF INTENT

Residential Use(s)/Unit Type(s): NA	Site Area (sq. ft. & acres): 2.06 Acres
Number of Residential Units: NA	Existing Zoning Designation(s): C-1
Non-Residential Use(s) (Type & sq. ft.):	Proposed Zoning Designation(s): C-1
Current Use(s) of Property: commercial under construction	Existing Land Use Designation(s): COMMERCIAL
Proposed Use(s) of Property: commercial	Proposed Land Use Designation(s): COMMERCIAL
Is the property platted? NO	Will the plat be affected by this application? If yes, please explain. Yes, see letter of intent
OR Book & Page: NA Plat Name: NA Is the property an existing legal lot of record? YES If No, please explain.	Is the property the subject of Code Enforcement Action? NO If yes, Code Enforcement Case No.: NA

PROPERTY OWNER / APPLICANT / AGENT INFORMATION

Property Owner (s) Citadel Plaza LLC
Address 14011 SW 20 Street, Miami, FL 33175
Phone 786-485-4174 Fax _____ E-mail dg@candeladev.com

Applicant _____
Address _____
Phone _____ Fax _____ E-mail _____

Agent Jerry B. Proctor, Jerry B. Proctor, PA
Address 9130 S. Dadeland Blvd., Suite 1700, Miami, FL 33156
Phone 305-779-2924 Fax _____ E-mail jproctor@proctorpa.com

CONTACT PERSON

Identify one person to serve as the contact for the City during the application process. This will be the person notified by the City regarding comments and meetings (if needed).

Name Jerry B. Proctor
Address 9130 S. Dadeland Blvd., Suite 1700, Miami, FL 33156
Phone 305-779-2924 Fax _____ E-mail jproctor@proctorpa.com

CERTIFICATION

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I understand that all materials required by the City of North Miami must be submitted prior to having this application processed and that additional fee or materials may be required as a result of processing of this application.

Owners Signature _____ Date _____

**OWNER'S SWORN-TO-CONSENT
PERMITTING AGENT TO FILE FOR A
HEARING**

I, Daniel Abreu, being the first duly sworn, depose and say that I am the owner of the property describe herein and which is the subject matter of the proposed hearing, do hereby authorize Jerry B. Proctor to file this application for a public hearing.

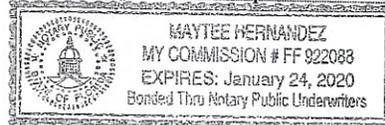
Signature *[Handwritten Signature]* Date 8/24/2018

NOTARIZATION

STATE OF FLORIDA/COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this 24 day of August 2018, by Maytee Hernandez (Signature of Notary Public – State of Florida)

Notary Public) (Print, Type or Stamp Commissioned Name of



Personally Known OR Produced Identification Type of Identification Produced



OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Daniel Abreu
_____ hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, or otherwise authorized to sign on behalf of the Corporation, doing business at the following address:
14011 SW 20 Street, Miami, FL 33175
2. The Corporation owns the property which is the subject of this request.
3. The subject property is legally described as:
See attached survey
4. Affiant is legally authorized to file this application or the Affiant has authorized Jerry B. Proctor
_____ as the applicant/duly appointed agent to file this application and to receive all correspondence and represent the Affiant.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning action granted at public hearing.

WITNESSES:

Signature _____

Jorge A. Garcia

Print Name _____

Maytee Hernandez

Signature _____

Maytee Hernandez

Print Name _____

Daniel Abreu

Affiant's Signature

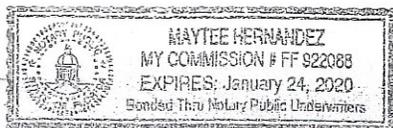
Daniel Abreu

Print Name

Sworn to and subscribed before me on the 24 day of August, 2018
Affiant is personally known to me or has produced _____ as identification.

Notary Maytee Hernandez

Commission Expires:



Jerry B. Proctor, P.A.

February 6, 2019.

Ms. Debbie Love
City of North Miami
Community Planning and Development Department
12400 NE 8 Avenue
North Miami, FL 33161

Re: Tentative Plat Application
Property: Southwest Corner of NE 135 Street and
NE 3 Court
Folio Nos.: 06-2230-000-0230, 06-2230-000-0020

Dear Ms. Love:

Enclosed, please find a Tentative Plat Application for Citadel Plaza, LLC, property owner at 13400 NE 3 Court (the "Property"). This application supercedes the earlier submittal for "Waiver of Plat". The applicant intends to utilize the "Covenant in Lieu of Unity of Title" concept to develop the Property.

Thank you for your consideration of this application.

Sincerely,



Jerry B. Proctor, P.A.
Jerry B. Proctor
President

cc: Daniel Abreu



Joel Gonzalez
OSPE
AT&T Florida
9101 SW 24th ST
Miami, FL 33165

T: 305-222-8740
F: 305-552-5935
www.att.com

May 6, 2020

File No.240.1000

VIA E-Mail:
paul@bluewaterrellc.com

Attn: Paul Tremblay
Citadel Plaza, LLC

Re: Proposed development at 13400 NE 3rd CT, North Miami, FL

To whom it may concern,

AT&T Florida has no objection to the proposed development at the above address. With regards to the addresses of 13400 NE 3rd CT, At&t has no active facilities or easements within the referenced properties and, therefore, has no objection to the proposed project by Citadel Plaza, LLC.

AT&T will make telephone service available, to be provided coincident with the needs of any permanent improvements constructed on the property. However this may be contingent upon suitable entrance conduit, electrical grounding and other required support structures and agreements where applicable.

Please call Raul Villanueva at 305-222-8249 to have a copy of any site and electrical plans forwarded to our office when they become available. This will help ensure a timely provisioning of service to the project.

If you have any questions on this matter, you may call me at 305-222-8740.

Sincerely:

Joel Gonzalez
Outside Plant Engineer
AT&T Florida

9101 SW 24th ST, Miami, Florida 33165
Facsimile (305) 552-5935



MARCH 12th, 2020

MAYE HERNANDEZ
13500 NE 3RD CT.
North Miami, FL 33161.

RE: CITADEL PLAZA- 13500 NE 3RD CT.

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

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) 626-7695.

Sincerely,

A handwritten signature in black ink, appearing to read 'IB', is written over a horizontal line.

Isaac Bentata
Customer Project Manager
5106 NW 159th ST,
Miami, FL 33179



3/18/2020

To: Citadel Plaza, LLC
14011 SW 20th St
Miami, FL 33176

RE: Tentative Plat Application
Southwest Corner of NE 135th St & NE 3rd Court
Miami, FL 33161
Folio NOS: 06-2230-000-0230 & 06-2230-000-0020

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding the plat application at the above referenced location. After reviewing the documents provided, TECO-PGS has no objection to this Plat Application.

If you have further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Domning". The signature is fluid and cursive, with a large initial "J" and "D".

Joan Domning
Administrative Specialist, Senior
Peoples Gas-Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783

Love, Debbie

From: Tom Shahan <tshahan@craventhompson.com>
Sent: Friday, April 17, 2020 3:44 PM
To: Love, Debbie; Ozaydin, Akin
Subject: RE: Final Sign offs on Citadel Plaza T Plat
Attachments: 2nd Review_Citadel Plaza Tract 04-17-20.pdf; 2ndReview_Citadel Plaza Tract Letter 04-17-20.pdf

This message has originated from an External Source. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

-City Of North Miami IT Department.

Debbie,

From a survey standpoint the T-Plat complies, I left the one comment on the letter pertaining to drainage easement.

That is Akins call. Attached are the report documents.

Thomas C. Shahan, PSM

Survey Project Manager
Craven Thompson & Associates, Inc.
3563 NW 53rd Street
Fort Lauderdale, FL 33309
Phone: 954-739-6400 ext. 344
Fax: 954-739-6409
tshahan@craventhompson.com
Craven Thompson & Associates

Engineers Land Planners Surveyors

From: Love, Debbie <dlove@northmiamifl.gov>
Sent: Thursday, April 16, 2020 11:18 AM
To: Tom Shahan <tshahan@craventhompson.com>; Ozaydin, Akin <dozaydin@northmiamifl.gov>
Subject: Final Sign offs on Citadel Plaza T Plat

Hi Tom and Akin: Please verify that the TPlat is in compliance now (subject to the agreement/bond requirement); am scheduling for the May 5 Planning Commission meeting. Thank you.

The City of North Miami is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure. All E-mail sent and received is captured by our servers and kept as a public record.

Ms. Tanya Wilson, AICP
Planning, Zoning and Community Development Director
CT&A Project No. 15-0048.001.01
April 17, 2020
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April 17, 2020

e-mail:dlove@northmiamifl.gov

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

**RE: SURVEY REVIEW -TENTATIVE PLAT APPLICATION
"CITADEL PLAZA TRACT"-SECOND REVIEW
CT&A PROJECT NO. 19-0011**

Dear Ms. Wilson:

This review is based on the City of North Miami's Land Development Regulations (LDR), Article 3, Division 8. All references appearing below are based on these requirements. I have also attached a red-line mark-up of the provided Survey. Although it was not requested by the City I have red-lined comments on the survey pertaining to The Standards of Practice (5J-17FAC).

I have not reviewed this Survey for Tentative Plat with reference to Chapter 177, Florida Statutes, as to platting, which does not address Tentative Plats.

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

TENTATIVE PLAT REQUIREMENTS

SEC. 3-804. – Tentative Plat

1. The following information shall be part of the tentative plat unless waived by the plat Division of the appropriate authority.
 - a. Proposed subdivision name and identifying title and the name of the City, if any, in which the subdivision is located, and the section, township and range.
COMPLIES.
 - b. Location of property lines, existing easements, buildings, watercourses, elevations, permits and other essential features.
COMPLIES WITH THE EXCEPTION OF EASEMENT FOR DRAINAGE STRUCTURES IN PARKING LOT, (ADD EASEMENT LIMITS IF REQUIRED).
 - c. The names of all subdivisions immediately adjacent.
COMPLIES.

- d. The location of any existing sewers and water mains, or any underground or overhead utilities, culverts and drains on the property to be subdivided.
COMPLIES.
 - e. Location, names and present widths of existing and proposed streets, highways, alleys, parks and other open public spaces and similar facts regarding property immediately adjacent.
COMPLIES.
 - f. The width and location of any street or other public ways or places shown upon the official map or the master plan, within the area to be subdivided, and the width and locations of all streets or other public ways proposed by the developer.
N/A.
 - g. Date of field survey, north point and graphic scale.
COMPLIES.
 - h. Legal description and plan of proposed layout made and certified by a Florida- licensed land surveyor.
COMPLIES.
 - i. The proposed lot lines with approximate dimensions and in the case of odd or irregularly shaped lots, suggested location of building setback lines.
N/A.
 - j. Where the tentative plat submitted covers only a part of the subdivider's entire holding, a master tentative plat of the prospective future street system of the unsubdivided part will be required, and the street system of the unsubmitted part will be considered in the light of adjustments and connection with the street system of the plat submitted.
N/A.
 - k. A plat application signed by the owner and notarized on the form prescribed by the City.
COMPLIES.
 - l. The numbering of all lots, blocks and the lettering of all tracts shall be shown on the tentative plat. All lots or tracts shall be numbered or lettered progressively. All blocks shall be progressively numbered except that blocks in numbered additions bearing the same name shall be numbered consecutively throughout the several additions.
COMPLIES.
 - m. A location map at the scale of one (1) inch equals three hundred (300) feet showing existing and proposed rights-of-way.
COMPLIES.
2. The following information shall be submitted in addition to the tentative plat if requested by the plat division of the appropriate authority.
- a. The names of owners of record of immediately adjacent property.
COMPLIES.

- b. Any changes in the use, height, area and density districts or other regulations under these LDRs, applicable to the area to be subdivided, and any boundaries of such districts, affecting the tracts; all parcels of land proposed to be dedicated to public use and the conditions of such dedications.
NOT PROVIDED.
- c. Typical cross-section of the proposed grading and roadways or sidewalks and topographic conditions.
NOT PROVIDED.
- d. Location of closest available subdivision or public water supply system.
COMPLIES.
- e. Location of closest available subdivision or public sewage disposal system.
COMPLIES.
- f. Provisions for collecting and discharging surface drainage.
COMPLIES.
- g. Preliminary designs of any bridges or culverts which may be required.
NOT PROVIDED.
- h. A boundary survey.
COMPLIES.
- i. If required by these regulations or if proposed by the subdivider, the proposed location of any type of sidewalks, street lighting standards and species of street trees, the location of curbs, gutters, water mains, sanitary sewers and storm drains and the sizes and types thereof, the character, width and depth of pavement and sub-base, and the location of manholes and basins and underground conduits.
NOT PROVIDED.
- j. The boundaries of proposed permanent utility easements over or under private property. Such easements shall provide satisfactory access to an existing public highway or other public open space shown upon the layout. Permanent drainage easements shall also be shown.
NOT PROVIDED.
- k. All dimensions affecting public rights-of-way and proposed dedication of the public rights-of-way shall be established by a registered surveyor and shown on the grading and drainage plan accompanying approved and valid tentative plats when said plan is submitted for approval, with the same degree of accuracy as, and identical to, the corresponding dimensions shown on the final plat.
NOT PROVIDED.
- l. A copy of owners' deed or a current opinion of title from any attorney authorized to practice law in the State.
NOT PROVIDED.

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

Respectfully Submitted,

Ms. Tanya Wilson, AICP
Planning, Zoning and Community Development Director
CT&A Project No. 15-0048.001.01
April 17, 2020
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CRAVEN THOMPSON & ASSOCIATES, INC.



THOMAS C. SHAHAN, P.S.M.
For the Firm

TCS/wg
Enclosure

