

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: Oleta Development Tentative Plat
Address: 2050 NE 151st Street
Owner: RF 151st Street, LLC and RF 151st Street Warehouse, LLC
Agent: Damian Thomason
Surveyor: Fortin, Leavy, Skiles, Inc.

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 RF 151ST STREET WAREHOUSE, LLC AND ENTITLED "TENTATIVE PLAT OLETA DEVELOPMENT," TO CONSOLIDATE THE FOLLOWING ADJACENT PARCELS (AS SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBERS: 06-2221-038-0010; -0020; -0030; & 06-2221-000-0021) 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 02-20, 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 McDermid, 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 Tonkin noted the presence of a stand of Miami-Dade County Pines within the subject property and requested preservation of the trees as part of any development process.

Commissioner McDermid made the motion, seconded by Commissioner Pechon to recommend approval of the Resolution to the Mayor and City Council. The item passed with a vote of 5-0. Ms. Pierre did not record a vote.

BACKGROUND INFORMATION

As illustrated below, the subject property consists of four (4) contiguous, irregularly shaped lots (See Fig. 1) that are designated Industrial on both the Future Land Use and Zoning Maps:

Parcel 1: 06-2221-038-0010 is 71,521 sq. ft. and is currently vacant.

Parcel 2: 06-2221-038-0020 is 36,135 sq. ft., and is currently developed with two buildings, totaling 4,927 sq. ft

Parcel 3: 06-2221-038-0030 is 89,739 sq. ft., and is currently developed with two buildings, totaling 75,759 sq. ft., with a physical address of 14901 NE 20th Avenue, North Miami.

Parcel 4: 06-2221-000-0021 is 44,585 sq. ft., and is currently developed with a 21,497 sq. ft. building, with a physical address of 2050 NE 151st Street.

Together, these four (4) lots comprise 241,980 sq. ft. or 5.5 acres.

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Figure 1



CURRENT REQUEST

The property owners, RF 151st Street, LLC and RF 151st Street Warehouse, LLC (the “Applicant) has, through their surveying consultant, Mr. Damian Thomason, filed a tentative plat application to replat the four lots to support a mixed-use development with 832 rental apartments and retail uses.

ANALYSIS

The replat of this property will not require any changes to the Comprehensive Plan in that it does not change the Industrial 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.

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.

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.

DL/ tsw

Attachments:

1. Proposed Resolution
2. Exhibit 1 – “Tentative Plat Oleta Development”
3. Application
4. Letter of Intent
5. Utility Companies No Objection Statements
6. Craven Thompson and Associates Satisfaction Statement

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 RF 151ST STREET WAREHOUSE, LLC AND ENTITLED “TENTATIVE PLAT OLETA DEVELOPMENT,” TO CONSOLIDATE THE FOLLOWING ADJACENT PARCELS (AS SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBERS: 06-2221-038-0010; 06-2221-038-0020; 06-2221-038-0030 & 06-2221-000-0021) 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, RF 151st Street, LLC and RF 151st Street Warehouse (“Applicant”) are the owner of contiguous parcels of vacant land with an approximate aggregate size of 5.5 acres, generally located at 2050 N.E. 151st Street, as specifically identified by the following Miami-Dade County property folio numbers: 06-2221-038-0010, 06-2221-038-0020, 06-2221-038-0030, and 06-2221-000-0021 (collectively referred to herein as “Subject Property”); and

WHEREAS, the Applicant has proposed to improve the Subject Property with a mixed use development, including residential and retail uses; 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 2050 NE 151st Street, with Miami-Dade County folio numbers: 06-2221-038-0010, 06-2221-038-0020, 06-2221-038-0030, and 06-2221-000-0021, 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)



LOCATION SKETCH

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

SITE DEVELOPMENT INFORMATION:

OWNER:
RF 151ST STREET, LLC
2999 N.E. 191ST STREET, SUITE 800
AVENTURA, FL 33180

FOLIO NUMBERS
06-2221-038-0010, 06-2221-000-0021, 06-2221-038-0020 & 06-2221-038-0030

DEVELOPMENT INFORMATION:

EXISTING DEVELOPMENT:
EXISTING SITE CONTAINING 241,841 SQUARE FEET ±
CURRENT USE OF PROPERTY – TELEVISION BROADCASTING OPERATIONS INCLUDING OFFICE, SATELLITE AND
ANCILLARY USES CONTAINING 102,183 SQUARE FEET.

PROPOSED DEVELOPMENT:
832 RESIDENTIAL APARTMENT UNITS CONTAINING 540,800 SQ. FT. ±
25,000 SQUARE FEET OF RETAIL

ZONING NOTE:
PRESENT ZONE: M-1 – INDUSTRIAL
SDTD – SPECIAL DEVELOPMENT AND TRANSIT DEVELOPMENT OVERLAY DISTRICT

FLOOD CRITERIA MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 120, PAGE 13: +5.1

AN EXPRESS PURPOSE OF THIS PLAT IS TO VACATE AND CLOSE THE 10 FOOT PUBLIC UTILITY EASEMENT CONTAINING 7,230 SQUARE FEET, MORE OR LESS AND THE 12 FOOT PUBLIC UTILITY EASEMENT CONTAINING 4,450 SQUARE FEET MORE OR LESS LYING WITHIN THE LIMITS OF THIS PLAT.

LEGAL DESCRIPTION:

Lot 1, in Block 1, CTF SUBDIVISION, according to the plat thereof as recorded in Plat Book 170, Page 79, of the Public Records of Miami-Dade County, Florida.

AND

Commencing at the Northwest corner of Section 21, Township 52 South, Range 42 East, thence run due East along the North line of said Section 21 for a distance of 1572.22 feet to a point; thence run South 00°37'15" West for a distance of 35 feet to the Point of Beginning; thence continue South 00°37'15" West for a distance of 200 feet to a point; thence run due East parallel with the North line of Section 21, for a distance of 196.52 feet to a point on the Westerly right-of-way line of the Florida East Coast Railway; thence run North Easterly along the Westerly right-of-way line of the Florida East Coast Railway for a distance of 207.5 feet to a point; thence run due West along a line parallel with and 35 feet of the North line of Section 21 for a distance of 249.35 feet to the Point of Beginning.

AND

Lot 2 and Lot 4, Block 1, CTF SUBDIVISION, Plat Book 170, Page 79, of the Public Records of Miami-Dade County, Florida, of the Public Records of Miami-Dade County, Florida.

AND

Lot 3, Block 1, CTF SUBDIVISION, Plat Book 170, Page 79, of the Public Records of Miami-Dade County, Florida, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 21, Township 52 South, Range 42 East, City of North Miami, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S86°25'31"W for the South right-of-way line of N.E. 151st Street, and evidenced by (2) two nails & disks (LB3653).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. N-760-R, Elevation +9.65, located on July 3, 2012 at N.E. 151st St. and N.E. 18th Ave.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0141L, for Community No. 120655, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 241,841 square feet, or 5.552 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown, unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities.
Note: Prior to any new construction, this firm recommends that the underground utilities should be field verified.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Folio Numbers: 06-2221-000-0021, 06-2221-038-0010, 06-2221-038-0020, and 06-2221-038-0030, per Miami-Dade County Property Appraiser's Website.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on August 7, 2019, and as a "Tentative Plat" for the City of North Miami and Miami-Dade County, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

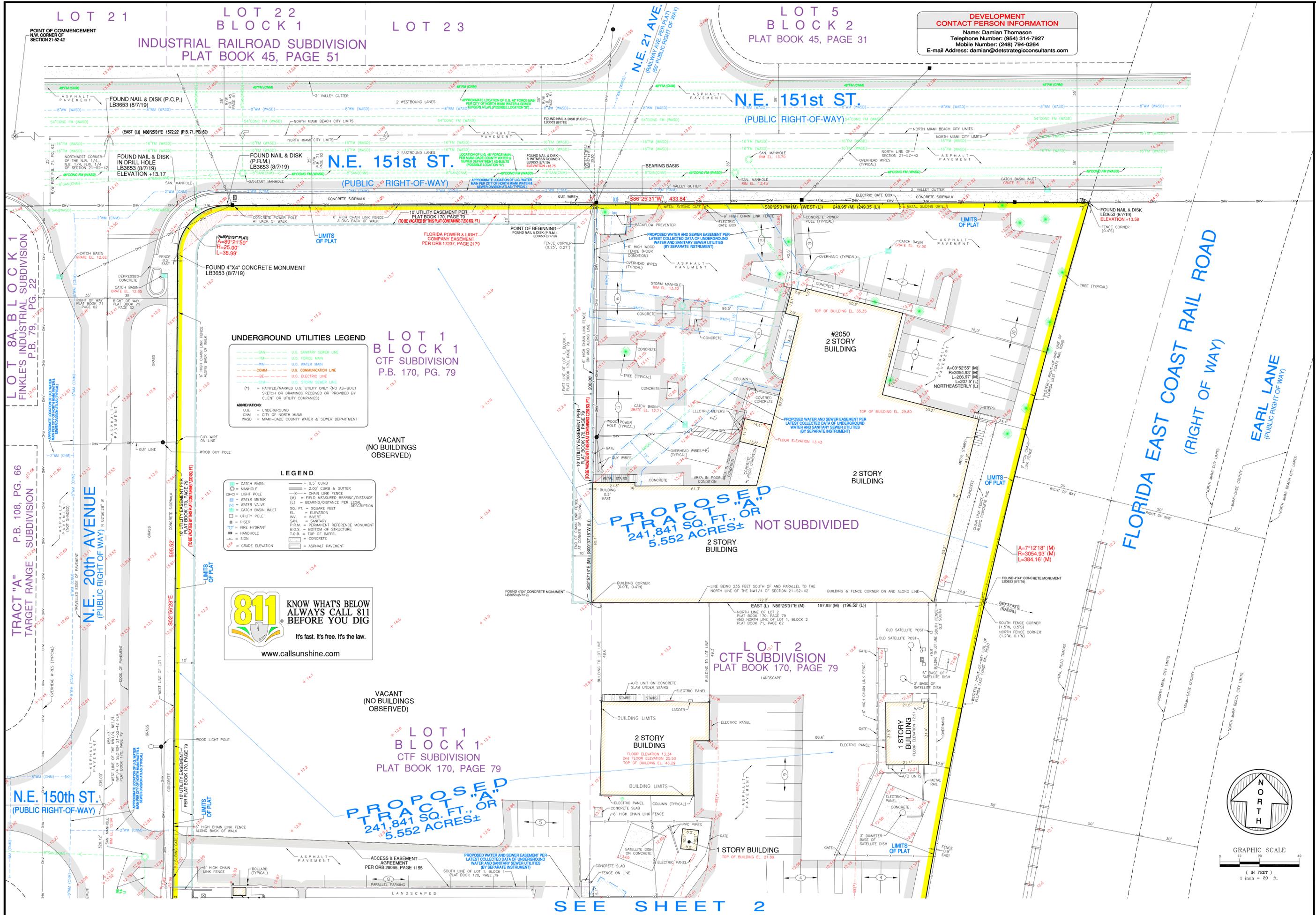
DEVELOPMENT CONTACT PERSON INFORMATION
Name: Damian Thomason
Telephone Number: (954) 314-7927
Mobile Number: (248) 794-0264
E-mail Address: damian@delstrategicconsultants.com

No.	O.N.	Revision Description
9	191000	SHOW PROPOSED W&S EASEMENTS (3/26/20)
8	200061	LOCATE MARKED U.G. UTILS. W/IN SITE (2/13/20) TC
7	191000	AMEND PER CITY COMMENTS (1/28/20)
6	191000	ADD U.G. SANI. SEWER LINES (WASO) (11/6/19)
5	191000	ADD U.G. WATER MAINS (CMA) (11/4/19)

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

TENTATIVE PLAT
OLETA DEVELOPMENT
A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST,
CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA

Original Date	8/7/19
Scale	1" = 20'
Drawn By	GEM
CAD No.	120430
Plotted	3/26/20 10:55a
Ref. Dwg.	2012-077, 2017-184 & 2018-185
Field Book	SJD
Job No.	620/10, 476/31,33 & F.S.
Dwg. No.	190509
Sheet	2019-076-TPLAT
	1 of 3



DEVELOPMENT CONTACT PERSON INFORMATION
 Name: Damian Thomason
 Telephone Number: (954) 314-7927
 Mobile Number: (248) 794-0264
 E-mail Address: damian@detstrategicconsultants.com

UNDERGROUND UTILITIES LEGEND

--- SAN ---	U.G. SANITARY SEWER LINE
--- W.M. ---	U.G. WATER MAIN
--- COM ---	U.G. COMMUNICATION LINE
--- BE ---	U.G. BURIED ELECTRIC LINE
--- STM ---	U.G. STORM SEWER LINE

ABBREVIATIONS:
 U.G. = UNDERGROUND
 C.M. = CITY OF NORTH MIAMI
 W.S.D. = MIAMI-DADE COUNTY WATER & SEWER DEPARTMENT

LEGEND

○	CATCH BASIN	—	0.5' CURB
○	MANHOLE	—	2.00' CURB & GUTTER
○	LIGHT POLE	—	CHAIN LINK FENCE
○	WATER METER	(M)	FIELD MEASURED BEARING/DISTANCE
○	WATER VALVE	(L)	BEARING/DISTANCE PER LEGAL DESCRIPTION
○	CATCH BASIN INLET	SQ. FT.	SQUARE FOOT
○	UTILITY POLE	EL.	ELEVATION
○	RISER	INV.	INVERT
○	FIRE HYDRANT	SAN.	SANITARY
○	HANDHOLE	P.R.M.	PERMANENT REFERENCE MONUMENT
○	SIGN	T.O.B.	TOP OF BENTFL
○	GRADE ELEVATION	CONC.	CONCRETE

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TENTATIVE PLAT
OLETA DEVELOPMENT
 A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	Date	Description
1	03/26/20	SHOW PROPOSED W&S EASEMENTS (3/26/20)
2	03/26/20	LOCATE MARKED U.G. UTILS. W/VN SITE (2/13/20) TC
3	03/26/20	AVENUE PER CITY COMMENTS (1/78/20)
4	03/26/20	ADD U.G. SAN. SEWER LINES (WASO) (11/7/19)
5	03/26/20	ADD U.G. WATER MAINS (CWM) (11/7/19)

Original Date: 8/7/19
 Scale: 1" = 20'
 Drawn By: GEM
 CAD No.: 120430
 Plotted: 3/26/20 10:55a
 Ref. DWG. 2012-077, 2017-184 & 2018-185
 Field Book: SJJ 62/10, 476/31, 33 & F.S.
 Job No.: 190509
 Sheet: 2019-076-TPLAT
 3 of 3



SECTION I: 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:
DEVELOPMENT/PROJECT ADDRESS OR LOCATION: South of NE 151st St. & East of NE 20th Ave.
Legal Description (attach separate sheet if necessary): See attached
All Tax ID Folio Numbers: 06-2221-038-0010, 06-2221-000-0021, 06-2221-038-0020 & 06-2221-038-0030
Project Narrative (Brief description)(Please attach Letter of Intent as a separate sheet) Plat property to create one unified site. See attached letter of intent for full description.

Residential Use(s)/Unit Type(s): Rental Apartments	Site Area (sq. ft. & acres): 241,841 Sq. Ft. 5.55 Acres
Number of Residential Units: 832	Existing Zoning Designation(s): M-1
Non-Residential Use(s) (Type & sq. ft.): Retail - 25,000. Sq. Ft.	Proposed Zoning Designation(s): Same
Current Use(s) of Property: Television broadcast operations, including offices	Existing Land Use Designation(s): Industrial
Proposed Use(s) of Property: Residential with retail	Proposed Land Use Designation(s): SDTOD
Is the property platted? A portion of the property is platted	Will the plat be affected by this application? If yes, please explain. No
OR Book & Page: PB 170, PG 79	Is the property the subject of Code Enforcement Action? No If yes, Code Enforcement Case No.:
Plat Name: CTF Subdivision	
Is the property an existing legal lot of record?	
If No, please explain.	

PROPERTY OWNER / APPLICANT / AGENT INFORMATION

Property Owner (s) RF 151st Street, LLC and 151st Street Warehouse, LLC
Address: 2999 NE 181st Street, Suite 800, Aventura, FL 33180
Phone: 305-866-7555 Fax: E-mail: robert@finvarb.com

Applicant: D.E.T. Strategic Consultants, LLC
Address: 1591 Passion Vine Cir., Weston, FL 33326
Phone: 248-794-0264 Fax: E-mail: damian@detstrategicconsultants.com

Agent:
Address:
Phone: Fax: E-mail:

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: Damian Thomason
Address: 1591 Passion Vine Cir., Weston, FL 33326
Phone: 248-794-0264 Fax: E-mail: damian@detstrategicconsultants.com



OWNER'S LIMITED POWER OF ATTORNEY PERMITTING APPLICANT TO FILE FOR THE REQUEST
(CORPORATION)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

On behalf of 151st Street Warehouse, LLC, a Delaware (state) corporation,
Bernard Klepach being first duly sworn, deposes and says that as the
President/Vice-President, or CEO (circle one) of the aforesaid Corporation, which is the owner of the property legally described below
and which is the subject property of the proposed request, does hereby grant limited power of attorney to Damian Thomason
as applicant, to file this application for the proposed request.

LEGAL DESCRIPTION:

See attached Exhibit "A"

WITNESSES:

[Signature]
Signature Victor Recardo
Print Name
[Signature]
Signature Ninivir Rivas
Print Name

[Signature]
Name of Corporation
151st Street Warehouse, LLC
Address
2999 NE 191st Street, Suite 800
Aventura, FL 33180
By: President, Vice-President or CEO (circle one)

Sworn to and subscribed before me on the 29th day of April, 2020
Affiant is personally known to me or has produced _____ as identification.

Notary [Signature]
Commission Expires _____

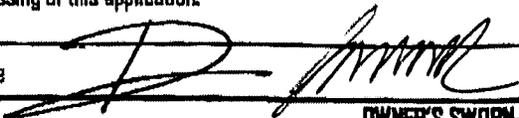
NOTARY PUBLIC
VICTOR ALEXIS RECONDO
MY COMMISSION # GG 039813
EXPIRES: November 19, 2020
Bonded Thru Budget Notary Services



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

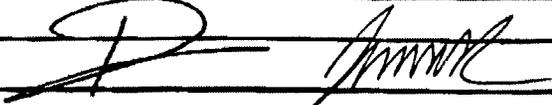


Date 4-28-20

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

I, Robert Finvarb, 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 Damian Thomason to file this application for a public hearing.

Signature



Date 4-28-20

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of April 2020, by Robert Finvarb

(Signature of Notary Public - State of Florida)

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



Tiffannie Ramos
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG291228
Expires 1/21/2023

Personally Known OR Produced Identification Type of Identification Produced _____

FDR CITY STAFF USE ONLY

Application Fee: \$ _____

SUPPORTING DOCUMENTS RECEIVED

Mail Public Notice Required

Proof of Ownership

APPLICATION NO: _____

Sign Public Notice Required

Warranty Deed

INTAKE DATE: _____

Application Complete: YES ___ NO ___

Letter of Consent

Project Narrative/Letter of Intent

Required Submittal Documents

RECEIPT NO: _____

RECEIVED & REVIEWED BY:

COMMENTS:

EXHIBIT "A"

LEGAL DESCRIPTION:

Lot 1, in Block 1, CTF SUBDIVISION, according to the plat thereof as recorded in Plat Book 170, Page 79, of the Public Records of Miami-Dade County, Florida.

AND

Commencing at the Northwest corner of Section 21, Township 52 South, Range 42 East, thence run due East along the North line of said Section 21 for a distance of 1572.22 feet to a point; thence run South 00°37'15" West for a distance of 35 feet to the Point of Beginning; thence continue South 00°37'15" West for a distance of 200 feet to a point; thence run due East parallel with the North line of Section 21, for a distance of 196.52 feet to a point on the Westerly right of way line of the Florida East Coast Railway; thence run North Easterly along the Westerly right-of-way line of the Florida East Coast Railway for a distance of 207.5 feet to a point; thence run due West along a line parallel with and 35 feet of the North line of Section 21 for a distance of 249.35 feet to the Point of Beginning.

AND

Lot 2 and Lot 4, Block 1, CTF SUBDIVISION, Plat Book 170, Page 79, of the Public Records of Miami-Dade County, Florida, of the Public Records of Miami-Dade County, Florida.

AND

Lot 3, Block 1, CTF SUBDIVISION, Plat Book 170, Page 79, of the Public Records of Miami-Dade County, Florida, of the Public Records of Miami-Dade County, Florida.



"A Modern Approach to Land Development"
1591 Passion Vine Cir.
Weston, FL 33326
Office: 954-314-7927 Mobile: 248-794-0264
Email: damian@detstrategicconsultants.com

August 15, 2019

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

Re: Oleta Development
Letter of Intent

Dear Ms. Love,

The intent of the Oleta Development plat is to combine the underlying lots of the CTF Subdivision plat (PB 170, PG 79) and an un-subdivided parcel into one lot and to vacate and close the 10-foot public utility easement containing 1,899 square feet, more or less and the 12-foot public utility easement containing 4,450 square feet, more or less lying within the limits of the CTF Subdivision plat. The proposed development of the proposed lot is as follows:

PROPOSED TRACT "A"

Containing 241,841 square feet ±

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

Proposed Use of Property – 900 Residential apartment units and 30,000 square feet of retail.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Thomason", written over a horizontal line.

Damian Thomason
President



AT&T Florida
8101 NW 90th St
Medley, FL 33166

T: 305 887 9476
F: 305 888 4908
E: js0425@att.com

December 5, 2019

Ms. Debbie Love, AICP – City Planner
City of North Miami
12400 NE 8th Ave.
North Miami, FL 33161

Re: Oleta Development – Plat

Dear Ms. Love:

On behalf of BellSouth Telecommunications, Inc d/b/a AT&T Florida, this letter shall serve as notice of “**non objection**” to the recording of the referenced Tentative Plat ““Oleta Development” prepared by Fortin, Leavy, Skiles INC. dated 8/7/19 and has the availability to serve the property with telecommunications services when requested. In addition, This letter is to confirm that the Oleta Development plat does not affect any AT&T facilities as such AT&T will not require any easements

Sincerely,

A handwritten signature in black ink that reads "Steven A. Low".

Steven A. Low
Plng & Engrg Design
SE Construction and Engineering



September 12, 2019

Ms. Debbie Love, AICP – City Planner
City of North Miami
12400 NE 8th Ave.
North Miami, FL 33161

Re: Oleta Development – Plat
Folio #'s: 06-2221-038-0010, 06-2221-000-0021, 06-2221-038-0020 & 06-2221-038-0030

Dear Ms. Love:

This letter is to confirm that the Oleta Development plat does not affect any TECO facilities as such TECO will not require any easements.
Please let me know if you need additional information.

Thank you,

A handwritten signature in black ink, appearing to read "Joan A. Domning". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joan A Domning-Senior Admin Specialist
TECO-PGS Distribution Engineering
8416 Palm River Rd., Tampa, Fl 33619
813-275-3783

(1)Enc

Subject: RE: Oleta Development
Date: Thursday, September 12, 2019 at 10:15:13 AM Eastern Daylight Time
From: Bentata, Isaac
To: Damian Thomason
Attachments: image014.png, image016.png, image017.png, image018.png, image019.png, image020.png, image021.png, image022.png, image023.png, image024.png, image025.jpg, image026.png, image027.png, image001.png

Good Morning,

I hope this email find you well.

This email is to confirm that the Oleta Development plat does affect FP&L facilities and we are requiring an easement by instrument (to replace all existing easements) be provided prior to the approval of the platted easement vacation by the final plat.

Regards,

Isaac Bentata
FPL Associate Engineer | North Dade Service Center
(305)-626-7695

Power Delivery
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From: Damian Thomason <Damian@detstrategicconsultants.com>
Sent: Thursday, September 12, 2019 8:53 AM
To: Bentata, Isaac <Isaac.Bentata@fpl.com>
Subject: Re: Oleta Development

Hi Isaac, we are working on the SOD for the easement. The T-Plat is being reviewed by the City and they are requiring the attached letter be provided from FP&L in order to finalize their review of the T-Plat.



Damian Thomason
President
D.E.T. Strategic Consultants, LLC
1591 Passion Vine Cir.
Weston, FL 33326
Ph: 954-314-7927
Mobile: 248-794-0264

Love, Debbie

From: Tom Shahan <tshahan@craventhompson.com>
Sent: Friday, April 17, 2020 2:06 PM
To: Love, Debbie
Cc: Ozaydin, Akin
Subject: RE: Oleta Development - Water and San. Sewer SODs
Attachments: 3rd Review_Oleta Development 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,

They have made all requested revisions to the plat from a survey standpoint.

I still have reservations about the showing of existing utilities to the two building circled on sheets 2 & 3. (see attached)

Akin may have resolve this with the client, I know they were having problems locating the utilities with GPR.

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 11:31 AM
To: Tom Shahan <tshahan@craventhompson.com>
Subject: Fw: Oleta Development - Water and San. Sewer SODs

Hi Tom: Please verify this is now in compliance and ready for Planning Commission. Thank you.

From: Ozaydin, Akin
Sent: Friday, March 27, 2020 9:22 AM
To: Love, Debbie; Damian Thomason