

**AGENDA DATE:** July 7, 2020

**TO:** City of North Miami Planning Commission

**FROM:** Debbie Love, AICP, City Planner 

**RE:** 135 Storage Tentative Plat  
Approximately located on the SE Quadrant of NE 135<sup>th</sup> Street and NE  
2<sup>nd</sup> Court  
Owner/Applicant: 135 Memorial, LLC  
Agent/Surveyor: Hadonne

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**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION SUBMITTED BY 135 MEMORIAL, LLC., ENTITLED "TENTATIVE PLAT OF NORTH MIAMI STORAGE," FOR THE PARCEL GENERALLY LOCATED IN THE SOUTHEAST QUADRANT OF NE 135<sup>TH</sup> STREET AND MEMORIAL HIGHWAY, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBER 06-2230-000-0111, 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**

Staff is requesting that, pursuant to the requirements of Article 3, Division 8, Section 3-802 of the City's Land Development Regulations (LDRs), the Planning Commission reviews the proposed tentative plat request, considers the recommendation of staff and public comment, if any, and issues a recommendation to the Mayor and the City Council to approve same, via the adoption of the attached resolution.

**BACKGROUND INFORMATION**

The subject property is vacant and is 63,079 square feet (1.45 acres) in size. It has an approximate physical location at the southeast quadrant of N.E. 135<sup>th</sup> Street and Memorial Highway, and is specifically identified with Miami-Dade County ("County") folio number 06-2230-000-0111, as depicted in **Figure 1**, below. It is zoned C-1, Commercial District and designated Commercial on the Future Land Use Map. The property was annexed into the City in 2014.

On June 23, 2020, at a regularly scheduled City Council public hearing, the Mayor and Council approved the request for site plan approval.

**Figure 1**



**CURRENT REQUEST**

The property owner, 135 Memorial, LLC has, through its surveying consultant, Ms. Mariela Alvarez of Hadonne Surveyors filed a tentative plat application to plat the parcel to support a 124,368 s.f. storage facility.

## ANALYSIS

The platting 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.

*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 Drainage, 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 Planning Commission recommend approval of the attached resolution approving the requested tentative plat, and subsequently forward said resolution to the Mayor and City Council for final consideration, subject to the following conditions:

1. *Corrected Warranty Deed.* As a condition of tentative plat approval, the applicant shall provide a certified copy of the corrected and recorded warranty deed no later than the date of application to the City of North Miami for final plat approval.
2. *Existing underground utilities.* As a condition of tentative plat approval, in addition to all items required for final plat pursuant to Article 3, Division 8, Section 3-806 of the LDRs, the existing underground utilities shall be shown on the final plat submitted to the City for consideration.

3. *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.
4. *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.
5. *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.

DL/ tsw

Attachments:

1. Proposed Resolution
2. Exhibit 1 – “North Miami Storage” T-Plat Survey
3. Application
4. Letter of Intent
5. Utility Companies No Objection Statements
6. Tentative Plat Review – 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 135 MEMORIAL, LLC., ENTITLED “TENTATIVE PLAT OF NORTH MIAMI STORAGE,” FOR THE PARCEL GENERALLY LOCATED IN THE SOUTHEAST QUADRANT OF NE 135TH STREET AND MEMORIAL HIGHWAY, AND SPECIFICALLY IDENTIFIED WITH MIAMI-DADE FOLIO NUMBER 06-2230-000-0111, 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**, 135 Memorial, LLC (“Applicant”) is the owner of a 1.45 acre parcel of land, with an approximate physical location of the southeast quadrant of N.E. 135<sup>th</sup> Street and Memorial Highway, and specifically identified with Miami-Dade County (“County”) folio number 06-2230-000-01111 (referred to herein as “Subject Property”); and

**WHEREAS**, the Applicant has proposed to improve the Subject Property with a 29,845 sq. ft. storage facility; 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 approximately located in the southeast quadrant of N.E. 135th Street and Memorial Highway, and specifically identified with Miami-Dade County (“County”) folio number 06-2230-000-01111 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:

IWO #20-231 (JLW)

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Jeff P. H. Cazeau, Esq.  
CITY ATTORNEY

SPONSORED BY: City Administration

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

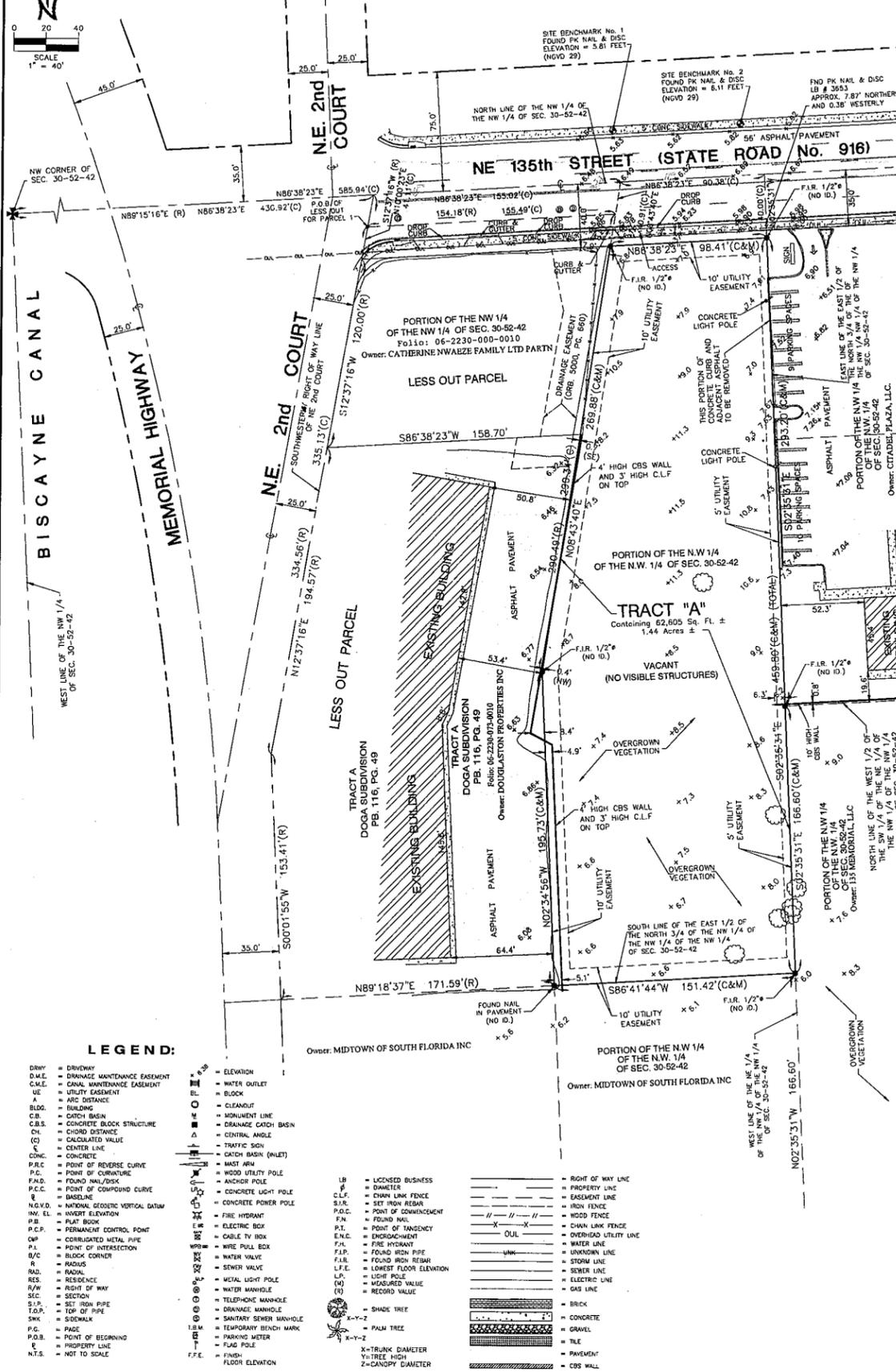
**Vote:**

Mayor Philippe Bien-Aime  
Vice Mayor Alix Desulme, Ph.Ed.  
Councilwoman Carol Keys, Esq.  
Councilman Scott Galvin  
Councilwoman Mary Estimé-Irvin

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

# TENTATIVE PLAT OF "NORTH MIAMI STORAGE"

A SUBDIVISION OF A PORTION OF THE N.W. 1/4 OF THE N.W. 1/4, LYING IN SECTION 30, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA



**SURVEYOR'S NOTES:**

**SECTION 1) DATE OF FIELD SURVEY:**

- The date of completion of the original field Survey was on December 10, 2018.
- The date of completion of an updated field Survey was on August 13, 2019.

**SECTION 2) LEGAL DESCRIPTION:**

The North 3/4 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4, lying East of Northeast 2nd Court and East of Memorial Highway, less the North 30 feet and less the beginning at the intersection of the South right-of-way line of Northeast 135th Street and the Southeastern right-of-way line of Northeast 2nd Court, Southwesterly along the Southeastern right-of-way line of Northeast 2nd Court 334.56 feet, South 153.41 feet, East 171.59 feet, North 193.73 feet, Northeastern parallel to Southeastern right-of-way line of Northeast 2nd Court 290.49 feet, West 154.18 feet to Point of Beginning in Section 30, Township 52 S, Range 42 E, lying and being in Miami-Dade County, Florida.

Containing an area of 62,605 Square Feet or 1.44 Acres, more or less, by calculations.

Property Address and Tax Folio Number:  
2xx NE 135th Street, North Miami, Florida 33161 (Vacant Land)  
Folio No. 06-2230-000-0111

**SECTION 3) ACCURACY:**

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 50-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=40') or smaller.

**SECTION 4) SOURCES OF DATA:**

Bearings as shown hereon are based on assumed value of N86°38'23"E, along the centerline of NE 135th Street, said line to be considered a well established and monumented line.

This property to be located in Flood Zone "AE" with a Base Flood Elevation being 7.0 Feet, as per Federal Emergency Management Agency (FEMA) Community Number 120635 Map Panel No. 0139, Suffix L, Revised Map Revised Date: September 11, 2009.

Legal Description was provided on Exhibit "A" of Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, Commitment No. 669580 with an effective date of November 29, 2018.

Plat of "DOGA SUBDIVISION", recorded in Plat Book 116, Page 49 of the Public Records of Miami-Dade County, Florida.

Florida Department of Transportation Right-of-Way Map for State Road 916, Section 87509-2601, Sheet 3 of 7 Sheets, last dated on June 7 1966.

Miami-Dade County Transportation and Public Works Department Right of Way Map for North 135 Street (SR 916), recorded in Plat Book 70, Page 10 of the Public Records of Miami-Dade County, Florida.

All elevations refer to National Geodetic Vertical Datum of 1929 and a Benchmark supplied by Miami-Dade County Transportation and Public Works Department.  
Benchmark: H-366.  
Elevation: 10.16 feet NGVD 1929

**SECTION 5) LIMITATIONS:**

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

**SECTION 6) NOTES CORRESPONDING TO THE TITLE EXCEPTIONS' REVIEW:**

**SUBJECT TO:**

The exceptions of Schedule B-II, Issuing Office File Number: FLORES, Commitment Number: 669580, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, effective date: November 29, 2018 at 11:00 P.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

- Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. This item not addressed.
- Notwithstanding Covered Risk number 4 of the jacket of this policy, this policy does not insure any right of access to and from said land. (Parcel 111) This item not addressed.
- Agreed Order Relating to Water Service recorded in O.R. Book 12740, Page 3058, O.R. Book 13177, Page 1683, Public Records of Miami-Dade County, Florida. Contains blanket conditions that affect the Subject Property.
- Agreed Order Relating to Sewage Service recorded in O.R. Book 12740, Page 3060, O.R. Book 13177, Page 1681, Public Records of Miami-Dade County, Florida. Contains blanket conditions that affect the Subject Property.
- Easement to Miami-Dade for Drainage recorded under O.R. Book 5000, Page 660, Public Records of Miami-Dade County, Florida. Does not affect the Subject Property.

**SECTION 7) CLIENT INFORMATION:**

135 MEMORIAL, LLC  
1059 Nautica Drive  
Weston, Florida 33327  
Contact: Edwin Flores  
Phone: 305-479-7663  
Email: edwinflores13@gmail.com



**LOCATION MAP**  
THE NW 1/4 OF SECTION 30, TOWNSHIP 52 SOUTH, RANGE 42 EAST  
CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1"=300'

**SECTION 8) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:**

ELECTRIC: Florida Power & Light Company  
TELEPHONE: AT&T, Inc., Comcast  
TV-CABLE: ATT-Uverse, Comcast  
POTABLE WATER: City of North Miami Water & Sewer Utility Division  
SANITARY SEWER: City of North Miami Water & Sewer Utility Division

**SECTION 9) DEVELOPMENT INFORMATION:**

Zoning: C-1 (Commercial District)  
Existing Land Use: VACANT LAND  
Number of Proposed Tracts: 1  
Tract Area: 62,605 Square Feet ±  
Proposed Use: Self-Storage Facility  
Building Footprint: 29,845 Square Feet ±  
Total Proposed Parking Spaces: 17

Miami-Dade County Flood Criteria:  
Flood Criteria: 5.0 feet, more or less, N.G.V.D. 29 (P.B. 120, P. 13)

**SECTION 10) CONTACT INFORMATION:**

HADONNE CORP.  
Attention: Mariela Alvarez  
1985 NW 88th Court, Suite 101  
Doral, Florida 33172  
Phone No. (305) 266-1188  
E-mail: platting@hadonne.com

**SECTION 11) SURVEYOR'S CERTIFICATE:**

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 53-17.051 through 53-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation  
Florida Certificate of Authorization Number 187097

**Abraham Hadad**  
Digitally signed by Abraham Hadad  
DN: cn=US, o=HADONNE CORP., ou=01141000000173FF1D65700, email=Abraham.Hadad@hadonne.com, c=US  
Date: 2020.08.23 15:40:43 -0400

By: Abraham Hadad, PSM  
For the Firm  
Registered Surveyor and Mapper LS6006  
State of Florida

NOTICE: Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

**LEGEND:**

DRY = DRAINAGE MAINTENANCE EASEMENT	D.M.E. = DRAINAGE MAINTENANCE EASEMENT	U.E. = UTILITY EASEMENT	ARC DISTANCE	BUILDING	C.B. = CONCRETE BLOCK STRUCTURE	C.N. = CHORD DISTANCE	(C) = CALCULATED VALUE	C.L. = CENTER LINE	CONC. = CONCRETE	P.R.C. = POINT OF REVERSE CURVE	P.C. = POINT OF CURVATURE	P.A.D. = POINT OF ANCHOR POINT	P.C.C. = POINT OF COMPOUND CURVE	B. = BASELINE	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	IN. EL. = INVERT ELEVATION	P.B. = PLAT BOOK	P.C.P. = PERMANENT CONTROL POINT	OP. = CORRIGATED METAL PIPE	P.I. = POINT OF INTERSECTION	B/C = BLOCK CORNER	R. = RADIUS	RAD. = RADIAL	RES. = RESIDENCE	R/W = RIGHT OF WAY	SEC. = SECTION	S.I.P. = SET IRON PIPE	T.O.P. = TOP OF PIPE	S.M.K. = SIDEWALK	P.G. = PAGE	P.O.B. = POINT OF BEGINNING	R. = RECORD VALUE	N.T.S. = NOT TO SCALE	ELEVATION	WATER OUTLET	CLEANOUT	MONUMENT LINE	DRAINAGE CATCH BASIN	CENTRAL ANGLE	CATCH BASIN (INLET)	MAST ARM	WOOD UTILITY POLE	ANCHOR POLE	CONCRETE LIGHT POLE	CONCRETE POWER POLE	PLAT BOOK	FIRE HYDRANT	ELECTRIC BOX	CABLE TV BOX	WIRE PULL BOX	WATER VALVE	RADIUS	SEWER VALVE	METAL LIGHT POLE	WATER MANHOLE	TELEPHONE MANHOLE	SET IRON PIPE	TOP OF PIPE	SIDEWALK	TEMPORARY BENCH MARK	PARKING METER	PROPERTY LINE	FISH FLOOR ELEVATION	WATER OUTLET	CLEANOUT	MONUMENT LINE	DRAINAGE CATCH BASIN	CENTRAL ANGLE	CATCH BASIN (INLET)	MAST ARM	WOOD UTILITY POLE	ANCHOR POLE	CONCRETE LIGHT POLE	CONCRETE POWER POLE	PLAT BOOK	FIRE HYDRANT	ELECTRIC BOX	CABLE TV BOX	WIRE PULL BOX	WATER VALVE	RADIUS	SEWER VALVE	METAL LIGHT POLE	WATER MANHOLE	TELEPHONE MANHOLE	SET IRON PIPE	TOP OF PIPE	SIDEWALK	TEMPORARY BENCH MARK	PARKING METER	PROPERTY LINE	FISH FLOOR ELEVATION
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LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING  
F-19185291-188 - F-19185291-188 - F-19185291-188

**HADONNE**  
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 266-1188 - F: (305) 266-1188 - www.hadonne.com

**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY**  
135 MEMORIAL, LLC  
2xx NE 135th Street, North Miami, Florida 33161

REVISIONS	DATE	DESCRIPTION
1	11-12-2019	ADD UTILITY EASEMENT ON 11-12-2019
2	11-12-2019	REVISION AS PER CITY OF MIAMI COMMENTS 5-12-20
3	11-12-2019	
4	11-12-2019	
5	11-12-2019	
6	11-12-2019	
7	11-12-2019	
8	11-12-2019	
9	11-12-2019	
10	11-12-2019	

FILE  
DRAWN BY: LD  
TECH BY: RI  
QA/QC BY: JS  
JOB NO.: 18147  
1/1



## 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: North Miami Storage	
DEVELOPMENT/PROJECT ADDRESS OR LOCATION: NE 135 Street & NE 3rd CT	
Legal Description (attach separate sheet if necessary): See Attached Exhibit "A"	
All Tax ID Folio Numbers: 06-2230-000-0111	
Project Narrative (Brief description)(Please attach Letter of Intent as a separate sheet) Create a single tract in order to build a self storage facility (See attached Letter of Intent)	
Residential Use(s)/Unit Type(s):	Site Area (sq. ft. & acres): 62-604.59 Sf. 1.43 Acres
Number of Residential Units:	Existing Zoning Designation(s): C-1
Non-Residential Use(s) (Type & sq. ft.): Self Storage Facility 29,844.66 Sf.	Proposed Zoning Designation(s): C-1
Current Use(s) of Property: Vacant Land	Existing Land Use Designation(s): Commercial Zoning District
Proposed Use(s) of Property: Self Storage Facility	Proposed Land Use Designation(s): Commercial Zoning District
Is the property platted? No	Will the plat be affected by this application? If yes, please explain.  Is the property the subject of Code Enforcement Action? If yes, Code Enforcement Case No.:
OR Book & Page:	
Plat Name:	
Is the property an existing legal lot of record? If No, please explain.	
<b>PROPERTY OWNER / APPLICANT / AGENT INFORMATION</b>	
Property Owner (s) <u>135 Memorial LLC</u>	
Address <u>1059 Nautica Dr. Weston, FL 33327</u>	
Phone <u>954-562-2113</u> Fax <u>954-252-4153</u> E-mail <u>edwinflores@gmail.com</u>	
Applicant <u>135 Memorial LLC</u>	
Address <u>1059 Nautica Dr. Weston, FL 33327</u>	
Phone <u>954-562-2113</u> Fax <u>954-252-4153</u> E-mail <u>edwinflores@gmail.com</u>	
Agent _____	
Address _____	
Phone _____ Fax _____ E-mail _____	
<b>CONTACT PERSON</b>	
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 <u>Mariela Alvarez</u>	
Address <u>1985 NW 88th Ct. #101 Doral FL 33172</u>	
Phone <u>305-266-1188</u> Fax <u>305-207-6845</u> E-mail <u>plating@hadonne.com</u>	



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

**STATE OF FLORIDA**  
**COUNTY OF MIAMI-DADE**

On behalf of 135 Memorial LLC, a limited liability Florida (state) corporation,  
Jesus E. Flores 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 \_\_\_\_\_  
\_\_\_\_\_, as applicant, to file this application for the proposed request.

**LEGAL DESCRIPTION:**

*SEE Attached Exhibit "A"*

**WITNESSES:**

[Signature]  
Signature

Yacq. Joannou  
Print Name

[Signature]  
Signature

Valiente Guerrero  
Print Name

135 Memorial LLC  
Name of Corporation

1059 NAUTICA DRIVE WESTON, FL 33327  
Address

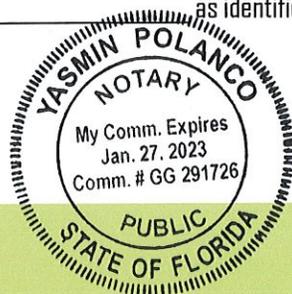
[Signature]

By: President, Vice-President or CEO (circle one)

Sworn to and subscribed before me on the 9<sup>th</sup> day of August, 2019.  
Affiant is personally known to me or has produced FCD as identification.

Notary [Signature]

Commission Expires: JAN. 27, 2023



**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

*[Handwritten Signature]*

Date

8-9-2019

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

I, Jesus E. Flores, 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 \_\_\_\_\_ to file this application for a public hearing.

Signature

*[Handwritten Signature]*

Date

8-9-2019

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of Aug., 2019, by Jesus E. Flores

(Signature of Notary Public - State of Florida)

*[Handwritten Signature]*

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



Personally Known \_\_\_\_\_ OR Produced Identification  Type of Identification Produced \_\_\_\_\_

Driver License

**FOR 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

RECEIPT NO.: \_\_\_\_\_

Required Submittal Documents

RECEIVED & REVIEWED BY:

COMMENTS:

135 Memorial LLC

June 25<sup>th</sup> 2020

City of North Miami  
Community Planning & Development Department  
12400 NE 8<sup>th</sup> Ave North Miami, FL 33161

Re: Tentative Plat / Letter of Intent NE 135<sup>th</sup> & NE CT  
Owner: 135 Memorial LLC  
Proposed Subdivision: North Miami Storage  
Folio No 06-2230-000-0111

To Tanya Wilson-Sejour, AICP Planning, Zoning and Development Director

I, Jesus E. Flores, Manager of 135 Memorial LLC. The owner of the above referenced Vacant Land property, submitting a Tentative Plat application package for your consideration and approval. I have owned the property since June 12<sup>th</sup> 2019 and is my intent to create a single tract in accordance with the City of North Miami and Miami Dade County Code Compliance respectively and build a 124,368 SF self-storage facility.

In compliance with the Miami Dade County requirements and code of compliance from City of North Miami attached herewith and made part of hereof please find the Tentative Plat application along with all the required documentation as per your guidelines.

Should you need any additional information or documentation to expedite the Tentative Plat, please contact me at your convenience.

Respectfully,

A handwritten signature in blue ink, appearing to read 'JEF' with a stylized flourish.

Jesus E. Flores  
MGR

1059 Nautica Drive  
Weston, FL 33327



Joel Gonzalez  
OSPE  
AT&T Florida  
600 NW 79<sup>th</sup> Ave, Room 360  
Miami, FL 33126

T: 305-929-4592  
www.att.com

June 25, 2020

File No.240.1000

**VIA E-Mail:**  
ma@hadonne.com

Attn: Mariela Alvarez  
Hadonne  
1985 NW 88<sup>th</sup> Ct, Suite 101  
Doral, FL 33172

Re: Tentative Plat of North Miami Storage  
Folio No 06-2230-000-0111  
Location: 2XX NE 135<sup>th</sup> Street, North Miami, FL.

To whom it may concern,

AT&T Florida has no objection to the proposed development at the above address. AT&T has no active facilities or easements within the referenced properties and, therefore, has no objection to the proposed project or to the proposed T-Plat.

If you have any questions on this matter, you may call me at 305-929-4592.

Sincerely:

A handwritten signature in black ink that reads "Joel Gonzalez". The signature is written in a cursive style and is positioned above a solid horizontal line.

Joel Gonzalez  
Outside Plant Engineer  
AT&T Florida



10/31/2019

To: Mariela Alvarez  
1985 NW 88<sup>th</sup> Ct. Suite 101  
Doral, FL 33172

RE: Vacation of Easement:  
2xx NE 135<sup>th</sup> St, North Miami, Fl 33161  
Folio No. 06-2230-000-0111

The North 3/4 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, lying East of Northeast 2nd Court and East of Memorial Highway, less the North 30 feet and less the beginning at the intersection of the South right-of-way line of Northeast 135th Street and the Southeasterly right-of-way line of Northeast 2nd Court, Southwesterly along the Southeasterly right-of-way line of Northeast 2nd Court 334.56 feet, South 153.41 feet, East 171.59 feet, North 195.73 feet, Northeasterly parallel to Southeasterly right-of-way line of Northeast 2nd Court 290.49 feet, West 154.18 feet to Point of Beginning in Section 30, Township 52 S, Range 40 E, lying and being in Miami-Dade County, Florida.

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this vacate.

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 long horizontal stroke at the end.

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



January 15th, 2019

Mariela Alvarez  
North Miami Storage  
2XX NE 135<sup>th</sup> St, North  
Miami, FL 33161.

**RE: 2XX NE 135<sup>th</sup> St, North Miami, FL 33161, Folio No. 06-2230-000-0111**

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,

Isaac Bentata  
Customer Project Manager  
5106 NW 159<sup>th</sup> ST,  
Miami, FL 33179

June 23, 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 8<sup>th</sup> Avenue  
North Miami, FL 33161

**RE: THIRD SURVEY REVIEW -TENTATIVE PLAT  
NORTH MIAMI STORAGE-FIRST REVIEW  
CT&A PROJECT NO. 20-0027-001-01**

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 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.**
  - 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.  
**NO UNDERGROUND UTILITIES SHOWN - THIS WILL BE A REQUIREMENT FOR FINAL PLAT APPROVAL.**
  - 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. **CIVIL DESIGN - MAY BE A REQUIREMENT FOR FINAL PLAT APPROVAL.**
- c. Typical cross-section of the proposed grading and roadways or sidewalks and topographic conditions. **CIVIL DESIGN - MAY BE A REQUIREMENT FOR FINAL PLAT APPROVAL.**
- d. Location of closest available subdivision or public water supply system. **CIVIL DESIGN REVIEW MAY BE A REQUIREMENT FOR FINAL PLAT APPROVAL.**
- e. Location of closest available subdivision or public sewage disposal system. **CIVIL DESIGN REVIEW - MAY BE A REQUIREMENT FOR FINAL PLAT APPROVAL.**
- f. Provisions for collecting and discharging surface drainage. **CIVIL DESIGN REVIEW - MAY BE A REQUIREMENT FOR FINAL PLAT APPROVAL.**
- g. Preliminary designs of any bridges or culverts which may be required. **CIVIL DESIGN REVIEW - MAY BE A REQUIREMENT FOR FINAL PLAT APPROVAL.**
- h. A boundary survey. **COMPLIES**
- i. If required by these regulations or if proposed by the sub-divider, 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. **CIVIL DESIGN REVIEW - MAY BE A REQUIREMENT FOR FINAL PLAT APPROVAL.**
- 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. **CIVIL DESIGN REVIEW - A REQUIREMENT FOR FINAL PLAT APPROVAL.**
- 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

Ms. Tanya Wilson, AICP  
Planning, Zoning and Community Development Director  
CT&A Project No. 20-0027.001.01  
June 23, 2020  
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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.

**CIVIL DESIGN REVIEW - A REQUIREMENT FOR FINAL PLAT APPROVAL.**

- I. A copy of owners' deed or a current opinion of title from any attorney authorized to practice law in the State.

**A CORRECTIVE WARRANTY DEED WILL BE A REQUIREMENT FOR FINAL PLAT APPROVAL.**

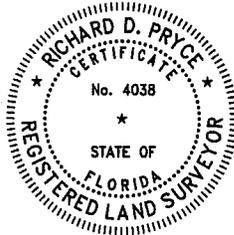
If you have any questions, or need further information as to the above comments, please feel free to call me.

Respectfully Submitted,

**CRAVEN THOMPSON & ASSOCIATES, INC.**

Richard D. Pryce, P.S.M.  
For the Firm

RDP/wg  
Enclosure



Digitally signed by  
Richard D. Pryce  
Date: 2020.06.23  
16:53:01 -04'00'