

RESOLUTION NO. 2023 – 4114

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A FINAL PLAT APPLICATION BY 4649 NW 36 STREET, LLC FOR PROPERTY LOCATED AT 4601-4649 NW 36TH STREET (FOLIO NUMBERS 05-3119-010-4040 AND 05-3119-013-3930); PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR RECORDING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, consistent with the requirements set forth in the City of Miami Springs' (the "City") Code of Ordinances (the "Code"), 4601 NW 36 Street, LLC (the "Applicant") has submitted a final plat application (the "Application"), a copy of the final plat being attached hereto as Exhibit "A" and incorporated herein by reference (the "Final Plat"), pertaining to a parcel of property generally located at 4601-4649 NW 36th Street, identified for property tax purposes by Folio No. 05-3119-010-4040 (the "Property"), as legally described in Exhibit "A" attached hereto; and

WHEREAS, on May 24, 2021, the City Council adopted Resolution 2021-003 approving the Tentative Plat for the Property; and

WHEREAS, City staff reviewed the Application and recommends approval because all of the requirements of the City Code, the Miami-Dade County Code of Ordinances, and State law have been fulfilled; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, after a duly noticed public hearing, the City Council finds that the Application meets the requirements of the City Code and finds that the Application is consistent with the City's Land Development Regulations and Comprehensive Plan; and

WHEREAS, the City Council finds that this Resolution is in the best interest and welfare of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Approval. The City Council, after a duly noticed public hearing, hereby approves the Final Plat attached hereto as Exhibit "A."

Section 3. Conditions. The approval granted in Section 2 of this Resolution is subject to compliance with the following conditions:

- a. Pursuant to Section 150-019(D)(2) of the City Code, the Final Plat shall show, wherever required, the limits of areas thereof to be filled, together with the elevation of such fills. The elevation of fills, wherever required, shall be as established by the Dade County engineer's office, and as shown on the current official map of the City, on file in the office of the City Clerk.
- b. Pursuant to Section 150-019(D)(4) of the City Code, if appropriate to the parcel being platted or replatted, and required by the City Building and Zoning Department or other appropriate administrative staff, a plat or replat shall include properly dedicated alleys in the rear of the lots shown on the plat or replat, which alleys shall not be less than 16 feet in width, and in the alleys there shall be provided returns having 25-foot radii to permit free ingress and egress, where the alleys intersect other alleys, to permit vehicles to pass in and out without encroaching on adjoining property.
- c. Pursuant to Section 150-019(D)(5) of the City Code, all building sites and lots in residential districts shall have a minimum width of 75 feet and a minimum depth of 100 feet, and all building sites or lots in commercial or business districts shall have a minimum width of 50 feet and a minimum depth of 100 feet.
- d. Pursuant to Section 150-019(D)(6) of the City Code, the granting of a plat or replat is specifically conditioned upon the applicant's satisfactory compliance with all appropriate provisions of Section 150-020 of the City Code .
- e. Pursuant to Section 166.033, Florida Statutes, all applicable state and federal permits must be obtained before commencement of any development. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. Violations. Failure to adhere to the terms of this approval shall be considered a violation of the City Code. Penalties for such violation shall be as prescribed by the City Code, which include, but are not limited to, the revocation of the approval granted by this Resolution.

Section 5. Authorization. The City Manager, City Clerk, and City Surveyor are authorized to sign the face of the Final Plat and to execute any other required documents necessary for approval of the Final Plat consistent with and to implement the intent of this Resolution, subject to review by the City Attorney.

Section 6. Recording. The City, or the Applicant if so requested by the City, shall record this Resolution at the Applicant's sole expense in the Official Records of Miami-Dade County, Florida.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption.

The foregoing Resolution was offered by Councilman Fajet who moved its adoption. The motion was seconded by Councilman Vazquez and upon being put to a vote, the vote was as follows:

Vice Mayor Jorge Santin	<u>NO</u>
Councilmember Jacky Bravo	<u>YES</u>
Councilmember Dr. Victor Vazquez, Ph.D.	<u>YES</u>
Councilmember Dr. Walter Fajet, Ph.D.	<u>YES</u>
Mayor Maria Puente Mitchell	<u>YES</u>

PASSED AND ADOPTED this 28th day of August, 2023.



MARIA PUENTE MITCHELL
MAYOR

ATTEST:



ERIKA GONZALEZ, MMC
CITY CLERK



APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:



WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

EXHIBIT A
Final Plat

LETTER OF TRANSMITTAL

PROJECT: OLIVA'S SUBDIVISION (MDC # T-24109)

DATE: April 20, 2023

FROM: Cris Pires
Ford, Armenteros & Fernandez, Inc.

TO: Christopher Heid, City Planner/Director
Department of Planning and Zoning
City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166
Phone: 305-798-3733

WE ARE TRANSMITTING: Attached

VIA: HAND DELIVERY

COPIES	DESCRIPTION
1	Executed Final Plat Mylars for OLIVA'S SUBDIVISION
1	Executed Hearing Final Plat Application
1	Letter of Intent
1	Letters of Consent for Gio Molliner & Ford, Armenteros & Fernandez, Inc.
1	Check in the amount of \$2,500 payable to the City of Miami Springs representing the Final Plat Application Fee
1	Original Opinion of Title prepared by Hugo Garcia, Esq.

- | | | | |
|---------------------------------------|--|---|--|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> Review & Comment | <input type="checkbox"/> For your signature | <input checked="" type="checkbox"/> For your Use |
| <input type="checkbox"/> Resubmit | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> As requested | <input type="checkbox"/> Submit |

REMARKS:

If you need additional information, please do not hesitate to contact me at (305) 477-6472.
Thank you.

SENT BY:



Cris Pires | Sr. Project Manager
Land Development Department

Ford, Armenteros & Fernandez, Inc.
1950 NW 94th Avenue, 2nd Floor | Doral, FL 33172
Phone: 305 477-6472 | E-mail: cristinap@fordco.com



Building & Planning Department
 201 Westward Drive
 Miami Springs, FL 33166
 Phone: 305-805-5034 Fax: 305-805-5036
www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS

HEARING APPLICATION

APPLICANT INFORMATION	
APPLICANT NAME 4649 NW 36 STREET, LLC	PROPERTY ADDRESS 4649 NW 36 St. and 4601 NW 36 St., Miami Springs, FL 33166
APPLICANT PHONE NUMBER (BEST NUMBER TO REACH YOU) 305-733-4807 (Juan Oliva / Owner)	E-MAIL ADDRESS joliva@minumerolocal.com (Juan Oliva / Owner)
305-477-6472 (Cris Pires-Ford, Armenteros & Fernandez / Surveyors) cristinap@fordco.com (Cris Pires-Ford, Armenteros & Fernandez / Surveyors)	

Request that a determination be made by the Zoning and Planning Board of the City of Miami Springs, on the following project that was reviewed and discussed with the City Planner, in which the City Planner could not exercise discretion and which, in his opinion, might properly come before the Board.

PROPERTY INFORMATION	
LEGAL DESCRIPTION Attached as Exhibit "A"	LOT SIZE AND ZONING DISTRICT 36,178.45 SF (0.83 acres) / NW 36 STREET DISTRICT
LOT(S) BLOCK SUBDIVISION	LOT SIZE ZONING DISTRICT
HAVE ANY PREVIOUS APPLICATIONS OR APPEALS BEEN FILED WITHIN THE LAST SIX (6) MONTHS IN CONNECTION WITH THESE PREMISES? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
IF YES, BRIEFLY STATE THE NATURE OF THE PREVIOUS APPLICATION: An application for Tentative Plat was filed and approved by Resolution R2021-003 on May 24, 2021	
IF YOU ARE THE OWNER, HOW LONG HAVE YOU OWNED THE PROPERTY? 6 years (4649) / 3.5 years (4601)	WHAT IS THE APPROXIMATE MARKET VALUE INVOLVED IN THIS PROJECT? \$ _____

Please include the follow information in your application letter:

(I)(We) Hereby petition the City of Miami Springs, FL to review the instant petition for Zoning and Planning Board approval on the following legally described property:

(Please include a separate document stating the full legal description of the property, the property address, lot size, and type of use and improvement proposed – state also whether new structures are to be built, existing structures used, or additions made to existing buildings. State in what way the proposed plan/project will be appropriate and desirable to the City of Miami Springs, and the effect of the proposed plan/ project in the immediate neighborhood. Include what circumstances that justify the approval of the plan/ project.

(I) (We) understand this petition becomes part of the permanent records of the Zoning and Planning Board.

(I) (We) hereby certify that the above statements and the statements or showing made in any papers and/or plans submitted are true to the best of my/our knowledge and belief.

4649 NW 36 STREET, LLC, a Florida limited liability company

By: Juan C. Oliva, as Manager

Signature of Owner

JUAN C. OLIVA, MANAGER

Printed name of Owner

Signature of Co-Owner

Printed name of Co-Owner

The contents of this petition are
Sworn to and subscribed before
me this 6 day of March,
2023.

The contents of this petition are
Sworn to and subscribed before
me this ____ day of _____,
20__.

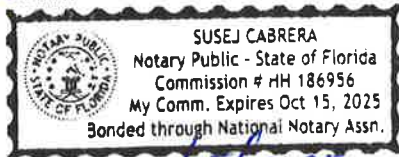
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Gusej Cabrera
PRINT NAME OF NOTARY PUBLIC

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME OF NOTARY PUBLIC

STAMP SEAL



STAMP SEAL

COMMISSION EXPIRES: 10/15/2025

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: _____

COMMISSION EXPIRES: _____

PERSONALLY KNOWN: _____

PRODUCED IDENTIFICATION: _____

4649 NW 36 STREET, LLC
4601 NW 36th St
Miami Springs, FL 33166

February 24, 2023

Chris Heid, City Planner
City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166

RE: Oliva's Subdivision – Plat Application (Final Plat)

Dear Mr. Heid:

Please accept this letter of intent on behalf of 4649 NW 36 STREET, LLC (the "Owner" and "Applicant"), in connection with the Application for a Final Plat of approximately 0.83 acres of land located at the 4601 and 4649 NW 36 Street in the City of Miami Springs (the "City"), further identified by Miami-Dade County Property Appraiser Folio Nos. 05-3119-013-3930 and 05-3119-013-4040 (the "Property").

In accordance with Chapter 150 of the City Code, Chapter 28 of the Miami-Dade County Code, and in compliance with Chapter 177 of the Florida Statutes we are seeking approval of the Final Plat for the property referred to as "OLIVA'S SUBDIVISION."

The proposed Final Plat is consistent with the approved Tentative Plat, Site Plan, and development approvals; it contemplates the development of an 11-story building for mixed use purposes (retail, office, hotel, and restaurant). Copies of the approving resolutions (R2019-006, R2020-001, and R2021-003) are enclosed for easy reference.

Also enclosed please find our application together with other required documents; as well as copies of the approved Tentative Plat and executed Final Plat.

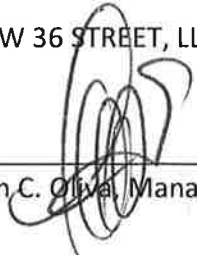
Based on the foregoing, we respectfully request your favorable recommendation and prompt scheduling of this application for Public Hearing.

Should you have any questions, comments, or require additional information, please do not hesitate to contact Cris Pires from our Surveyor's Team at Ford, Armenteros & Fernandez, Inc. at (305) 477-6472.

Thank you in advance for your considerate attention to this application.

Respectfully submitted,

4649 NW 36 STREET, LLC


By: Juan C. Oliva, Manager

4649 NW 36 STREET, LLC
4601 NW 36th St
Miami Springs, FL 33166

February 24, 2023

Chris Heid, City Planner
City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166

RE: Oliva's Subdivision – Plat Application (Final Plat)

Dear Mr. Heid:

I, Juan C. Oliva, as Manager of 4649 NW 36 STREET, LLC, the Owner of the Property in connection with the above referenced Application, consent to be represented by Cristina Pires and/or Omar Armenteros from Ford, Armenteros & Fernandez, Inc. (Surveyors of Record).

Sincerely,

4649 NW 36 STREET, LLC

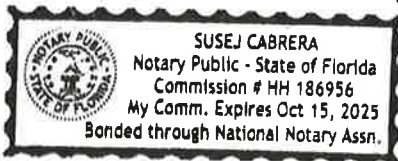

By: Juan C. Oliva, Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization this 6 day of March, 2023, by Juan C. Oliva, as Manager of 4649 NW 36 STREET, LLC, on behalf of the limited liability company. He is personally known to me or has produced _____, as identification and did/did not take an oath.

Witness my signature and official seal this 6 day of March, 2023, in the County and State aforesaid, the date and year last aforesaid.

Signature of Notary Public: _____



Print, Type Name here: _____

10/15/25
(Commission Expires)

HH 186956
(Commission Number)

(NOTARY SEAL)

4649 NW 36 STREET, LLC
4601 NW 36th St
Miami Springs, FL 33166

February 24, 2023

Chris Heid, City Planner
City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166

RE: Oliva's Subdivision – Plat Application (Final Plat)

Dear Mr. Heid:

I, Juan C. Oliva, as Manager of 4649 NW 36 STREET, LLC, the Owner of the Property in connection with the above referenced Application, consent to be represented by Gio Molliner, Operations Manager of Oliva Home Corp.

Sincerely,

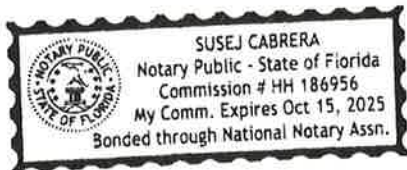
4649 NW 36 STREET, LLC


By: Juan C. Oliva, Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization this 6 day of March, 2023, by Juan C. Oliva, as Manager of 4649 NW 36 STREET, LLC, on behalf of the limited liability company. He is personally known to me or has produced _____, as identification and did/did not take an oath.

Witness my signature and official seal this 6 day of March, 2023, in the County and State aforesaid, the date and year last aforesaid.



(NOTARY SEAL)

Signature of Notary Public: 

Print, Type Name here: Susej Cabrera

10/15/25
(Commission Expires)

HH186956
(Commission Number)

4649 NW 36 STREET LLC

4649 NW 36 STREET
MIAMI SPRINGS, FL 33166

Wells Fargo, N.A.

63-751/631

3/27/2023

PAY TO THE
ORDER OF

City of Miami Springs

\$ **2,500.00

Two Thousand Five Hundred and 00/100*****

DOLLARS

City of Miami Springs

AUTHORIZED SIGNATURE

MEMO

Final Plat Application

⑈001261⑈ ⑆063107513⑆ ⑆448842383⑈

4649 NW 36 STREET LLC

City of Miami Springs

Final Plat Application 4601 - 4649 NW

3/27/2023

2,500.00

1001 - Wells Fargo Ba Final Plat Application

2,500.00

Security features. Details on back.

OPINION OF TITLE

To: **Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete "Abstract of Title" covering the period from the beginning of **JANUARY 1, 1977** to **March 23, 2023**, at the hour of **11:00 p.m.**, inclusive of the following described property:

SEE EXHIBIT "A"

I am of the opinion that on the last mentioned dated, the fee simple title to the above- described real property was vested in: **4649 NW 36 STREET, LLC, a Florida Limited Liability Company, with Juan C. Oliva, as Manager, authorized to sign on behalf of 4649 NW 36 STREET, LLC, a Florida Limited Liability Company.**

NOTE: For Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s), indicate comprising entity (ies) of the Limited Liability Company (ies), Limited Partnership (s) or Joint Venture (s) and identify who is authorized to execute on their behalf.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

<u>Instrument Type</u>	<u>Book Type</u>	<u>Recorded In Book No.</u>	<u>Page</u>
1. MORTGAGE	ORB	33479	385

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS
AND JUDGEMENTS:**

<u>Instrument Type</u>	<u>Book Type</u>	<u>Book No.</u>	<u>Page</u>
AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES BETWEEN MIAMI- DADE COUNTY AND 4601 NW 36 STREET, LLC AND 4649 NW 36 STREET, LLC	ORB	32030	2140

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority

4. **SPECIAL EXCEPTIONS:**

GRANT OF EASEMENT FOR ACCESS & UTILITY FACILITIES BETWEEN CITY OF MIAMI SPRINGS AND 4601 NW 36 STREET, LLC AND 4649 NW 36 STREET, LLC	ORB	32348	1414
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I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
22-548189	L&V Abstract & Title Services, LLC	19	1/1/1977 to 3/23/2023

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

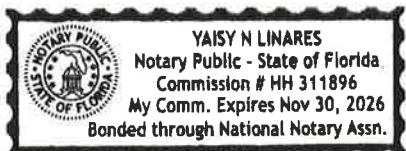
Respectfully submitted this 14 day of April, 2023.

HUGO L. GARCIA, ESQ.
 Florida Bar No. 1002333
FLORIDA GENERAL COUNSEL, P.A.
 3401 NW 82 Ave,
 Suite 360
 Doral, FL 33122
 Phone: (305) 704-2500
 E-mail: HGarcia@generalcounselfl.com

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 14 day of April, 2023, by **HUGO L. GARCIA, ESQ.**, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Yaisy Linares

My Commission Expires: 11/30/2026

EXHIBIT "A"

PARCEL 1:

Tract "A", Block 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami-Dade County, Florida, formerly known as Lot 14, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida. AND Lot 13, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida, Less the South 15 feet thereof.

AND

PARCEL 2:

The North 95.12 feet of the South 110.12 feet of Tract "D", Block 131 of REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida; formerly known as Lot 11 and the North 45.12 feet of Lot 12, Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, a subdivision according to the Plat thereof, recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

LESS the following:

Begin at a Point on the West line of said Tract "D", Block 131, which lies 15 feet North of the S.W. corner of said Tract "D", thence proceed $N02^{\circ}18'41''W$ ($N00^{\circ}12'40''E$ by deed) along the said West line of Tract "D", for a distance of 25.09 feet to the Point of curvature concave to the Northeast; thence proceed Southerly and Easterly along the arc of said curve having for its elements a central angle of $90^{\circ}12'40''$ for a distance of 39.36 feet to the Point of tangency of said curve on a line 15 feet North of and parallel to the South line of said Tract "D"; thence proceed $S87^{\circ}29'29''W$ (WEST by deed) along said line 15 feet North of and parallel to the South line of Tract "D" for a distance of 25.09 feet to the Point of Beginning.

AND

PARCEL 3:

That portion of the East 1/2 of the Alley as shown in Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, a subdivision according to the Plat thereof, recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida, being Bounded on the North by the Westerly extension of the North line of Tract "A", Block 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, Public Records of Miami-Dade County, Florida, and bounded on the South by the Westerly extension of the North line of the South 15 feet of Lot 13, Block 131, SECTION-2 OF

COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, Page 79, Public Records of Miami-Dade County, Florida.

TOGETHER WITH;

That portion of the West 1/2 of the Alley as shown in Block 131, SECTION-2 OF COUNTRY CLUB ESTATES, a subdivision according to the Plat thereof, recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida, being Bounded on the North by the Easterly extension of the North line of the North 95.12 feet of the South 110.12 feet of Tract "D", Block 131 of REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, Page 40, of the Public Records of Miami-Dade County, Florida and bounded on the South by the Easterly extension of the North line of the South 15 feet of said Tract "D".

OLIVA'S SUBDIVISION

A REPLAT OF TRACT "A", AND A PORTION OF TRACT "D", BLOCK 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, AND A PORTION OF LOT 13, AND A PORTION OF THE ALLEY, AS SHOWN IN BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, ALL IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN THE CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

FEBRUARY, 2023

KNOW ALL MEN BY THESE PRESENTS:

THAT SAID 4649 NW 36 STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED FINAL PLAT ENTITLED OLIVA'S SUBDIVISION, THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

PARCEL 1:
TRACT "A", BLOCK 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FORMERLY KNOWN AS LOT 14, BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LOT 13, BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 15 FEET THEREOF.

AND

PARCEL 2:

THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT "D", BLOCK 131 OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOT 11 AND THE NORTH 45.12 FEET OF LOT 12, BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE FOLLOWING:

BEGIN AT A POINT ON THE WEST LINE OF SAID TRACT "D", BLOCK 131, WHICH LIES 15 FEET NORTH OF THE S.W. CORNER OF SAID TRACT "D", THENCE PROCEED N02°18'41"W (N00°12'40"E BY DEED) ALONG THE SAID WEST LINE OF TRACT "D" FOR A DISTANCE OF 25.09 FEET TO THE POINT OF CURVATURE CONCAVE TO THE NORTHEAST, THENCE PROCEED SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 90°12'40" FOR A DISTANCE OF 39.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE ON A LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT "D"; THENCE PROCEED S87°29'29"W (WEST BY DEED) ALONG SAID LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT "D" FOR A DISTANCE OF 25.09 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 3:

THAT PORTION OF THE EAST 1/2 OF THE ALLEY AS SHOWN IN BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT "A", BLOCK 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 15 FEET OF LOT 13, BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

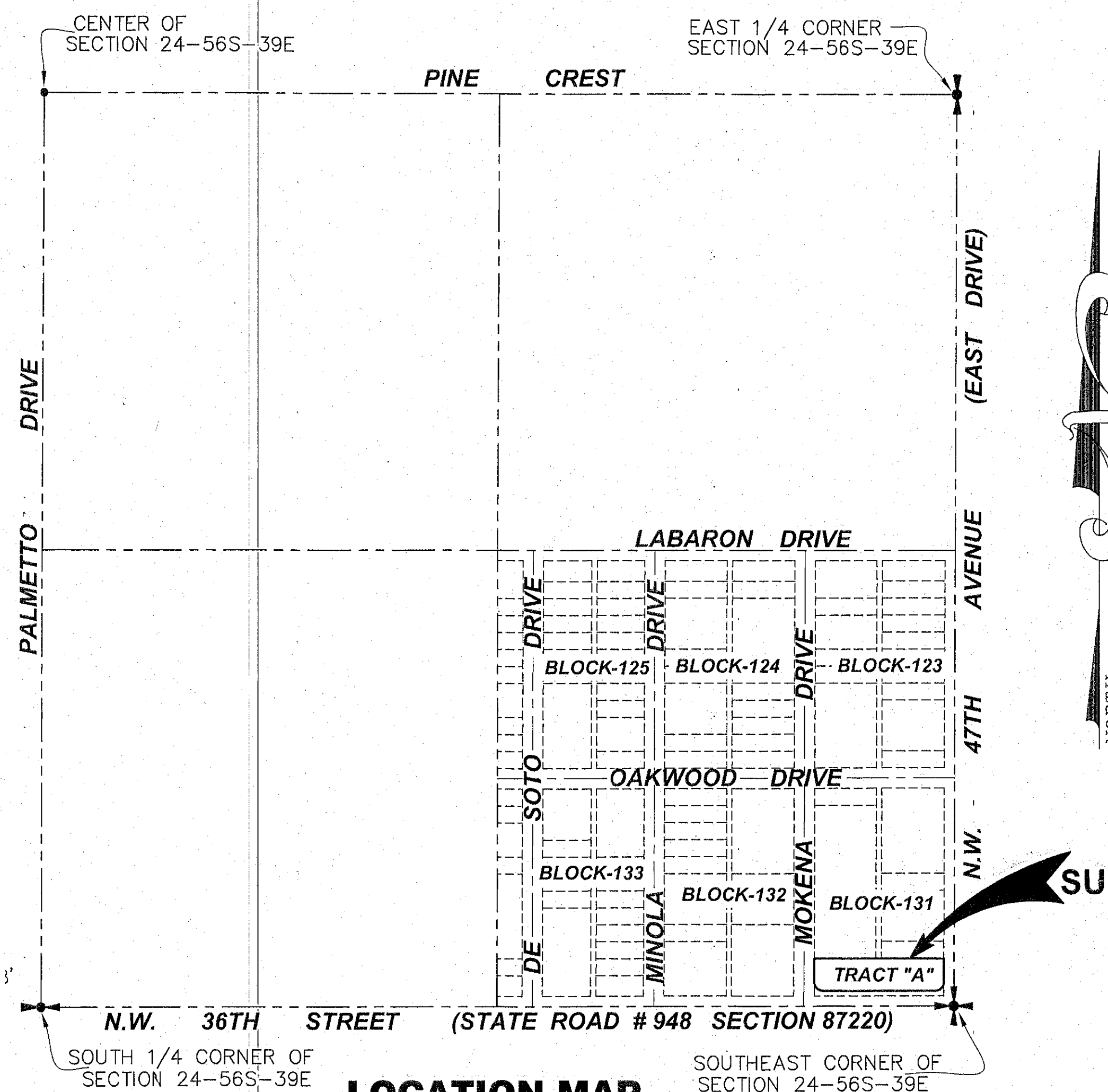
TOGETHER WITH:

THAT PORTION OF THE WEST 1/2 OF THE ALLEY AS SHOWN IN BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTH 95.12 FEET OF THE SOUTH 110.12 FEET OF TRACT "D", BLOCK 131 OF REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BOUNDED ON THE SOUTH EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 15 FEET OF SAID TRACT "D".

CITY OF MIAMI SPRINGS PLAT RESTRICTIONS:

THAT N.W. 47TH AVENUE (EAST DRIVE), AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT MOKENA DRIVE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.



LOCATION MAP
THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST
CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT N.W. 36TH STREET (STATE ROAD # 948), AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

OWNER'S PLAT RESTRICTION:

THAT THE UTILITY EASEMENTS AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, ARE HEREBY RESERVE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

LIST OF DOCUMENTS AFFECTING THIS PLAT:

GRANT OF EASEMENT FOR ACCESS & UTILITY FACILITIES BETWEEN THE CITY OF MIAMI SPRINGS AND 4601 NW 36 STREET, LLC AND 4649 NW 36 STREET, LLC RECORDED IN OFFICIAL RECORDS BOOK 32348, PAGE 1414.

ALL THE ABOVE AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AS MAY BE AMENDED.

CITY OF MIAMI SPRINGS APPROVALS:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN. THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____ A.D., 2023.

ATTEST _____ BY _____
CITY CLERK MAYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO THE CODE OF ORDINANCES, SECTION 150.019, AND 150.020 OF THE CITY OF MIAMI SPRINGS CODE, CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE, AND CHAPTER 177, PART I, FLORIDA STATUTES, BY THE UNDERSIGNED, A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT TO THE CITY OF MIAMI SPRINGS IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES. THIS _____ DAY OF _____ A.D., 2023.

BY: _____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, REGISTRATION NO. _____

MIAMI-DADE COUNTY APPROVALS:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE, CERTIFIED THIS _____ DAY OF _____ A.D., 2023.

SIGNED _____
DIRECTOR

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS, THIS _____ DAY OF _____ A.D., 2023.

SIGNED _____
DIRECTOR

SIGNED _____
COUNTY ENGINEER

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D., 20____, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY FLORIDA.

LUIS G. MONTALDO
CLERK AD INTERIM
CIRCUIT AND COUNTY COURTS

BY: _____
DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED OLIVA'S SUBDIVISION, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH PART I, CHAPTER 177, OF THE LAWS OF THE STATE OF FLORIDA.

FORD, ARMENTEROS & FERNANDEZ, INC.
L.B. NO. 6557

BY: _____
RICARDO RODRIGUEZ, P.S.M. FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5936
FEBRUARY 13, 2023.

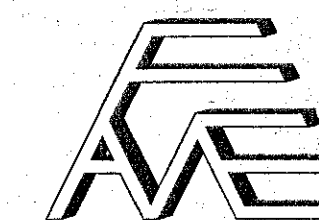
FORD, ARMENTEROS, & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA. 33172 L.B. NO. 6557

RICARDO RODRIGUEZ
PROFESSIONAL SURVEYOR
AND MAPPER
SEAL



OLIVA'S SUBDIVISION

A REPLAT OF TRACT "A", AND A PORTION OF TRACT "D", BLOCK 131, REVISED PLAT OF, PORTION OF, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 40, AND A PORTION OF LOT 13, AND A PORTION OF THE ALLEY, AS SHOWN IN BLOCK 131, SECTION-2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, ALL IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN THE CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA.



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

FEBRUARY, 2023

IN WITNESS WHEREOF:

THAT SAID 4649 NW 36 STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY JUAN C. OLIVA, AS MANAGER, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES ON THIS 24TH DAY OF MARCH, A.D. 2023.

4649 NW 36 STREET, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
JUAN C. OLIVA, AS MANAGER

WITNESSES:

1) [Signature] 2) [Signature]

Giovanni Molliner
PRINT NAME

Lourdes Y. Cabal
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF Florida S.S.
COUNTY OF Miami Dade

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JUAN C. OLIVA, AS MANAGER OF 4649 NW 36 STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 24 DAY OF March, A.D. 2023.

[Signature]

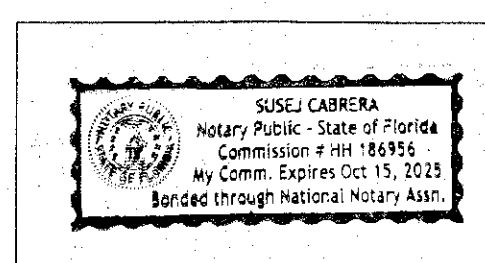
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: Susej Cabrera

NOTARY PUBLIC STATE OF: Florida

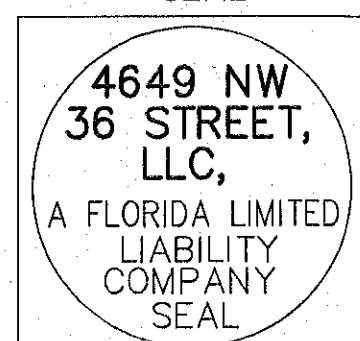
COMMISSION NUMBER: HH 186 956

MY COMMISSION EXPIRES: 10/15/2025



NOTARY SEAL

4649 NW 36 STREET, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
SEAL



MORTGAGEE: KNOW ALL MEN BY THESE PRESENTS:

THAT WELLS FARGO BANK, A NATIONAL ASSOCIATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE EXECUTED BY 4649 NW 36 STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MORTGAGOR, IN FAVOR OF WELLS FARGO BANK, A NATIONAL ASSOCIATION, MORTGAGEE, DATED OCTOBER 21, 2022, RECORDED ON NOVEMBER 28, 2022, IN OFFICIAL RECORDS BOOK 33479, PAGE 385, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

THAT SAID WELLS FARGO BANK, A NATIONAL ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ELENA SANTANA AS ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 24TH DAY OF MARCH, A.D., 2023.

WELLS FARGO BANK,
A NATIONAL ASSOCIATION

BY: [Signature]
SIGNATURE

Elena Santana
PRINT NAME

Vice President
PRINT TITLE

WITNESSES:

1) [Signature] 2) [Signature]

Nicole Lopez
PRINT NAME

Lourdes Y. Cabal
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF Florida S.S.
COUNTY OF Miami Dade

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Elena Santana AS Vice President OF WELLS FARGO BANK, A NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 24 DAY OF March, A.D., 2023.

[Signature]

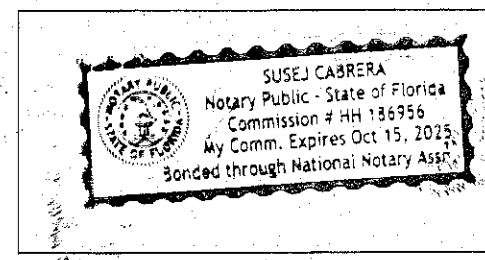
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: Susej Cabrera

NOTARY PUBLIC STATE OF: Florida

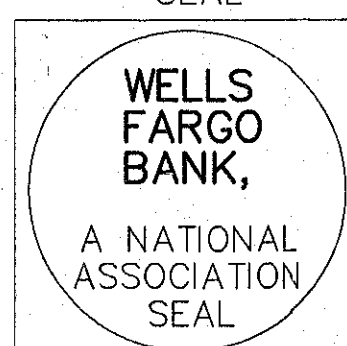
COMMISSION NUMBER: HH 186 956

MY COMMISSION EXPIRES: 10/15/2025



NOTARY SEAL

WELLS FARGO BANK,
A NATIONAL ASSOCIATION
SEAL



RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____ AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY FLORIDA.

LUIS G. MONTALDO
CLERK AD INTERIM
CIRCUIT AND COUNTY COURTS

BY: _____
DEPUTY CLERK

