

RESOLUTION NO. 2023 – 4128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A TENTATIVE PLAT APPLICATION BY R & J PORTFOLIO, LLC FOR PROPERTY LOCATED AT THE INTERSECTION OF ESPLANADE DRIVE AND HIBISCUS DRIVE AT HYPOTHETICAL 425 ESPLANADE DRIVE (FOLIO NO. 05-3119-020-0015); PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATIONS; PROVIDING FOR AUTHORIZATION; 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"), R & J Portfolio, LLC (the "Applicant") has submitted a tentative plat application (the "Application"), a copy of the tentative plat being attached hereto as Exhibit "A" and incorporated herein by reference (the "Preliminary Plat"), pertaining to a ± 0.22-acre parcel of property generally located at the intersection of Esplanade Drive and Hibiscus Drive at hypothetical 425 Esplanade Drive with Folio 05-3119-020-0015 (the "Property"), as legally described in Exhibit "A" attached hereto; and

WHEREAS, City staff reviewed the Application and recommends approval with conditions which must be satisfied prior to final plat approval; and

WHEREAS, on October 2, 2023, the City's Zoning and Planning Board conducted a public hearing and recommended approval of the Application; 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 Application in substantially the form attached hereto as Exhibit "A," subject to the satisfaction of all conditions listed in Section 3 herein, and finds that it meets the approval criteria set forth in the City Code.

Section 3. Conditions. The approval granted in Section 2 of this Resolution is subject to compliance with the following conditions, which the Applicant stipulated and agreed to at the public hearing and agrees to comply with and/or satisfy prior to final plat approval:

- a. The approval of the Preliminary Plat shall be in accordance with the Boundary and Topographic Survey entitled “ROYANNA SUBDIVISION” – Tentative Plat” as prepared by Abraham Hadad, Professional Surveyor and Mapper, State of Florida, License Authorization No. LS6006, dated revised 08-28-2023, consisting of two sheets, a copy of which is attached hereto as Exhibit “A.”
- b. The Applicant shall comply, prior to final plat approval, with all platting requirements of the City Code and Chapter 28 of the Miami-Dade County Code.
- c. Approval of this plat shall not constitute or imply zoning approval. Approval of any site plan allowing a project to be developed on this property, subsequent to the approval of the final plat, shall fully comply with all relevant zoning district regulations, including site improvements. Additional conditions may apply to the approval of a site plan.

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 Tentative Plat and to execute any other required documents necessary for approval of the Tentative Plat consistent with and to implement the intent of this Resolution, subject to review by the City Attorney.

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

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

Vice Mayor Jacky Bravo	<u>YES</u>
Councilmember Jorge Santin	<u>YES</u>
Councilmember Dr. Victor Vazquez, Ph.D.	<u>YES</u>

Councilmember Dr. Walter Fajet, Ph.D.
Mayor Maria Puente Mitchell

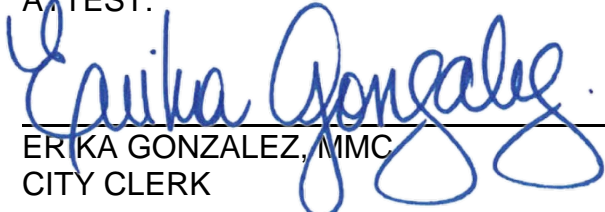
YES
YES

PASSED AND ADOPTED this 9th day of October, 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

TENTATIVE PLAT OF "ROYANNA SUBDIVISION"

A REPLAT OF A PORTION OF TRACT "A" OF "MIAMI SPRING BAPTIST CHURCH", RECORDED IN PLAT BOOK 71, AT PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA

SECTION 1) SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on March 13, 2023.

SECTION 2) LEGAL DESCRIPTION:

Tract "A", of MIAMI SPRINGS BAPTIST CHURCH, a subdivision according to the Plat thereof, as recorded in Plat Book 76, Page 71, of the Public Records of Miami-Dade County, Florida; LESS AND EXCEPT the Southwesterly 91.00 Feet of said Tract "A" as conveyed in Warranty Deed recorded in Official Records Book 31029, Page 1542.

Containing 9,746 Square Feet or 0.22 Acres, more or less, by calculations.

Property Address and Tax Folio Number:

4xx S. Esplanade Drive Miami Springs, Florida 33166
Folio No. 05-3119-020-0015

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey as defined in Rule 53-17.051, 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" = 20' or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Northwesterly Boundary Line of the Subject Site with an assumed bearing of N46°08'15"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120653 (City of Miami Springs), Map Panel No. 1206530253, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Warranty Deed, dated November 16th, 2020, recorded in Official Records Book 32884, Page 3736, Miami-Dade County Records.

Plat of "MIAMI SPRINGS BAPTIST CHURCH", recorded in Plat Book 76, Page 71, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number M-74, Elevation 9.41 feet.

SECTION 5) LIMITATIONS:

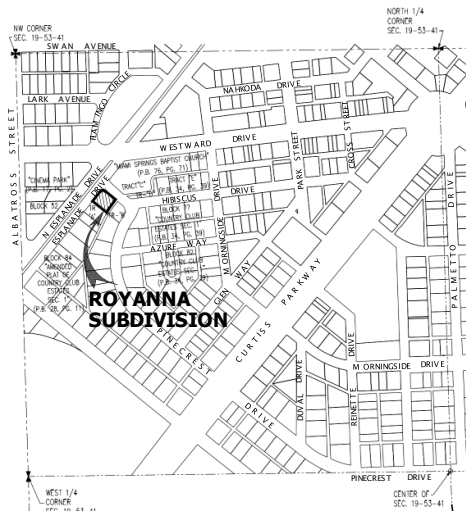
As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than that 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 that may appear in the 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.



LOCATION MAP
THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST,
CITY OF MIAMI SPRINGS, MIAMI-DADE COUNTY, FLORIDA
SCALE 1" = 300'



SECTION 6) CLIENT INFORMATION:

R & J PORTFOLIO, LLC,
19333 Collins Ave, #1207
Sunny Isles Beach, Florida 33160
Contact: Joanna
Phone: 305-302-6384

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Inc.; Comcast
TV-CABLE: AT&T-Overseas, Comcast
POSSIBLE WATER: Miami-Dade Water & Sewer Department
SANITARY SEWER: Miami-Dade Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

ZONING DATA:
Current Zoning Designation: P-2 (Church Use)
Proposed Zoning:
Existing Land Use: Vacant Land
Number of Tracts:

SECTION 9) MIAMI-DADE COUNTY FLOOD CRITERIA:

Flood Criteria: 6.0 Feet ± (MGVD 29)

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: plattng@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.

NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

Abraham Hadad, PDM
For the Firm
Registered Surveyor and Mapper 126006
State of Florida
HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number 1287097
1985 NW 88th Court, Suite 101
Doral, Florida 33172
Phone: 305-266-1188
Fax: 305-207-6845



Abraham
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NOTICE: Not valid without the signature and original raised 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.

HADONNE CORPORATION
 1985 NW 88th Court, Suite 101
 Doral, Florida 33172
 Phone: 305-266-1188
 Fax: 305-207-6845
HADONNE
 MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 R & J PORTFOLIO, LLC.
 4xx S. Esplanade Drive, Miami Springs, Florida 33166

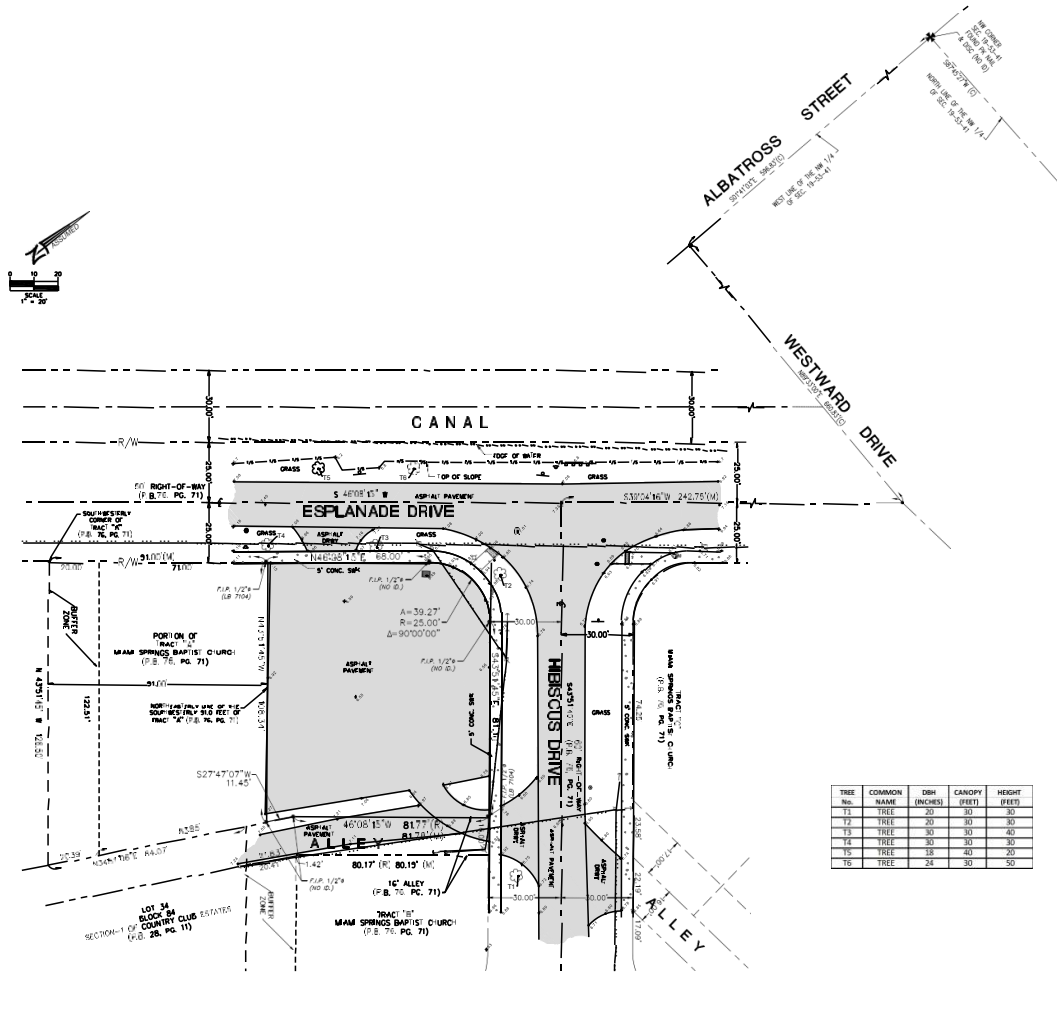
DATE	FILE
2023.09.11	M. M.
2023.09.11	R. I.
2023.09.11	J.S.
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TENTATIVE PLAT OF "ROYANNA SUBDIVISION"

A REPLAT OF A PORTION OF TRACT "A" OF "MIAMISPRING BAPTIST CHURCH", RECORDED IN PLAT BOOK 71, AT PAGE 76, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMISPRINGS, MIAMI DADE COUNTY, FLORIDA

LEGEND

SYMBOL	DESCRIPTION
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TREE NO.	COMMON NAME	DBH (INCHES)	CANOPY FEET	HEIGHT FEET
T1	TREE	20	30	30
T2	TREE	20	30	30
T3	TREE	30	30	40
T4	TREE	30	30	30
T5	TREE	18	40	20
T6	TREE	24	30	30

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LAND SURVEY AND TOPOGRAPHIC SURVEY
 R. & J. PHOTOLIO, LLC.
 4100 S. Esplanade Drive, Miami Springs, Florida 33166
HADONNE
 MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 23029
 2/2