



ZONING AND PLANNING

TUESDAY, AUGUST 4, 2015

6:00 P.M.

CITY HALL - COUNCIL CHAMBERS



CITY OF MIAMI SPRINGS, FLORIDA

ZONING AND PLANNING BOARD

Chairman Manuel Pérez-Vichot

Vice Chair Ernie Aloma
Board member Bob Calvert

Board member Bill Tallman
Board member Juan Molina

AGENDA

Regular Meeting

Tuesday, August 4, 2015

6:00 p.m.

City Hall - Council Chambers

201 Westward Drive – Miami Springs

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A) February 2, 2015

3. NEW BUSINESS

A) 02-ZP-15
SALVATORE NATOLI, SUCRE, LLC
4909 N.W. 36 STREET
Zoning: NW 36 ST. DISTRICT
Lot Size: N/A

Applicant is seeking the vacation of a portion of city-owned rights-of-way.

4. ADJOURNMENT

The decisions of the Zoning & Planning Board may be appealed to the Board of Appeals pursuant to Code Section 150.113. Any person appealing any decision may need to ensure that a verbatim record is made of the proceedings, which record includes the testimony and evidence upon which the appeal is made. (F.S. 286.0105)



City of Miami Springs, Florida

The regular meeting of the Miami Springs Zoning and Planning Board was held on Monday, February 2, 2015 in the Council Chambers at City Hall following the Board of Adjustment meeting.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:50 p.m.

Present were: Vice Chairman Ernie Aloma
Bill Tallman
Bob Calvert
Juan Molina

Abstained: Chairman Manuel Perez-Vichot

Also Present: City Attorney Jan K. Seiden
Planning and Zoning Director Chris Heid
Secretary to the Board Elora Sakal

2. NEW BUSINESS

- A) Case # 1-ZP-15
AQ Group, LLC
5051 NW 36 Street
Zoning: NW36, Northwest 36 Street District
Lot Size: 101,920 SF

Applicant is requesting the abandonment of a City-owned right-of-way (alley) 4,333 square feet in size, in order to construct a new hotel on an existing surface parking lot.

Chair Perez-Vichot abstained from discussion and voting for this item due to conflict of interest.

Zoning and Planning Director Chris Heid read his recommendation to the Board. He also provided a copy of the hotel that the Board approved recently on that site. He has worked with the Public Works Director to ensure that there are no issues as far as trash collection.

City Attorney Seiden clarified that all alleys are not necessarily City property but they are dedicated to the right of the City to use and for the public to use. The alley is not owned by anyone.

Planning and Zoning Director Heid stated that there are two conditions for approval. Any utilities located in the alley must be relocated at the applicant's expense in a location or manner that the City approves of. A unity of title must be executed combining all of the subject property of both public and private into a single parcel. The City shall be a party to the unity of title and manner and format of the documentation shall be at the sole discretion of the City and shall be recorded by the applicant with the Miami-Dade County Clerk's Office.

Board member Tallman moved to approve the vacation of the alley subject to the two conditions that any utilities location within the alley must be relocated at the applicant's expense and that the location and manner be approved by the City. That a unity of title should be executed combining all of the subject properties both public and private into a single parcel and that the City should be a party to the unity of title and the manner and format of the document shall be at the sole discretion of the City and shall be recorded by the applicant with the Miami-Dade County Clerk's Office. Board member Calvert seconded the motion which carried unanimously on voice vote.

3. ADJOURN

There was no further business to be discussed and the meeting was adjourned at 7:01 p.m.

Respectfully submitted:



Elora R. Sakal
Board Secretary

Adopted by the Board on
this ___ day of _____, 2015.

Vice Chair Ernie Aloma, Vice Chair

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

"The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council".

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT



201 Westward Drive
Miami Springs, FL 33166-5289
Phone: (305) 805-5030
Fax: (305) 805-5036

MEMORANDUM

TO: Zoning & Planning Board

FROM: Christopher Heid, City Planner

DATE: August 4, 2015

SUBJECT: Application for street abandonment and alley vacation

CASE # 2-ZP-15

APPLICANT: Sucre, LLC

ADDRESS: 4949 NW 36 Street

REQUEST: Applicant is requesting the abandonment of a portion of a City-owned street (La Villa Drive) 20,731 square feet in size, and the vacation of a portion of an alley, 4,284 square feet in size.

THE PROPERTY: The property is three separate parcels separated by a City-owned alley, and a City-owned street, La Villa Drive. The western and central parcels are identical, rectangular in shape, with 142 feet of frontage on NW 36 Street, and a depth of 346 square feet. Each parcel contains 49,132 square feet. La Villa Drive runs between the two parcels. It is a 60 foot wide street with a depth of 346 feet, for a total size of 20,731 square feet.

The eastern parcel is also rectangular in shape, with a width of 190 feet of frontage on Mineola Drive, and a depth of 142 feet, for a total lot size of 26,980 square feet. It abuts a 16 foot wide city-owned alley, at the rear (west).

In addition, the alley south of the eastern parcel also 16 feet wide and 146 feet in depth, running from the south property line of the eastern parcel, south to the north right-of-way line of NW 36 Street would be abandoned as well.

However, when rights-of-way are abandoned, half of the property goes to each adjacent private property owner. As such, the portion of La Villa Drive to be abandoned would go completely to the applicant, as they are the property owners on both sides of the Street. Similarly, the alley to the west of the eastern

parcel would go completely to the applicant, as they are the owners on both sides of the street. However, on the south portion of the alley, the west half would go to the applicant, while the east half would go to the adjacent private property owner.

In summary, the three private parcels contain a total of 125,244 square feet, or 2.87 acres. The street and alley to be abandoned is a total of 25,015 square feet, or 0.57 acres. The total lot size, after abandonment, would be 150,259 square feet, or 3.44 acres.

ANALYSIS: La Villa Drive has been closed to through traffic for years by a metal guardrail and landscaping to prevent cut through traffic into the residential neighborhood. Many of the other streets in the area have similar treatment. Therefore, there would be no impact on traffic flow on La Villa Drive, and little impact – other than trash collection- in the alley. And with the construction of a wall along the north property line, the adjacent residential areas will be better protected from the commercial activity on NW 36 Street.

RECOMMENDATION: It is recommended that the request for street abandonment and alley vacation be approved, subject to the following condition.

1. Any utilities currently located within the abandoned street and vacated alley must be relocated at the applicant's expense, in a location and manner to be approved by the City.
2. A six foot high CBS wall shall be constructed along the north property line.
3. A Unity-of Title shall be executed combining all of the subject property , both public and private, into a single parcel. The City shall be a party to the Unity-of-Title, and the manner and format of the document shall be at the sole discretion of the City, and shall be recorded by the applicant with the Miami-Dade County Clerk's Office.
4. Approval for the vacations must be obtained from Miami-Dade County and the Florida Department of Transportation, as applicable.
5. An Opinion of Title must be submitted for the review and approval of the City.



**ZONING AND PLANNING BOARD
CITY OF MIAMI SPRINGS, FLORIDA**

PETITION FOR A HEARING BEFORE THE ZONING & PLANNING BOARD

OFFICIAL USE ONLY

Case No. : 2-ZP-15 Date: _____ Fees Paid/ Receipt No. : _____

Date hearing is advertised: _____ Date set for Public Hearing: _____

The owner and/or his/her agent has _____ has not _____ submitted a petition regarding the subject within the last six months.

(I) (We) Salvatore Natoli, on behalf of Sucre, I.I.C of 4909 & 4849 NW 36th Street

Owners Name

Address Petition Requested For

Hereby petition the City of Miami Springs, Florida, to review the instant petition for Zoning and Planning approval on the following legally described property:

The legal description is See attached Exhibit "A"

Lot(s)

Block

Subdivision

The subject property is generally located at NW 36th Street and La Villa Drive

Interest of applicant to the premises affected: Agent for Owner

(Owner /I.essee/ Agent)

Lot Size: N/A Area of subject property: 0.57± acre (25,016± sq. ft.)
Square feet or acres

Number of street frontage & name of street(s): La Villa Drive – 345.55 feet;
Alley – 345.45 feet

Type of use and improvement proposed (state also whether new structures are to be built, existing structures used, or additions made to existing buildings): (i) Vacation of a portion of La Villa Drive extending approximately 345 feet north of N.W. 36th Street, and (ii) vacation of approximately 345 feet of an alley located immediately east of La Villa Drive, as reflected on the enclosed survey.

What reasons exist which permit the subject property to be used in accordance with the petition and supporting documentation. Please state the reasons:

 Please see attached Letter of Intent.

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:

 Please see attached Letter of Intent.

What change or changing conditions make the approval of this proposed plan/project necessary?

 Please see attached Letter of Intent.

Are there any other circumstances which justify the approval of the plan/project?

 Please see attached Letter of Intent.

If you are completing this application and are also the owner of the subject property, please complete the following:

State of Florida:

County of Miami-Dade:

(I) (We) Salvatore Natoli, being duly sworn, depose and say that I/we own one or more of the properties involved in this petition and that I/we have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

[Signature]
Signature of Owner

Signature of Co-Owner

Salvatore Natoli
Authorized Representative, Sucre, LLC

Printed Name of Co-Owner

Printed Name of Owner
786-614-8406

Daytime Phone Number

Daytime Phone Number

The contents of this Petition are Sworn to and subscribed before me this 13th day of July, 2015.

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

[Signature]
Signature of Notary Public- State of Florida

Signature of Notary Public- State of Florida



Print, Type, or Stamp Name of Notary Public

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: 01-31-2016
Personally known to me: _____
Produced Identification: FL.D.R.216
N346-760-60-292-0

Commission Expiration Date: _____
Personally known to me: _____
Produced Identification: _____

If you are completing this application as an agent of the subject property owner, please complete the following:

State of Florida:
County of Miami-Dade:

(I) (We) _____, being duly sworn, depose and say that I/we serve as _____ for the owner(s) in making this petition and that the owner(s) have authorized me/us to act in this capacity. I/We have familiarized myself/ourselves with the rules and regulations of the Zoning and Planning Board with respect to preparing and filling this petition and that the foregoing statements contained herein and other information attached hereto, present the arguments in behalf of the petition herein requested to the best of my/our ability and that the statements and information referred to above are, in all respects, true and correct to the best of my/our knowledge and belief.

Signature of Agent

Authorization Signature of Owner

Printed Name of Agent

Printed Name of Owner

Daytime Phone Number

Daytime Phone Number

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

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

Signature of Notary Public- State of Florida

Signature of Notary Public- State of Florida

Print, Type, or Stamp Name of Notary Public

Print, Type, or Stamp Name of Notary Public

Commission Expiration Date: _____
Personally known to me: _____
Produced Identification: _____

Commission Expiration Date: _____
Personally known to me: _____
Produced Identification: _____

EXHIBIT "A"

LEGAL DESCRIPTION (ALLEY)

A PORTION OF THE 16 FOOT ALLEY IN BLOCK 133, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF LOT 19, BLOCK 133 OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE N87°29'29"E FOR 8.00 FEET; THENCE S02°10'00"E FOR 10.00 FEET; THENCE N87°29'29"E FOR 8.00 FEET TO A POINT ON THE EAST LINE OF SAID ALLEY; THENCE S02°10'00"E ALONG THE EAST LINE OF SAID ALLEY, FOR 190.00 FEET TO THE S.W. CORNER OF LOT 9, BLOCK 133, OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S87°29'29"W FOR 8.00 FEET; THENCE S02°10'00"E FOR 145.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36th STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°27'46"W, ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36th STREET, FOR 8.00 FEET TO A POINT ON THE WEST LINE OF SAID ALLEY; THENCE N02°10'00"W ALONG THE WEST LINE OF SAID ALLEY, FOR 345.45 FEET TO THE POINT OF BEGINNING.

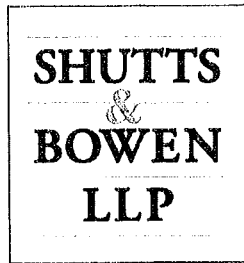
THE ABOVE DESCRIBED PARCEL CONTAINING 4,284 SQUARE FEET MORE OR LESS OR 0.10 ACRES MORE OR LESS.

LEGAL DESCRIPTION (LA VILLA DRIVE)

A PORTION OF THE 60 FOOT RIGHT-OF-WAY FOR LA VILLA DRIVE, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF TRACT A IN BLOCK 134 OF THE ABOVE NAMED PLAT OF REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE N87°29'29"E FOR 60.00 FEET TO THE N.W. CORNER OF LOT 19, BLOCK 133, OF THE ABOVE NAMED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES; THENCE S02°10'09"E ALONG THE EAST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 36th STREET, STATE ROAD 948, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 87220-2506, SHEET 7 OF 11 SHEETS; THENCE S87°27'46"W, ALONG THE RIGHT-OF-WAY LINE OF SAID N.W. 36th STREET, FOR 60.00 FEET; THENCE N02°10'09"W, ALONG THE WEST RIGHT-OF-WAY LINE OF LA VILLA DRIVE, FOR 345.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 20,732 SQUARE FEET MORE OR LESS OR 0.47 ACRES MORE OR LESS.



Founded 1910

SANTIAGO D. ECHEMENDIA
PARTNER
(305) 347-7321 Direct Telephone
(305) 347-7897 Direct Facsimile

E-MAIL ADDRESS:
SEchemendia@shutts.com

July 14, 2015

BY HAND DELIVERY

Mr. Chris Heid
Planning and Zoning Director
City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166

Re: Sucre, LLC's Request for Vacation of Right-of-Way

Dear Mr. Heid:

Our firm represents Sucre, LLC (the "Applicant"). The Applicant owns 13 parcels totaling approximately 2.83± acres located on the north side of N.W. 36th Street and adjacent to La Villa Drive and Minola Drive (the "Property"). This letter shall serve to respectfully request, on behalf of the Applicant, the City's approval of the closure of the segment of La Villa Drive extending approximately 345 feet north of N.W. 36th Street (the "La Villa Drive ROW") and approximately 345 feet of an alleyway located immediately east of La Villa Drive (the "Alley ROW"), as reflected on the enclosed survey, in order to facilitate the redevelopment of the Property.

The Applicant acquired the Property in February 2015 with the intent to redevelop the Property with a unified mixed use development in accordance with the NW 36th Street District regulations contained in the City's Comprehensive Plan and Zoning Code. According to the City's Comprehensive Plan, the intent of the NW 36th Street District is to encourage large-scale developments of a wide range of compatible and complementary uses, including hotels, retail and residential uses. The Property currently consists of 13 tax parcels located adjacent to and bisected by the La Villa Drive ROW and Alley ROW. The City's approval of the Petition would allow for the aggregation of these 13 parcels in order to create a unified development tract, which would facilitate redevelopment of the Property with a cohesive, mixed use development comprised of hotel, residential and retail uses.

The Petition is consistent with the goals, policies and objectives of the City's

MIADOC5 11236676 1
1500 Miami Center • 201 South Biscayne Boulevard, Miami, Florida 33131 • ph 305.358.6300 • fx 305.381.9982 • www.shutts.com

Comprehensive Plan. Policy 1.8.1 of the Comprehensive Plan allows for the vacation of right-of-way provided that the vacated right-of-way is not necessary to accommodate future storm or sanitary sewer facilities. The La Villa Drive ROW and Alley ROW are not needed for future City infrastructure needs, as the requested vacation of right-of-way will facilitate redevelopment of the Property and necessary infrastructure upgrades to service the unified project. As a result, infrastructure in the surrounding area will be upgraded to the benefit of all residents and businesses.

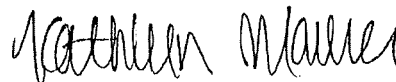
In addition, vacation of the subject right-of-ways would not adversely affect traffic circulation or roadway connectivity. The La Villa Drive ROW is a dead-end street, commencing at N.W. 36th Street and terminating at the north boundary of the Property. Therefore, vacating the La Villa Drive ROW would not adversely impact traffic circulation or roadway connectivity as it is currently an isolated segment of roadway bounded on all sides by the Applicant's Property. Approximately 200 feet of the Alley ROW is surrounded by the Applicant's Property, and the remaining 145 feet is bordered by an abutting gas station. However, the gas station is located at the corner of N.W. 36th Street and Minola Drive and has ingress and egress from both street frontages.

The vacation of the La Villa Drive ROW and Alley ROW is an integral component of the redevelopment of the Property. The approval of the Petition will facilitate the redevelopment of the Property, which will in turn help revitalize the NW 36th Street corridor by encouraging additional development and investment in the surrounding area. The Petition is also in the best interests of the City and its citizens, as redevelopment of the Property will improve the character and design of development along the NW 36th Street corridor in accordance with the City's Comprehensive Plan and Zoning Code regulations.

We respectfully request your favorable review of this Petition. Should you have any questions, comments, or require additional information, please do not hesitate to contact me at (305) 347.7321.

Yours very truly,

Shutts & Bowen LLP

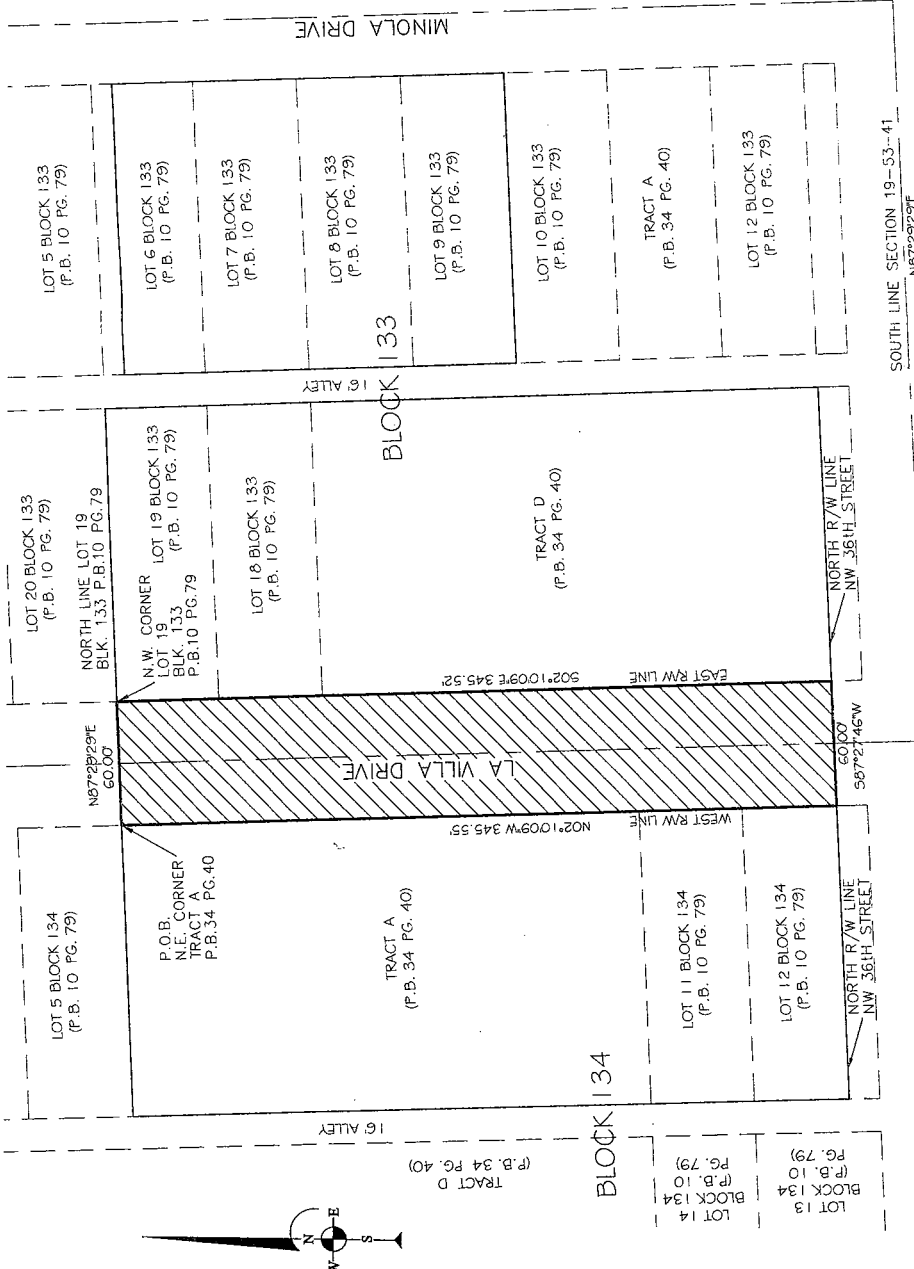


Santiago D. Echemendia
Kathleen Maurer

Enclosures

cc: Sucre, LLC
Salvatore Natoli
Peter Lagonowicz, Esq.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

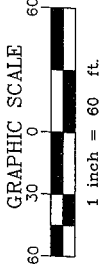


N.W. 36th STREET STATE ROAD 948
(AS PER F.D.O.T. R/W MAP FOR SECTION 87220-2506)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Manuel G. Vera
MANUEL G. VERA
Professional Surveyor and Mapper No. 2262
State of Florida



LEGAL DESCRIPTION:

A PORTION OF THE 60 FOOT RIGHT-OF-WAY FOR LA VILLA DRIVE, AS SHOWN ON THE FOLLOWING TWO PLATS; SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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THE ABOVE DESCRIBED PARCEL, CONTAINING 20,732 SQUARE FEET MORE OR LESS OR 0.47 ACRES MORE OR LESS.

SURVEYOR'S REPORT:

BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR S.R. 948 N.W. 36th STREET, ALONG THE SOUTH LINE OF SECTION 19-53-41, WHICH BEARS N 87°29'29\"/>

ABBREVIATIONS:

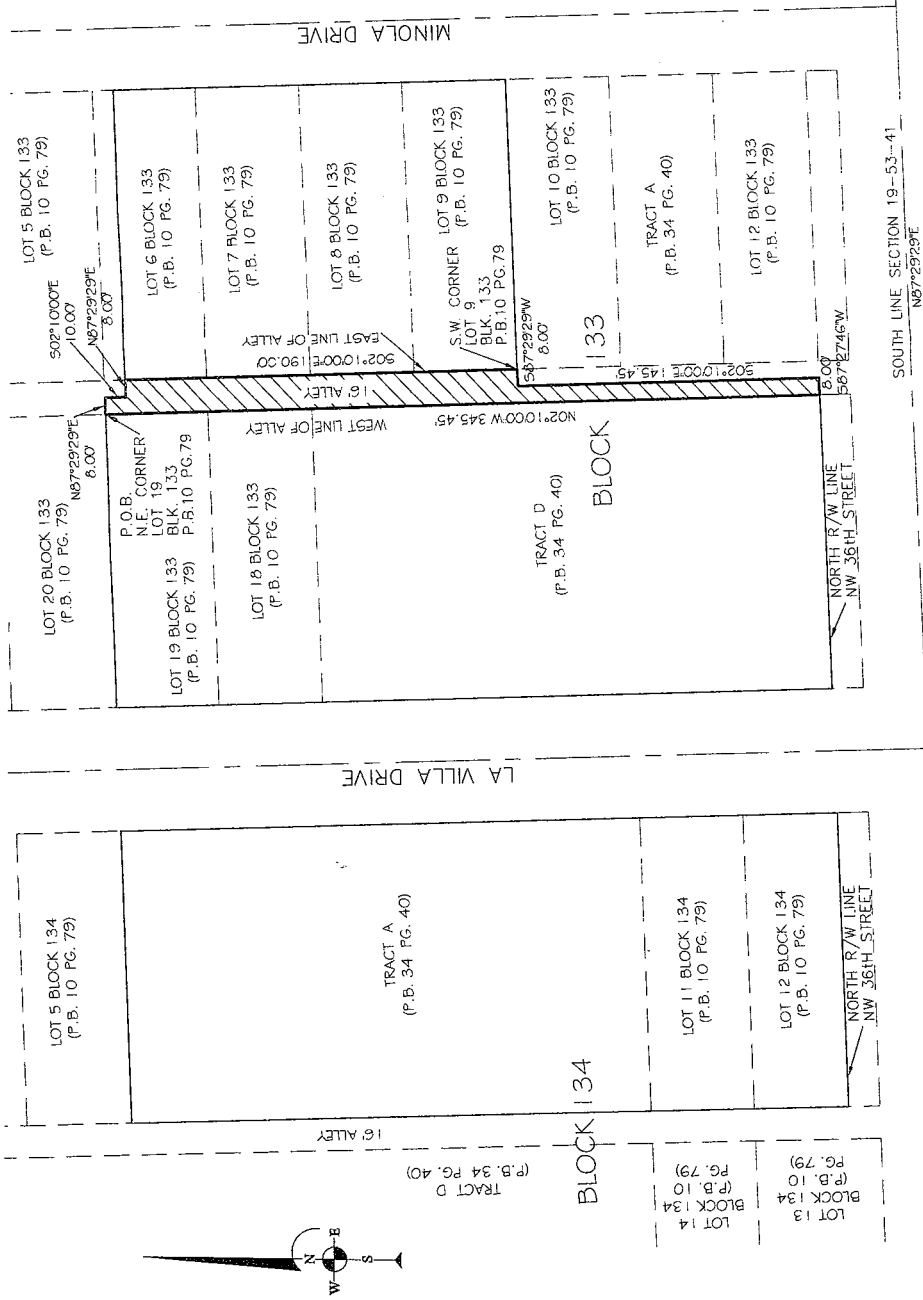
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- PG. PAGE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- BLK. BLOCK

NOT A SURVEY

MANUEL G. VERA & ASSOCIATES, INC. ENGINEERS & MAPPERS 13865 SW 17th Street, Suite 200, Davie, FL 33317 P.O. BOX 20278, Miami, FL 33220 Tel: (305) 941-1995 Fax: (305) 941-1996		DATE	REVISIONS:
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		DATE	REVISIONS:
JOB NO. 14-06-00	SCALE 1"=60'	DATE 01-08-15	
DRAWN BY S.N.			

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

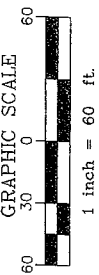


N.W. 36th STREET STATE ROAD 948
 (AS PER F.D.O.T. R/W MAP FOR SECTION 87220-2506)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Manuel G. Vera
 MANUEL G. VERA
 Professional Surveyor and Mapper No. 2262
 State of Florida



LEGAL DESCRIPTION:

A PORTION OF THE 16 FOOT ALLEY IN BLOCK 133, AS SHOWN ON THE FOLLOWING TWO PLATS: SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 79 AND REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 40, BOTH OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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SURVEYOR'S REPORT:

BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR S.R. 948 N.W. 36th STREET, ALONG THE SOUTH LINE OF SECTION 19-53-41, WHICH BEARS N 87°29'29" E.

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

ABBREVIATIONS:

- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- P.G. PAGE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- BLK. BLOCK

MANUEL G. VERA & ASSOCIATES, INC.		DATE: _____	
Surveyors MDP-PEIS		REVISIONS:	
1990 S.W. 42nd Court, Suite 11, 33173 Ft. Lauderdale, FL 33309		DATE: _____	
P.O. BOX 20202, Miami, FL 33122 Phone: (305) 581-4070		DRAWN BY: _____	
FAX: (305) 581-4071		SCALE: _____	
		DATE: 01-08-15	
		S.N. _____	
		F.R. PG. _____	
		JOB No. 14-05-40	
		14-05-40	
		14-05-40	

NOT A SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.