IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:
Agenda Date: 5-31-13
Tentative No.: T- 22517-4-EXT-NO
Received Date: 5-17-13

Number of Sites : (1)

FEES:

Subdivision Control	$1,872.00
Plus $10.90 per site in excess of 6 sites	$0.00
D.E.R.M.	$210.00
AMOUNT FOR TENTATIVE WITHIN MUNICIPALITIES=>	$2,082.00
Concurrency Review Fee (*6.00% of Sub-Total) --	$124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>	$2,206.92 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: City of Miami Sec.: 14 Twp.: 53 S. Rge.: 41 E. / Sec.: ___ Twp.: ___ S. Rge.: ___ E.

1. Name of Proposed Subdivision: NORTHWESTERN TRACTS
2. Owner's Name: The Village Miami, Ltd. Phone: 305-696-4450
   Address: 8500 N.W. 25 Avenue City: Miami State: FL Zip Code: 33147
   Owner's Email Address: oliverg@newurbandevelopment.org
3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 305-652-7010
   Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025
   Surveyor's Email Address: mjohnson@shiskin.com
4. Folio No(s).: 01-3114-001-0010 / ___ / ___ / ___
5. Legal Description of Parent Tract: see attached Exhibit "A"
6. Street boundaries: N.W. 67 Street to N.W. 69 Street & N.W. 7 Avenue to N.W. 10 Avenue
7. Present Zoning: C-2, R-3 & G/I Zoning Hearing No.: ___
8. Proposed use of Property:
   Single Family Res.(___ Units), Duplex(___ Units), Apartments(___ Units), Industrial/Warehouse(___ Square .Ft.), Business(___ Sq. Ft.), Office(___ Sq. Ft.), Restaurant(___ Sq. Ft. & No. Seats ___), Other (___ Sq. Ft. & No. of Units ___)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
SS:
COUNTY OF MIAMI-DADE)

THE VILLAGE MIAMI, LTD.
Signature of Owner: Oliver L. Gross
(Print name & Title here): Oliver L. Gross

BEFORE ME, personally appeared Oliver L. Gross this 2 day of May 2013 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ___ or produce ___ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 2 day of May 2013, ___ A.D.

Signature of Notary Public: Natacha Desamours
(Print, Type name here: Natacha Desamours)

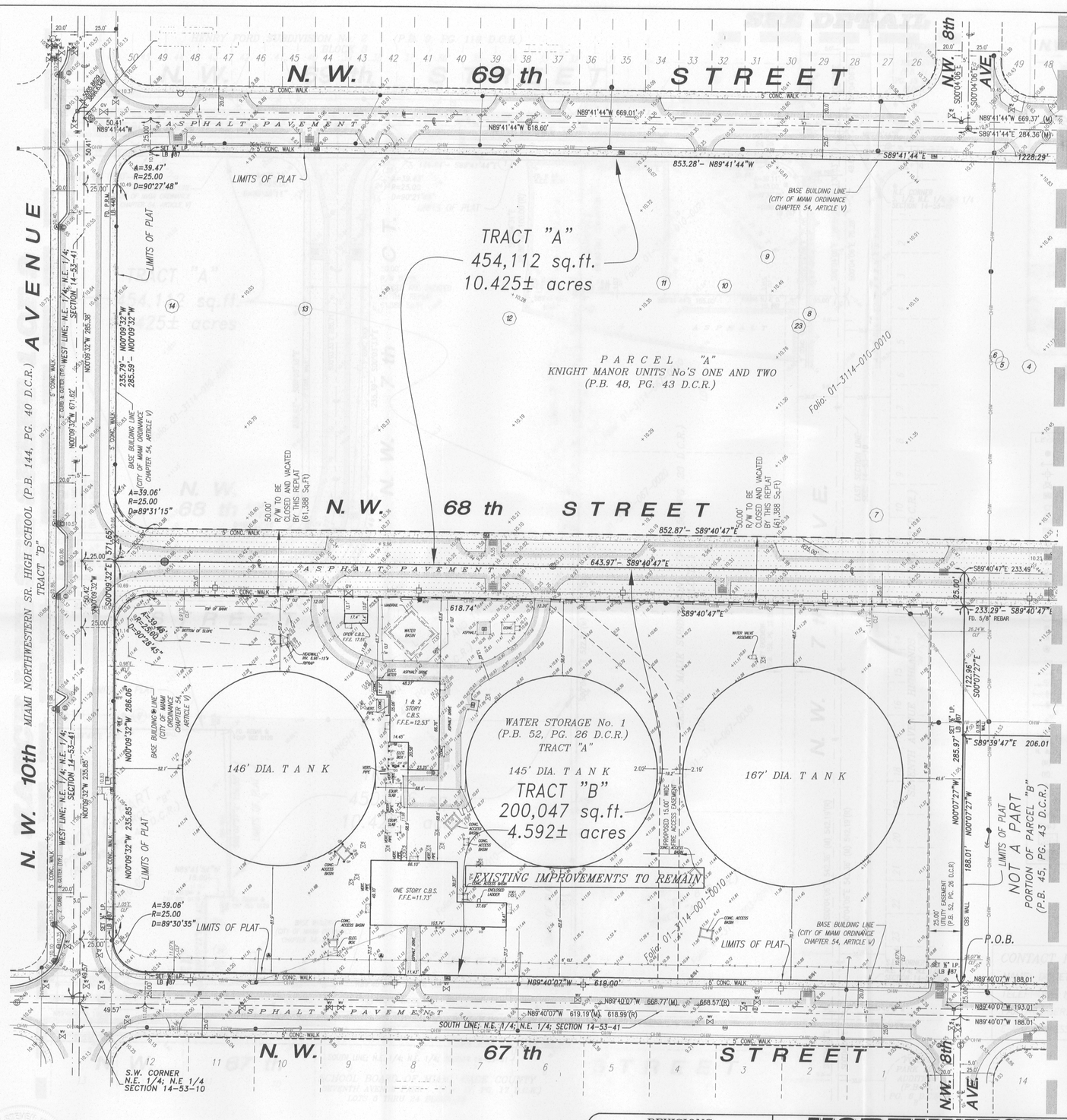
NATACHA DESAMOURS
MY COMMISSION EXPIRES July 18, 2015
(NOTARY SEAL)
#EE 119270
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

7/18/15 (Commission Expires) EE 11332 (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065

TENTATIVE PLAT T-22517-6-EXT.
NORTHWESTERN TRACTS
SEC. 14, TWP. 53 S, RGE. 41 E DISTRICT 2
ZONING: C-2 & R-3
CITY OF MIAMI



Scale: 1"=40'
0 40 80 120

This is a "Boundary and Topographic Survey"

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

K:\145341\KNIGHT MANORS UNITS 1 & 2\SURVEY\dwg\NORTHWESTERN TRACTS T-PLAT REV 021610.(060314).dwg

LEGEND:

- DENOTES WOOD POWER POLE
- DENOTES ANCHOR
- DENOTES CONCRETE LIGHT POLE
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES FIRE HYDRANT
- DENOTES GAS VALVE
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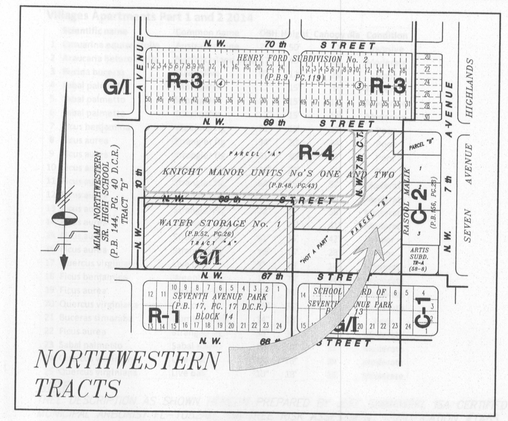


LOCATION MAP

A PORTION OF THE N.E. ¼ OF THE N.E. ¼, OF SECTION 14, TOWNSHIP 53 S, RANGE 41 E.
SCALE 1" = 300'

NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N89°41'44"W ALONG THE CENTERLINE OF N.W. 69 th STREET.
2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3) THE AREA OF TENTATIVE PLAT LIMITS AS SHOWN HEREON= 15.017.± ACRES (654,160 Sq. ft) INCLUDING THE RIGHT-OF-WAY TO BE CLOSED AND VACATED.
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) PREPARED FOR: PENINSULA DEVELOPERS
6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AH (EL 11) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120650 0304 L, MAP No 12086C0304L DATED 09-11-09.
8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS
11) ELEVATIONS SHOWN HEREON RELATE TO CITY OF MIAMI DATUM, (MEAN LOW WATER BAY DATUM).
12) BENCHMARKS:
    A) NORTH RIM OF A SANITARY SEWER MANHOLE AT CENTERLINE INTERSECTION OF N.W. 8th AVENUE AND N.W. 70th STREET ELEV. 10.81 (CITY DATUM) -0.26 = ELEV. 10.55 (N.G.V.D.)
    B) BROKEN NAIL AT CENTER LINE AND MONUMENT LINE INTERSECTION OF N.W. 8th AVENUE AND N.W. 67th STREET ELEV. 8.56 (CITY DATUM) -0.26 = ELEV. 8.30 (N.G.V.D.)
13) THAT AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THE RIGHT-OF-WAY OF N.W. 68th STREET AND N.W. 7th COURT LYING WITHIN THE LIMITS OF THIS PLAT.

LEGAL DESCRIPTION:

TRACT "A", WATER STORAGE NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52 AT PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

PARCELS "A" AND "B", KNIGHT MANOR UNITS NO'S ONE AND TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48 AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

LESS

BEGINNING AT THE S.W. CORNER OF SAID PARCEL "B", PLAT OF KNIGHT MANOR UNITS NO'S ONE AND TWO; THENCE NORTH 00 DEGREES 07 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF THE AFOREMENTIONED PARCEL "B", FOR 188.01 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 47 SECONDS EAST FOR 206.01; THENCE SOUTH 00 DEGREES 07 MINUTES 27 SECONDS EAST FOR 126.55 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 54 SECONDS WEST FOR 18.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 27 SECONDS EAST FOR 61.43 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 07 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL "B", FOR 188.01 FEET TO THE POINT OF BEGINNING.

ALSO LESS OUT:

THE NORTH 100.00 FEET OF THE EAST 165.00 FEET OF SAID PARCEL "B", PLAT OF KNIGHT MANOR UNITS NO'S ONE AND TWO.

TOGETHER WITH:

THE RIGHTS-OF-WAY FOR N.W. 68th STREET AND N.W. 7th COURT LYING WITH THE LIMITS OF THE ABOVE DESCRIBED PROPERTY

REVISIONS

Date	Remarks	By
03/21/06	REVISED PER CITY COMMENTS (03/09/06)	J.G.H.
02/16/10	REVISED TRACT LINE AND AREAS	J.G.H.
01/17/13	REVISED CONTACT INFORMATION	J.G.H.
06/03/14	REVISED PER ARBORIST COMMENTS	GR
08/28/14	UPDATE SURVEY: No. 201166	CSJ

NORTHWESTERN TRACTS TENTATIVE PLAT

PARCEL "A" AND A PORTION OF PARCEL "B", KNIGHT MANOR UNITS NO'S ONE AND TWO AS RECORDED IN PLAT BOOK 48, AT PAGE 43, AND TRACT "A", WATER STORAGE NO.1, AS RECORDED IN PLAT BOOK 52, AT PAGE 26, ALL OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

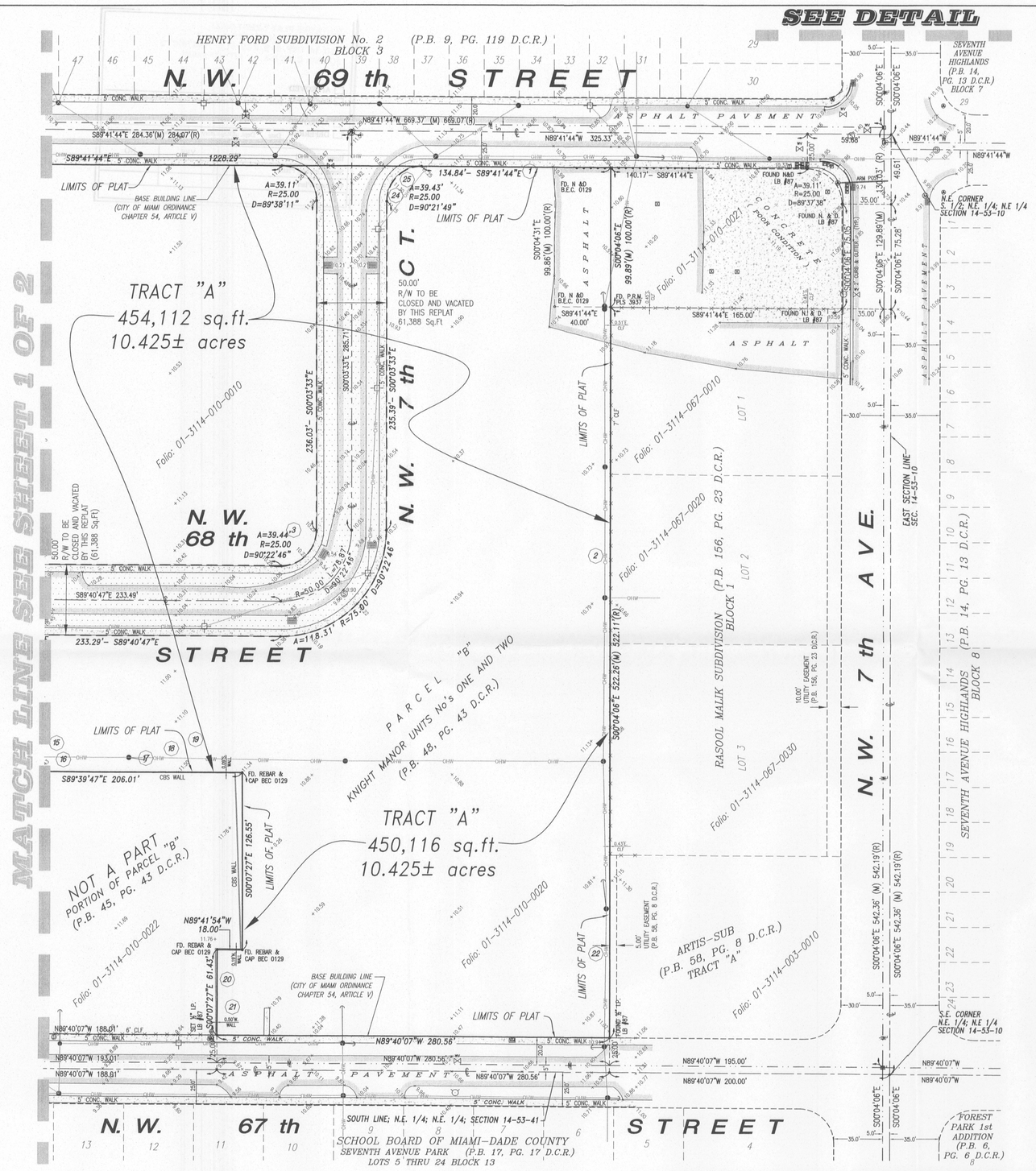
LYING IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA SECTION 14, TOWNSHIP 53 SOUTH, RANGE 41 EAST.

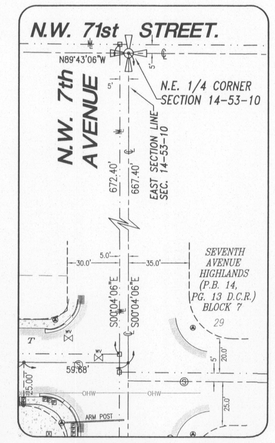
Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS LB#87
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (305)652-7010 FAX: (305)652-8284

By: _____

Registered Land Surveyor No. _____ State of Florida
Registered Engineer No. _____ State of Florida

Drawn By: D.R.L. Date: 11-29-05		Checked By: R.F.J. Date: 02/09/06
Order No.191704	FB. Sketches & 2162 Pg. 58	Scale: 1" = 40'
File No. AJ-4418		Sheet No. 1 of 2 Sheet





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- DENOTES EXISTING ASPHALT

Villages Apartments Part 1 and 2 2014

	Scientific name	Common name	DBH	Height	Canopy dia	Condition
1	Casuarina equisetifolia	Australian pine	25"	50'	62'	Invasive
2	Araucaria heterophylla	Norfolk Island pine	17"	40'	14'	Moderate
3	Bucida buceras	Black olive	9"	12'	25'	Poor
4	Sabal palmetto	Sabal palm	12"	15'	9'	Moderate
5	Sabal palmetto	Sabal palm	8"	15'	11'	Moderate
6	Sabal palmetto	Sabal palm	12"	15'	11'	Moderate
7	Ficus benjamina	Weeping fig	21"	15'	39'	Poor
8	Ficus aurea	Strangler fig	34"	20'	34'	Poor
9	Ficus aurea	Strangler fig	61"	30'	47'	Poor
10	Ficus aurea	Strangler fig	34"	20'	41'	Poor
11	Ficus aurea	Strangler fig	64"	35'	57'	Moderate
12	Ficus aurea	Strangler fig	26"	30'	58'	Moderate
13	Ficus aurea	Strangler fig	22"	25'	58'	Moderate
14	Ficus aurea	Strangler fig	38"	25'	41'	Moderate
15	Ficus aurea	Strangler fig	61"	35'	42'	Poor
16	Ficus aurea	Strangler fig	19"	15'	28'	Poor
17	Quercus virginiana	Live oak	7"	18'	14'	Moderate
18	Ficus benjamina	Weeping fig	17"	25'	34'	Moderate
19	Ficus aurea	Strangler fig	47"	35'	72'	Moderate
20	Quercus virginiana	Live oak	25"	35'	53'	Moderate
21	Buceras simaruba	Gumbo limbo	14"	18'	23'	Poor
22	Ficus aurea	Strangler fig	36"	30'	57'	Moderate
23	Sabal palmetto	Sabal palm	12"	16"	12'	Moderate
24	Quercus virginiana	Live oak	18"	18"	29'	Moderate
25	Quercus virginiana	Live oak	10"	18'	16'	Moderate

NOTE:
TREE DESCRIPTION AS SHOWN HEREON PREPARED BY JEFF SHIMONSKI, ISA CERTIFIED MUNICIPAL ARBORIST FL-1052AM, ISA TREE RISK ASSESSMENT QUALIFICATION #1465, PRESIDENT, TROPICAL DESIGNS OF FLORIDA ON MARCH 27, 2014.

DEVELOPMENT INFORMATION:

OWNERS: -NAME: THE VILLAGE MIAMI, LTD
ADDRESS : 555 NE 15TH STREET, SUITE 213, MIAMI, FLORIDA 33132
PHONE : (305) 375-0390
FAX : (305) 375-8220

-NAME: MIAMI-DADE COUNTY WATER AND SEWER
ADDRESS : 3071 SW 38 AVE, MIAMI, FLORIDA, 33146
PHONE : (786) 552-8156
FAX : (786) 552-8647

NUMBER OF TRACTS: 2

TRACT "A": 450,116 sq.ft. (10.425± acres)
TRACT "B": 200,047 sq.ft. (4.592± acres)

UTILITIES: MIAMI-DADE WATER AND SEWER AUTHORITY DEPARTMENT

DADE COUNTY FLOOD CRITERIA: 7.0 (PER PLAT BOOK 120, PAGE 13)

EXISTING ZONING: R-4 (MULTI-FAMILY MEDIUM-DENSITY RESIDENTIAL) PER CITY OF MIAMI ORDINANCE 11,000 AS AMENDED, ARTICLE 4, SECTION 401, SCHEDULE OF DISTRICT REGULATIONS.

G/I (GOVERNMENT & INSTITUTIONS) PER CITY OF MIAMI ORDINANCE 11,000 AS AMENDED, ARTICLE 4, SECTION 401, SCHEDULE OF DISTRICT REGULATIONS.

PROPOSED USE:

TRACT "A"
MULTI-FAMILY RESIDENTIAL
BUILDING: 6
STORIES: 10
TOTAL RESIDENTIAL UNITS: 567

TRACT "B"
TO REMAIN AS WATER PLANT

CONTACT PERSON INFORMATION
NAME: DOUETTE PRYCE
TELEPHONE NUMBER: (954) 258-2727
FAX NUMBER: (305) 696-4455
E-MAIL ADDRESS: dpryce@pryceresources.com

I HEREBY CERTIFY: That this "TENTATIVE PLAT" of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction This survey complies with the Minimum Technical Standards adopted by the Florida State Board of Surveyors and Mappers pursuant to Chapter 5J-17 Florida Administrative Code.

Schwebke-Shiskin & Associates, Inc.

By: _____
Mark Steven Johnson, Sec'y-Treas.
Professional Land Surveyor #4775
State of Florida .

This is a "Boundary and Topographic Survey"

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

REVISIONS

Date	Remarks	By
03/23/06	REVISED PER CITY COMMENTS (03/09/06)	J.G.H.
02/16/10	REVISED TRACT LINE AND AREAS	J.G.H.
07/19/11	UP DATE SURVEY	L.E.C.
03/17/13	REVISED CONTACT INFORMATION	J.G.H.
06/03/14	REVISED PER ARBORIST COMMENTS	GR
08/28/14	UPDATE SURVEY. No. 203166	CSJ

NORTHWESTERN TRACTS TENTATIVE PLAT

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By: _____
Registered Land Surveyor No. _____ State of Florida
Registered Engineer No. _____ State of Florida

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