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

Number of Sites : (1)

FEES:

P.W.W.M.	$1,872.00
Plus $10.90 per site in excess of 6 sites	$0.00
P.E.R.A.	$210.00
PRINT	$2,082.00

FOR OFFICIAL USE ONLY:
Agenda Date: 10-11-13
Tentative No.: T-23417-1-NEW
Received Date: 10-1-13

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: MIAMI Sec.: 36 Twp.: 53 S. Rge.: 41 E. / Sec.: ___ Twp.: ___ S. Rge.: ___ E.

1. Name of Proposed Subdivision: Courtside Apartments
2. Owner's Name: Miami-Dade County Phone: 786-469-4600
   Address: 701 NW First Court City: Miami State: FL Zip Code: 33136
   Owner's Email Address: c/o rbailine@stearnsweaver.com
3. Surveyor's Name: HSQ Group, Inc. Phone: 561-392-0221
   Address: 1489 West Palmetto Park Road, #340 City: WPB State: FL Zip Code: 33486
   Surveyor's Email Address: Donna@hsqgroup.net
4. Folio No(s).: 01-3136-064-0020 / ___ / ___ / ___
5. Legal Description of Parent Tract: See attached
6. Street boundaries: ~~Between NW 16th Street and NW 3rd Avenue~~ NW 17 ST. + NW 4 AVE
7. Present Zoning: T6-8-O Zoning Hearing No.: ___
8. Proposed use of Property:
   Single Family Res.(___ Units), Duplex(___ Units), Apartments(64 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 P.E.R.A. 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)

Signature of Owner: Lucia Davis-Raiford
(Print name & Title here): Lucia Davis-Raiford, Director

BEFORE ME, personally appeared Lucia Davis-Raiford this 7th day of August, 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 7th day of August 2013 A.D.

NOTARY PUBLIC STATE OF FLORIDA
RICHARD M. SIGNORI
MY COMMISSION # EE 162192
EXPIRES: January 26, 2016
Bonded Thru Budget Notary Services

Signature of Notary Public: [signature]
(Print, Type name here: Richard M. Signori)

(NOTARY SEAL) (Commission Expires) (Commission Number)

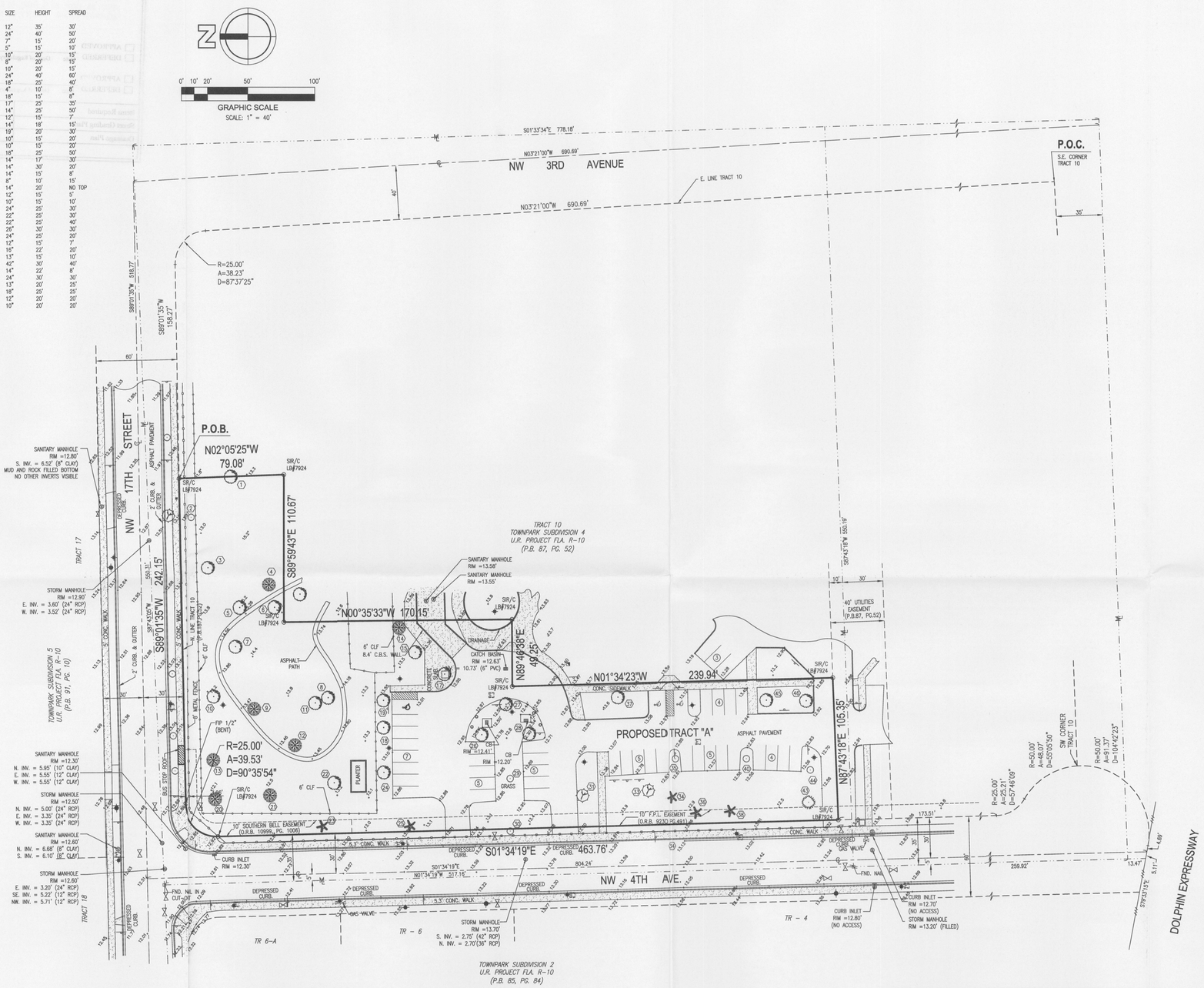
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

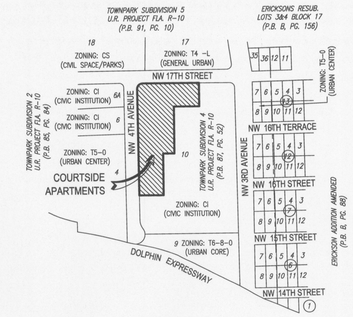
837.2- 11/01/065

TENTATIVE PLAT T-23417-4-EXT.
COURTSIDE APARTMENTS
SEC. 36; TWP. 53 S; RGE. 41 E DISTRICT 3
ZONING: T6-8-0 CITY OF MIAMI

TREE TABLE

TREE NO.	TREE TYPE (COMMON NAME)	TREE TYPE (BOTANICAL NAME)	SIZE	HEIGHT	SPREAD
1	LIVE OAK	QUERCUS VIRGINIANA	12"	35'	30'
2	BLACK OLIVE	BACIDA BUCERAS	24"	40'	50'
3	LIVE OAK	QUERCUS VIRGINIANA	7"	15'	20'
4	HONG KONG ORCHID	BAUHINIA BLAKEANA	5"	15'	10'
5	LIVE OAK	QUERCUS VIRGINIANA	10"	20'	15'
6	LIVE OAK	QUERCUS VIRGINIANA	8"	20'	15'
7	LIVE OAK	QUERCUS VIRGINIANA	10"	20'	15'
8	ALMOND	PRUNIS DULCIS	24"	40'	60'
9	FICUS	FICUS CARICA	18"	25'	40'
10	LIVE OAK	QUERCUS VIRGINIANA	4"	10'	8'
11	MANGO	MANGIFERA INDICA	18"	15'	8"
12	FICUS	FICUS CARICA	17"	25'	35'
13	ROYAL POINCIANA	DELONIX REGIA	14"	25'	50'
14	SWEET ACASIA	ACASIA FARNESIANA	12"	15'	7'
15	LIVE OAK	QUERCUS VIRGINIANA	14"	18'	15'
17	LIVE OAK	QUERCUS VIRGINIANA	19"	20'	30'
18	LIVE OAK	QUERCUS VIRGINIANA	10"	15'	20'
19	LIVE OAK	QUERCUS VIRGINIANA	10"	15'	20'
20	ROYAL POINCIANA	DELONIX REGIA	18"	25'	50'
21	ROYAL POINCIANA	DELONIX REGIA	14"	17'	30'
22	ALMOND	PRUNIS DULCIS	14"	30'	20'
23	ROYAL PALM	ROYSTONEA ELATA	14"	15'	8'
24	LIVE OAK	QUERCUS VIRGINIANA	8"	10'	15'
25	ROYAL PALM	ROYSTONEA ELATA	14"	20'	NO TOP
26	LIVE OAK	QUERCUS VIRGINIANA	12"	15'	5'
27	LIVE OAK	QUERCUS VIRGINIANA	10"	15'	10'
28	LIVE OAK	QUERCUS VIRGINIANA	24"	25'	30'
29	BLACK OLIVE	BACIDA BUCERAS	22"	25'	30'
30	BLACK OLIVE	BACIDA BUCERAS	22"	25'	40'
31	MAHOGANY	SWIETENIA MAHOGANI	26"	30'	30'
33	GUMBO LIMBO	BERSERA SIMBARUBA	24"	25'	20'
34	ROYAL PALM	ROYSTONEA ELATA	12"	15'	7'
35	BLACK OLIVE	BACIDA BUCERAS	16"	22'	20'
36	ROYAL PALM	ROYSTONEA ELATA	13"	15'	10'
37	LIVE OAK	QUERCUS VIRGINIANA	42"	30'	40'
38	ROYAL PALM	ROYSTONEA ELATA	14"	22'	8'
40	BLACK OLIVE	BACIDA BUCERAS	24"	30'	30'
43	UNKNOWN TREE		13"	20'	25'
44	BLACK OLIVE	BACIDA BUCERAS	18"	25'	25'
45	LIVE OAK	QUERCUS VIRGINIANA	12"	20'	20'
46	LIVE OAK	QUERCUS VIRGINIANA	10"	20'	20'





LOCATION MAP
PORTION OF THE NW 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 41 EAST
SCALE: 1" = 300'

ABBREVIATIONS:

A	= ARC LENGTH
A/C	= AIR CONDITIONER
ALUM.	= ALUMINUM
B.C.R.	= BROWARD COUNTY RECORDS
BOT	= BOTTOM
BRKN	= BROKEN
CB	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK & STUCCO
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
D	= DELTA (CENTRAL ANGLE)
D.E.	= DRAINAGE EASEMENT
ELEV.	= ELEVATION
F.F.	= FINISHED FLOOR
FIP	= FOUND IRON PIPE
FIR/C	= FOUND IRON ROD W/CAP
FIR	= FOUND IRON ROD
FND.	= FOUND
ICV	= IRRIGATION CONTROL VALVE
INV	= INVERT
L.B.	= LANDSCAPE BUFFER
MON.	= MONUMENT
N/D	= NAIL AND DISC
P.B.	= PLAT BOOK
P.B.C.R.	= PALM BEACH COUNTY RECORDS
PG.	= PAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
SIR/C	= SET 1/2" IRON ROD W/CAP LB7924
SMH	= SANITARY SEWER MANHOLE
SN/D	= SET NAIL & DISC LB7924
SQ.	= SQUARE
STY.	= STORY
TCB	= TRAFFIC CONTROL BOX
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT
WV	= WATER VALVE

LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- 12.0' ELEVATION
- ELECTRIC BOX
- FIRE HYDRANT
- GAS VALVE
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- MONUMENT LINE
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, METAL
- POLE, WOOD
- SIGN
- TELEPHONE BOX
- TREE
- VALVE, WATER
- WATER METER
- OHV WIRES, OVERHEAD

LEGAL DESCRIPTION

A PORTION OF TRACT "10", OF "TOWNPARK SUBDIVISION 4 U.R. PROJECT F.L.A. R-10", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE N03°21'00"W, ALONG THE EAST LINE OF SAID TRACT 10 FOR A DISTANCE OF 690.69 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST; THENCE NORTH, NORTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°37'25" FOR AN ARC DISTANCE OF 38.23 FEET TO A POINT OF TANGENCY; THENCE S89°01'35"W, ALONG THE NORTH LINE OF SAID TRACT 10, FOR A DISTANCE OF 158.27 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S89°01'35"W, FOR A DISTANCE OF 242.15 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°35'54" FOR AN ARC DISTANCE OF 39.53 FEET TO A POINT OF TANGENCY; THENCE S01°34'19"E, ALONG THE WEST LINE OF SAID TRACT 10, FOR A DISTANCE OF 463.76 FEET; THENCE N87°43'18"E, ALONG THE NORTH LINE OF A 40.00 FEET UTILITY EASEMENT, FOR A DISTANCE OF 105.35 FEET; THENCE N01°34'23"W, FOR A DISTANCE OF 239.94 FEET; THENCE N89°46'38"E, FOR A DISTANCE OF 49.25 FEET; THENCE N00°35'33"W, FOR A DISTANCE OF 170.15 FEET; THENCE S89°59'43"E, FOR A DISTANCE OF 110.67 FEET; THENCE N02°05'25"W, FOR A DISTANCE OF 79.08 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 1.664 ACRES (72,497 SQUARE FEET), MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF NW 4TH AVENUE HAVING A GRID BEARING OF N 01°34'19" W, AS SHOWN ON THE RECORD PLAT.
6. RECORDING INFORMATION REFERS TO MIAMI-DADE COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE CITY OF MIAMI VERTICAL DATUM AND WERE DETERMINED FROM CITY OF MIAMI BENCHMARK "MIAMI": NAIL W/BRASS DISC SW CORNER NW 4TH AVE. & NW 17TH ST.; ELEVATION: 12.323'.
8. PROPERTY ADDRESS: 1600 NW 3RD AVE., MIAMI, FL

DEVELOPMENT INFORMATION:

1. OWNER:
   MIAMI DADE COUNTY HUMAN SERVICES DEPT.
   2525 NW 62ND STREET, 4TH FLOOR
   MIAMI, FL 33147
   ATTN: LUCIA DAVIS-RAIFORD, EXECUTIVE DIRECTOR
   PHONE: 305.514.600
   DEVELOPER:
   AMC HTG I, LTD.
   3225 AVIATION AVE. SUITE 602
   COCONUT GROVE, FL 33133
   ATTN: CHRISTOPHER SHEAR
   PHONE: 305.860.8188 X113
   EMAIL: CHRISS@HTGF.COM
2. ZONING CLASSIFICATION: T6-8-0 AS PER ARTICLE 5 OF THE MIAMI 21 ZONING CODE.
3. THE MIAMI-DADE COUNTY FLOOD CRITERIA IS ELEVATION 5.0', AS SHOWN ON THE AMENDED PLAT OF FLOOD CRITERIA MAP, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, AT PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
4. FEMA INFORMATION:
   A. COMMUNITY: MIAMI-DADE COUNTY
   B. FIRM NO.: 12086C0312L
   C. EFFECTIVE DATE: 9/11/2009
   D. ZONE: X
   E. BASE ELEVATION: N/A
5. THE EXISTING USE OF THIS PROPERTY IS: PARKING AND OPEN SPACE. THE PROPOSED USE IS 84 APARTMENTS.
6. MIAMI-DADE TAX FOLIO NUMBER:
   PORTION OF 01-3136-064-0020.
7. NUMBER OF PROPOSED TRACTS: 1

CONTACT PERSON INFORMATION	
NAME: LINDA CHRISTIAN; GREENBERG TRAURIG	ZONING: T6-8-0 AS PER ARTICLE 5 OF THE MIAMI 21 ZONING CODE
TELEPHONE NUMBER: 305.579.0753	MULTI-FAMILY UNITS: 84
FAX NUMBER: 305.961.5527	1 BEDROOM: 10
E-MAIL ADDRESS: CHRISTIANCRUZL@GTLAW.COM	2 BEDROOM: 53
	3 BEDROOM: 21
	TOTAL ACREAGE: 1.66

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290

LAST DATE OF FIELD SURVEY: 12/01/14

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
3	5/11/15	DCW	DCW	REVISIONS PER CITY COMMENTS	N/A
2	8/12/13	WJR	DCW	CHANGES TO BOUNDARY ANNOTATION	N/A
1	7/15/13	WJR	DCW	ADDED ADDITIONAL DRAINAGE AND SEWER INFORMATION	007/7

SCALE: 1"=40' DATE: 7/11/13
DRAWN BY: WJR FIELD BOOK: 007/6
CHECKED BY: DCW SURVEY TYPE: BOUNDARY

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

TENTATIVE PLAT OF
COURTSIDE APARTMENTS
IN SECTION 36, TOWNSHIP 53 SOUTH, RANGE 41 EAST
CITY OF MIAMI, MIAMI-DADE, COUNTY, FLORIDA

PROJECT NUMBER 1305-23
SHEET NUMBER 1 OF 1

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