

ORDINANCE NO. 2014-16-327

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA APPROVING THE APPLICATION SUBMITTED BY THE RELATED GROUP, INC., FOR THE REZONING OF THE PROPERTY LOCATED AT 4601 N.W. 183RD STREET MORE PARTICULARLY DESCRIBED ON EXHIBIT "A", A COPY OF WHICH IS ATTACHED HERETO, FROM NC, NEIGHBORHOOD COMMERCIAL TO R-25, MULTIPLE FAMILY RESIDENTIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Related Group, Inc. ("Applicant") is the owner of that certain real property located at 4601 N.W. 183rd Street, more particularly described on Exhibit "A", and

WHEREAS, the Applicant is requesting a rezoning of a 9.48 acre parcel, which is currently zoned NC, Neighborhood Commercial to R-25, Multiple Family Residential, and

WHEREAS, the property is currently developed as a 151 unit apartment complex, and

WHEREAS, the rezoning of the property will bring the existing use into conformity with the City's Land Development Regulations, and

WHEREAS, the City's Planning and Zoning staff has made a determination that the application is consistent with the Comprehensive Development Master Plan, and recommends approval of the application, and

WHEREAS, the City Council has considered the testimony of the applicant, if any, and

WHEREAS, the City Council also considered the testimony of the City's Planning and Zoning staff, and the staff's report attached hereto as Exhibit "B" and incorporated herein by reference,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

Section 2. APPROVAL: The City Council of the City of Miami Gardens, Florida hereby approves the application submitted by The Related Group, Inc., for the rezoning of the property located at 4601 N.W. 183rd Street more particularly described on Exhibit "A", a copy of which is attached hereto, from NC, Neighborhood Commercial to R-25, Multiple Family Residential.

Section 3. CONFLICT: All Ordinances or Code provisions in conflict herewith are hereby repealed.

Section 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. INCLUSION IN CODE: It is the intention of the City Council of the City of Miami Gardens that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Miami

Gardens and that the section of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed.

Section 6. EFFECTIVE DATE: This Ordinance shall become effective immediately upon its final passage.

PASSED ON FIRST READING ON THE 10th DAY OF SEPTEMBER, 2014.

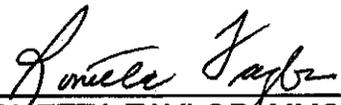
PASSED ON SECOND READING ON THE 8th DAY OF OCTOBER, 2014.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON THE 8th DAY OF OCTOBER, 2014.



OLIVER GILBERT, III, MAYOR

ATTEST:



RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ., CITY ATTORNEY
SPONSORED BY: CAMERON D. BENSON, CITY MANAGER

Moved by: Councilman Williams
Second by: Vice Mayor Robinson

VOTE: 7-0

Mayor Oliver Gilbert, III	<u>X</u> (Yes)	_____ (No)
Vice Mayor Lisa Davis	<u>X</u> (Yes)	_____ (No)
Councilwoman Lillie Q. Odom	<u>X</u> (Yes)	_____ (No)
Councilman David Williams Jr	<u>X</u> (Yes)	_____ (No)
Councilwoman Felicia Robinson	<u>X</u> (Yes)	_____ (No)
Councilman Rodney Harris	<u>X</u> (Yes)	_____ (No)
Councilman Erhabor Ighodaro, Ph.D.	<u>X</u> (Yes)	_____ (No)



City of Miami Gardens Agenda Cover Memo

Council Meeting Date:	October 08, 2014	Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other		
				X			
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		x			X		
			Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
				X			
Funding Source:	<i>(Enter Fund & Dept)</i>		Advertising Requirement:	Yes		No	
				X			
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bid #:	<i>(Enter #)</i>			
		X					
Strategic Plan Related:	Yes	No	Strategic Plan Priority Area: Enhance Organizational <input type="checkbox"/> Bus. & Economic Dev <input type="checkbox"/> Public Safety <input type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input type="checkbox"/> Communication <input type="checkbox"/>	Strategic Plan Obj./Strategy: N/A			
		X					
Sponsor Name:	Cameron Benson, City Manager		Department:	Development Services and Code Compliance			

Short Title:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA APPROVING THE APPLICATION SUBMITTED BY THE RELATED GROUP, INC., FOR THE REZONING OF THE PROPERTY LOCATED AT 4601 N.W. 183RD STREET MORE PARTICULARLY DESCRIBED ON EXHIBIT "A", A COPY OF WHICH IS ATTACHED HERETO, FROM NC, NEIGHBORHOOD COMMERCIAL TO R-25, MULTIPLE FAMILY RESIDENTIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE.

Staff Summary:

**ITEM N-1) ORDINANCE
SECOND READING/PUBLIC HEARING
Application of Related Group Inc.**

Background

On April 11, 2010 the City adopted the Land Development Regulations (LDRs) to regulate and govern the land development and zoning of the City. Prior to that adoption, the City relied on the Miami-Dade County Zoning Code and adopted the Miami-Dade County Zoning Map. In adopting the Official Zoning Map of the City, properties that were already designated as commercial where designated accordingly commercial under the City’s new zoning classifications. Properties within residential areas already zoned commercial were designated to NC, Neighborhood Commercial, and commercial properties along our major roadways were designated as PCD, Planned Corridor Development.

Current Situation

The current zoning of the subject properties is NC, Neighborhood Commercial which is consistent with the historical designation of commercial on the Miami-Dade County’s Official Zoning Map. Garden Vista (fka Carol City Gardens), is a 151 unit apartment community. The applicant, Related Group is requesting a rezoning from NC, Neighborhood Commercial to R-25, Multiple Family Residential, in order to bring the property into compliance with the City of Miami Gardens Land Development Regulations. Rezoning to R-25 will allow the applicant to substantially rehabilitate the property.

Analysis

The proposed rezoning of the property to R-25, Multiple Family Residential is consistent with the policies and objectives of the City’s Comprehensive Development Master Plan (CDMP), and satisfies Section 34-49(f) of the City’s Land Development Regulations (LDRs) which establishes the criteria for granting of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels.

Proposed Action:

Recommend adoption of the Ordinance.

- Attachments: Exhibit “A” – Legal Description
Exhibit “B” – Staff Recommendation

STAFF RECOMMENDATION
PZ-2014-000265

APPLICATION INFORMATION

Applicant: Related Group
Property Location: 4601 NW 183rd Street
Property Size: 9.48 acres
Future Land Use: Neighborhood
Existing Zoning: NC, Neighborhood Commercial
Requested Action(s):
1. Rezone to R-25, Multiple Family Residential

RECOMMENDATION:

Staff recommends granting the rezoning from NC, Neighborhood Commercial to R-25, Multiple Family Residential on the property located at 4601 NW 183rd Street.

REVIEW AND ANALYSIS:

Neighborhood Land Use Characteristics

Property	Future Land Use Designation	Zoning Classification	Existing Use
Subject Site	Neighborhood	NC, Neighborhood Commercial	Multiple Family Residential
North	Neighborhood	R-15, Multiple Family Residential	Multiple Family Residential
South	Neighborhood	NC, Neighborhood Commercial	Retail
East	Neighborhood	R-15, Multiple Family Residential	Multiple Family Residential
West	Unincorporated Dade-County	Unincorporated Dade-County	Retail

Project Summary/Background

- The applicant is requesting a rezoning of the 9.48 acre parcel which is zoned NC, Neighborhood Commercial to R-25, Multiple Family Residential in order to bring the property into compliance with the City's Land Development Regulations to allow rehabilitation of the property.
- The property is currently developed as a 151 apartment unit complex.
- The property historically was designated for low intensity commercial use and the designation of NC, Neighborhood Commercial was adopted on the City's Official Zoning Map with the adoption of the City's Land Development Regulations (LDRs).

Consistency with City of Miami Gardens Comprehensive Development Master Plan

The primary objective of the Neighborhood designation as outlined in Objective 1.2 of the Comprehensive Development Master Plan (CDMP) is as follows:

"The Neighborhood land use designation applies to areas intended for low and medium density residential development with supporting commercial and office uses. The designation of Neighborhood is specifically intended to protect single family homes from encroachment or intrusion from incompatible land uses."

The property has been historically designated for commercial use under Miami-Dade Zoning Map but the multifamily apartment complex has existed since the 1960's. No records of previous neighborhood commercial, office uses or commercial uses have been located.

The Future Land Use Element of the City's CDMP promotes development and redevelopment that provide for complete neighborhoods with healthy and vibrant commercial areas. The neighborhood is developed with other multiple family uses which are consistent with the requested rezoning to R-25, Multiple Family Residential.

Conclusion: The rezoning is consistent with the policies of the City's Comprehensive Development Master Plan.

Zoning Review and Analysis

The City Council may grant the rezoning of the properties subject to meeting the criteria set forth in Section 34-49(f) of the City's Land Development Regulations:

*"(f) **Criteria for granting of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels.** The detriments or benefits of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels shall not be denied consideration on the grounds that they are indirect, intangible or not readily quantifiable. In evaluating the application, among other factors related to the general welfare, the following shall be considered:*

- (1) *The development permitted by the application, if granted, conforms to the city's comprehensive development master plan; is consistent with applicable area or*

- neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*
- (2) *The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of the city, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur;*
 - (3) *The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the city;*
 - (4) *The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*
 - (5) *The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.”*

Findings of the request pursuant to the rezoning criteria set forth above are as follows:

1. The rezoning is consistent with the City's CDMP.
2. The rezoning will not affect natural resources in the City; the property will maintain the existing use as multiple family residential.
3. The rezoning will bring the property into compliance and allow renovation of the apartment complex.
4. The rezoning will not unduly impact water, sewer, drainage, education or recreation facilities.
5. The rezoning will not impact public transportation facilities, streets or highways and will be accessible by public roads.

Conclusion: The rezoning of the property meets the criteria in the granting of the rezoning to R-25, Multiple Family Residential.

Anticipated Facilities Impact

The rezoning to R-25, Multiple Family Residential will not unduly impact water, sewer, drainage, education, transportation facilities, roads or recreation facilities. Established multiple family residential use (151 units) will be maintained.

Public Notification/Comments

In accordance with the Land Development Regulations, notifications of the applicant's request were mailed to property owners within a half mile (1/2) radius of the subject site to provide them an opportunity to comment on the application. Also, the applicant held an outreach meeting on July 9th, 2014. No written comments were received from property owners within that radius at the date of this report.

PZ-2014-000265
Related Group
Rezoning from NC to R-25

Attachments:

Legal Description
Letter of Intent
Estimated Scope of Work
Hearing Map-Zoning
Hearing Map-Aerial
Mailed Notice Radius Map
Survey

Exhibit "A"

Legal Description

A portion of Tracts 113, 114 and 115 of MIAMI GARDENS, according to the Plat thereof recorded in Plat Book 2, page 96, of the Public Records Miami-Dade County, Florida, being in Section 5, Township 52 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 5 and run North 88 degrees 12 minutes 20 seconds East along the South line of the Southwest 1/4 of said Section 5 for 855.00 feet; thence North 1 degree 45 minutes 00 seconds West along a line 855.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 5 for 50.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue North 1 degree 45 minutes 00 seconds West along the last described course for 531.22 feet; thence South 88 degrees 12 minutes 20 seconds West along a line 581.22 feet North of, and parallel with the aforementioned South line of the Southwest 1/4 of Section 5 for 791.35 feet to a point on the next described curve, said point bearing South 89 degrees 48 minutes 33 seconds East from the radius point of said curve; thence Southerly along a circular curve to the right, a radius of 1,959.86 feet and a central angle of 3 degrees 17 minutes 13 seconds for an arc distance of 112.43 feet to a Point of Tangency; thence South 3 degrees 28 minutes 40 seconds West for 100 feet to a Point of Curvature; thence Southerly along a circular curve to the left having a radius of 1,859.86 feet and a central angle of 5 degrees 13 minutes 40 seconds for an arc distance of 169.70 feet; said last mentioned three courses being coincident with the easterly Right-of-Way line of N.W. 47th Avenue as shown on that certain State of Florida, State Road Department Right-of-Way Map recorded in Plat Book 79, at Page 71 of the Public Records of Miami-Dade County, Florida; thence North 88 degrees 12 minutes 20 seconds East along a line 200.00 feet North of and parallel with, the aforementioned South line of the Southwest 1/4 of Section 5 for 145.00 feet; thence South 1 degree 45 minutes 00 seconds East along a line 185.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 5 for 150.00 feet; thence North 88 degrees 12 minutes 20 seconds East along a line 50.00 feet North of and parallel with the said South line of the Southwest 1/4 of Section 5 for 670.00 feet to the Point of Beginning, said last mentioned course being coincident with the Northerly Right-of-Way line of N.W. 183rd Street (Miami Gardens Drive) lying and being in Miami-Dade County, Florida.



MEMORANDUM

Date: May 8, 2014
From: Matthew Finkle
To: City of Miami Gardens
Subject: Garden Vista (fka Carol City Gardens) Zoning Change Request

To Whom It May Concern:

The overall goal of this application is to bring Garden Vista (fka Carol City Gardens), a 151 unit apartment community, into conformity with the current zoning to facilitate the significant rehabilitation of the site. This goal is accomplished by receiving a 1) zoning change from Neighborhood Commercial to Residential-25 and 2) an administrative variance on the number of required off-street parking spaces. Together, the zoning change and waiver will allow Related Affordable to recapitalize and substantially rehabilitate the Property.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Finkle".

Matthew Finkle
President, Related Affordable

Garden Vista
Miami Gardens, FL

SCOPE OF WORK

I. Major Capital Items:

1. Replace all existing windows with new impact resistant windows
2. Upgrade security monitoring system throughout the site to include additional cameras; functions include the ability to access video monitoring remotely.
3. Replace 9 (of the 12) roofs that have not been replaced recently

II. Common Area Upgrades:

Exterior

1. Landscape –supplement the existing landscaping with new planting throughout the site. Punch up entrance area and give the site a more welcoming feel. Make any repairs required to existing irrigation system.
2. New site signage at entrance and throughout property.
3. Parking Lot – Repave the existing parking lot. Work with architect on improving the feel as you enter the site
4. Install new concrete aprons at all garbage corrals. Install new surrounds using a trex or similar material.
5. Concrete Sidewalks – Remove & Reinstall all sidewalks that are sunk/heaved as well as trip hazards and spalled concrete.
6. Repair and replace existing perimeter fencing as required to secure the site.
7. Replace both the front and rear building door assembly throughout the property. Include new access control at the front doors as well as a new intercom system.
8. Upgrade existing exterior lighting to new energy efficient light fixtures. Supplement/add lighting as needed to ensure that the site is properly lit at night.
9. Examine existing underground sewer. Make repairs as required to blocked/broken piping.
10. Make minor repairs to the existing façade. Work with architect and design team on final color scheme.

Interior

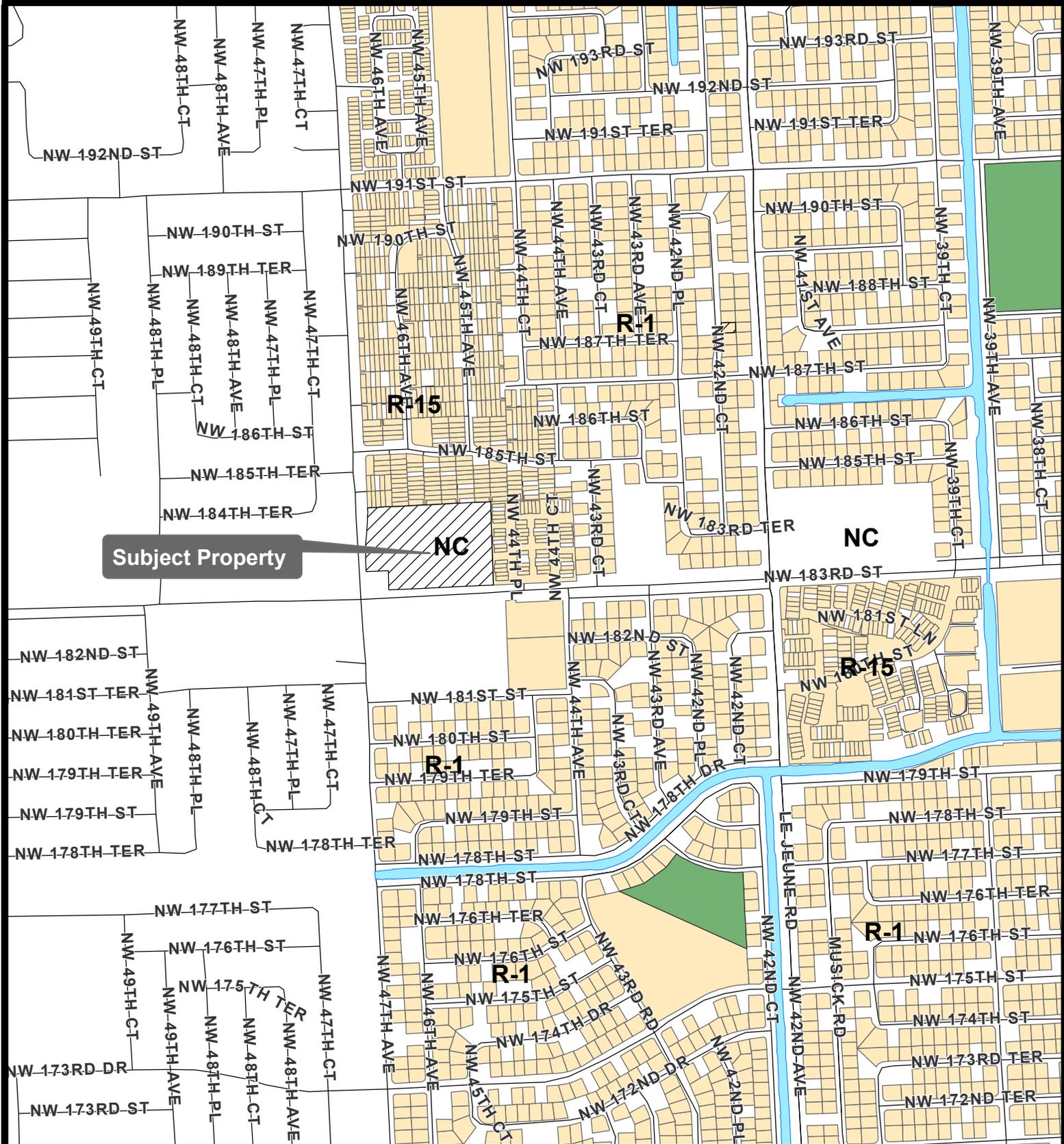
11. Relocate the existing management office to the maintenance shop area. Work with architect on consolidated layout and residential finishes. Convert the existing office back into a 1 BR unit.
12. Upgrade existing finishes in laundry room, including lighting, flooring and paint.
13. Test existing fire alarm system and make repairs as required.

Garden Vista
Miami Gardens, FL

14. Install new generator to power leasing office and shop area.

III. Apartment Upgrades:

1. Replace existing kitchen cabinets with new solid wood cabinets.
2. Install new Plam countertop, with new sink and faucet.
3. Replace all refrigerators and ranges throughout the site with new energy star appliances
4. Throughout all bathrooms install new tubs with 3-piece surround, shower valve and shower head.
5. Replace existing toilets with new water smart low flow toilets.
6. Install new vanity, solid surface top and medicine cabinet.
7. Paint all bathrooms and kitchens, as well as other areas disturbed during construction.
8. Floors – new tile floors throughout all units, including the kitchens and the bathrooms.
9. Replace existing Bi-fold/sliding closet doors throughout all units.
10. Apartment Lighting Upgrade – Replace existing lighting with new energy star fluorescent fixture in all Kitchens, Bathrooms and Hallways
11. Install GFI outlets in ALL Kitchens and bathrooms.
12. Replace all existing A/C units and air handlers. Include new disconnect switch, new line sets and programmable thermostat.
13. Replace all water heaters.
14. Replace entry doors and hardware as needed. Repair Frames – 150 apartment doors



Subject Property

HEARING MAP: ZONING



City of Miami Gardens
Planning & Zoning Division

 Subject Property Zoning: NC

Applicant:
RELATED GROUP

Project Location: 4601 NW 183RD ST



1 inch = 842 feet
June 2014

LEGEND

- ⊙ = SANITARY SEWER MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊗ = TELEPHONE MANHOLE
- ⊕ = ELECTRIC MANHOLE
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = GAS METER
- ⊕ = GAS VALVE
- ⊕ = TELEPHONE RISER
- ⊕ = CABLE TELEVISION BOX
- ⊕ = TRAFFIC CONTROL BOX
- ⊕ = GRATE TOP INLET
- ⊕ = TRAFFIC SIGN
- ⊕ = UTILITY POLE
- ⊕ = GUY WIRE
- ⊕ = GUY POLE
- ⊕ = LIGHT POLE
- ⊕ = FIRE HYDRANT
- ⊕ = ELECTRIC SWITCH BOX
- ⊕ = SEWER CLEAN OUT
- ⊕ = FLAG POLE
- ⊕ = PARKING METER
- ⊕ = FIRE DEPARTMENT CONNECTION
- ⊕ = ELECTRIC METER
- ⊕ = IRRIGATION CONTROL VALVE
- ⊕ = PAY PHONE
- ⊕ = VENT PIPES
- ⊕ = AIR
- ⊕ = LID
- ⊕ = BOLLARD
- ⊕ = MONITOR WELL
- ⊕ = BACKFLOW PREVENTER
- ⊕ = HANDICAP PARKING
- ⊕ = PARKING COUNT
- ⊕ = MITERED END SECTION
- ⊕ = DRAINAGE CONTROL STRUCTURE
- ⊕ = SATELLITE
- ⊕ = ELECTRIC TRANSFORMER
- ⊕ = PROPANE TANK
- ⊕ = WELL
- ⊕ = VACUUM
- ⊕ = VAULT
- ⊕ = TRAFFIC LIGHT POLE

LEGAL DESCRIPTION:

A PORTION OF TRACTS 113, 114 AND 115 OF MIAMI GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 96, OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, BEING IN CTION 5, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5 AND RUN NORTH 88 DEGREES 12 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5 FOR 855.00 FEET; THENCE NORTH 1 DEGREES 45 MINUTES 00 SECONDS WEST ALONG A LINE 855.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5 FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 1 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE FOR 531.22 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 20 SECONDS WEST ALONG A LINE 581.22 FEET NORTH OF, AND PARALLEL WITH THE AFOREMENTIONED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5 FOR 791.35 FEET TO A POINT ON THE NEXT DESCRIBED CURVE, SAID POINT BEARING SOUTH 89 DEGREES 48 MINUTES 33 SECONDS EAST FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT A RADIUS OF 1,959.86 FEET AND A CENTRAL ANGLE OF 3 DEGREES 17 MINUTES 13 SECONDS FOR AN ARC DISTANCE OF 112.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 3 DEGREES 28 MINUTES 40 SECONDS WEST FOR 100 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1,859.86 FEET AND A CENTRAL ANGLE OF 5 DEGREES 13 MINUTES 40 SECONDS FOR AN ARC DISTANCE OF 169.70 FEET; SAID LAST MENTIONED THREE COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 47TH AVENUE AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 79, AT PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 12 MINUTES 20 SECONDS EAST ALONG A LINE 200.00 FEET NORTH OF AND PARALLEL WITH, THE AFOREMENTIONED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5 FOR 145.00 FEET; THENCE SOUTH 1 DEGREES 45 MINUTES 00 SECONDS EAST ALONG A LINE 185.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5 FOR 150.00 FEET; THENCE NORTH 88 DEGREES 12 MINUTES 20 SECONDS EAST ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5 FOR 670.00 FEET TO THE POINT OF BEGINNING, SAID LAST MENTIONED COURSE BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 183RD STREET (MIAMI GARDENS DRIVE) LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SCHEDULE B-2 EASEMENT NOTES

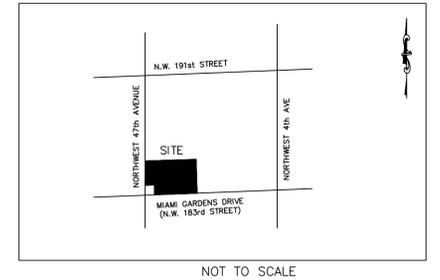
5. GRANT OF EASEMENT IN FAVOR OF STORER CABLE COMMUNICATIONS, INC., RECORDED OCTOBER 22, 1982, IN OFFICIAL RECORDS BOOK 11593, PAGE 1207. APPLIES AND AFFECT SUBJECT PROPERTY, BLANKET IN NATURE.
6. ALL TERMS AND PROVISIONS AS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED DATED JULY 3, 1984, AND RECORDED JULY 9, 1984, IN OFFICIAL RECORDS BOOK 12200, PAGE 1186, AS RE-RECORDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 12201, PAGE 1014. APPLIES AND AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.

GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 183rd STREET BEARING N.88°12'20"E., PER DEED DESCRIPTION.
2. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #4696310, DATED JANUARY 29, 2014, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12086 C 0109 L, WITH A DATE OF IDENTIFICATION OF 9/11/09, FOR COMMUNITY NO. 120345, IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. BASE FLOOD ELEVATION = 7.0'.
5. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 265, INCLUDING 28 DESIGNATED HANDICAP SPACES.
6. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND AVAILABLE, ACCORDING TO MIAMI-DADE COUNTY. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS WERE LOCATED AS A PART OF THIS SURVEY. ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE AS SHOWN HEREON. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.
10. THE ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR FROM THE MIAMI-DADE WEBSITE. NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
11. NO VISIBLE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT TIME OF SURVEY.
12. SUBJECT PROPERTY HAS DIRECT ACCESS TO MIAMI GARDENS DRIVE (N.W. 183RD STREET) AND NORTHWEST 47th AVENUE, BOTH PUBLIC RIGHT-OF-WAYS.



VICINITY MAP



NOT TO SCALE

LIST OF POSSIBLE ENCROACHMENTS

NONE TO NOTE AT TIME OF SURVEY.

LAND AREA:

407,276± SQUARE FEET
OR
9.3498± ACRES

SURVEYOR'S CERTIFICATE

CERTIFIED TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
STEARNS, WEAVER, MILLER, WESSLER, ALHADEFF & SITTERSON, P.A.
GARDEN VISTA PRESERVATION, L.P., A DELAWARE LIMITED PARTNERSHIP
FLORIDA HOUSING FINANCE CORPORATION
CAROL CITY GARDENS LLC, A FLORIDA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7(A)(B1)(C), 8, 9, 11(A), 13, 16, 17, AND 18 21 OF TABLE A THEREOF. THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE FIELD WORK WAS COMPLETED ON 02-04-2014.

DATE OF PLAT OR MAP: 02-14-2014

02-14-2014
DATE OF SIGNATURE

MILTON R. GILL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION # 5455
MGLL@AMERICANSURVEYING.COM
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

No.	REVISIONS	Date
1		
2		
3		
4		
5		

COORDINATED BY:
SMITH-ROBERTS
NATIONAL CORPORATION

100 NE 6th Street
OKLAHOMA CITY, OK 73104
800.411.2010
www.smith-roberts.com

ALTA/ACSM LAND TITLE SURVEY

GARDEN VISTA
4601 NORTHWEST 183rd STREET
MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA

AMERICAN SURVEYING INC.

ASI L.B. #7168

4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
PH. (813)234-0103 • FAX (813)234-0108

ZONING INFORMATION
"NOT PROVIDED BY INSURER"

SEE SURVEYOR'S NOTE #10

ZONED AS: NC (NEIGHBORHOOD COMMERCIAL DISTRICT)

MINIMUM LOT SIZE - 5,000 SQ. FT.
MINIMUM LOT WIDTH - 50'
MAXIMUM FLOOR AREA RATIO - 0.5'
MAXIMUM IMPERVIOUS COVERAGE - 70%
MAXIMUM HEIGHT - 35'

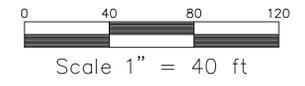
SETBACKS

FRONT - 10'
SIDE - 25'
REAR - 25'

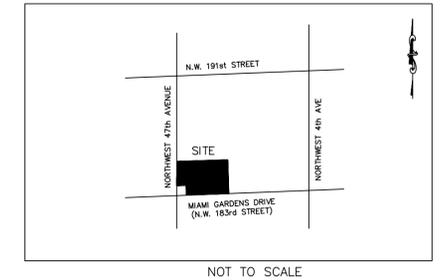
PARKING REQUIREMENT

2 SPACES PER UNIT; PLUS .25 GUEST SPACES PER UNIT

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	112.43'	1859.86'	03°17'13"	S89°48'33"E
C2	169.70'	1859.86'	05°13'40"	S00°51'50"W



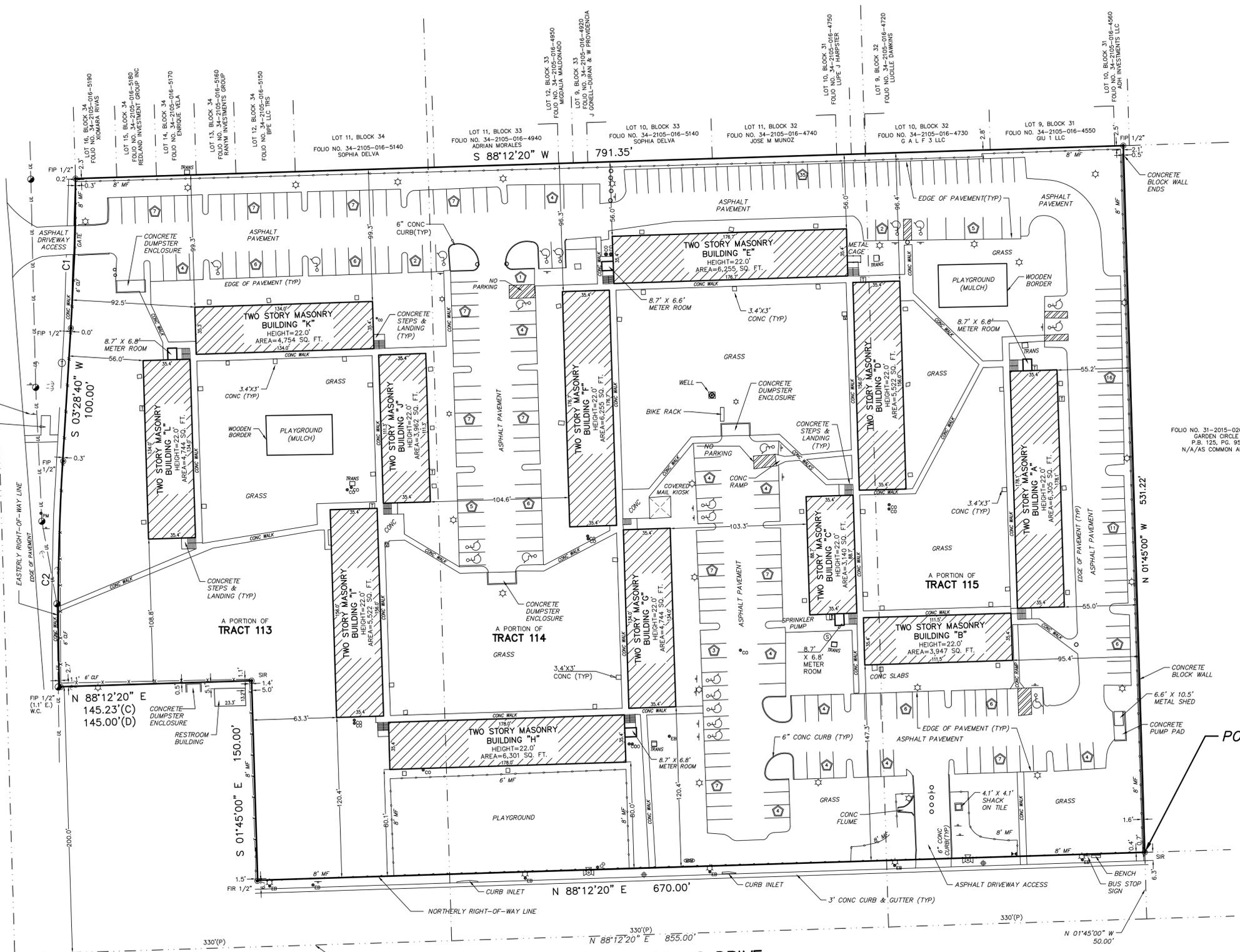
VICINITY MAP



NOT TO SCALE

KINGS GARDENS SECTION THREE
P.B. 12, PG. 30

NORTHWEST 47th AVENUE
40' PUBLIC R/W (P) - ASPHALT PAVEMENT WITH VARIES



POINT OF COMMENCEMENT
SOUTHWEST CORNER
SECTION 5-52-41

MIAMI GARDENS DRIVE
(PLATTED AS N.W. 183rd STREET)
40' PUBLIC R/W (P) - ASPHALT PAVEMENT WIDTH VARIES

POINT OF BEGINNING

- LEGEND**
- ⊙ = SANITARY SEWER MANHOLE
 - ⊕ = DRAINAGE MANHOLE
 - ⊖ = TELEPHONE MANHOLE
 - ⊗ = ELECTRIC MANHOLE
 - ⊘ = WATER METER
 - ⊙ = WATER VALVE
 - ⊙ = GAS METER
 - ⊙ = GAS VALVE
 - ⊙ = TELEPHONE RISER
 - ⊙ = CABLE TELEVISION BOX
 - ⊙ = TRAFFIC CONTROL BOX
 - ⊙ = GRATE TOP INLET
 - ⊙ = TRAFFIC SIGN
 - ⊙ = UTILITY POLE
 - ⊙ = GUY WIRE
 - ⊙ = GUY POLE
 - ⊙ = LIGHT POLE
 - ⊙ = FIRE HYDRANT
 - ⊙ = ELECTRIC SWITCH BOX
 - ⊙ = SEWER CLEAN OUT
 - ⊙ = FLAG POLE
 - ⊙ = PARKING METER
 - ⊙ = FIRE DEPARTMENT CONNECTION
 - ⊙ = ELECTRIC METER
 - ⊙ = IRRIGATION CONTROL VALVE
 - ⊙ = PAY PHONE
 - ⊙ = VENT PIPES
 - ⊙ = AIR
 - ⊙ = LID
 - ⊙ = BOLLARD
 - ⊙ = MONITOR WELL
 - ⊙ = BACKFLOW PREVENTER
 - ⊙ = HANDICAP PARKING
 - ⊙ = PARKING COUNT
 - ⊙ = MITERED END SECTION
 - ⊙ = DRAINAGE CONTROL STRUCTURE
 - ⊙ = SATELLITE
 - ⊙ = ELECTRIC TRANSFORMER
 - ⊙ = PROPANE TANK
 - ⊙ = WELL
 - ⊙ = VACUUM
 - ⊙ = VAULT
 - ⊙ = TRAFFIC LIGHT POLE
 - FCM = FOUND CONCRETE MONUMENT
 - SIR = SET 5/8" IRON ROD LB 7168
 - FIR = FOUND IRON ROD
 - FIP = FOUND IRON PIPE
 - SPK = FOUND PARKER KAYLON NAIL
 - FPK = FOUND PARKER KAYLON NAIL (TYP)
 - COV = COVERED BUILDING
 - BLDG = BUILDING
 - F.F.LEL = FINISH FLOOR ELEVATION
 - (D) = DEED MEASUREMENT
 - (P) = PLAT MEASUREMENT
 - (F) = FIELD MEASUREMENT
 - O.R. = OFFICIAL RECORDS BOOK
 - D.B. = DEED BOOK
 - R/W = RIGHT OF WAY
 - CONC = CONCRETE
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - WF = WOOD FENCE
 - CLF = CHAIN LINK FENCE
 - VF = VINYL FENCE
 - MF = METAL FENCE
 - BWF = BARBED WIRE FENCE
 - WF = WIRE FENCE
 - = WOOD FENCE LINE
 - x-x- = CHAIN LINK FENCE LINE
 - o-o- = PLASTIC FENCE LINE
 - - - = METAL FENCE LINE
 - x-x-x- = WIRE FENCE LINE
 - x-x-x-x- = BARBED WIRE FENCE LINE
 - x-x-x-x- = HOG WIRE FENCE LINE
 - ul = OVERHEAD UTILITY LINE
 - caiv = CABLE LINE
 - w-w- = WATER LINE
 - st- = STORM SEWER LINE
 - g- = GAS LINE
 - tel- = UNDERGROUND TELEPHONE LINE
 - elec- = UNDERGROUND ELECTRIC LINE
 - san- = SANITARY SEWER LINE
 - fm- = UNDERGROUND FORCE MAIN
 - of- = UNDERGROUND FIBER OPTIC
 - - - = GUARD RAIL

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