

May 15, 2007

Mr. Giovanni Batista, Project Manager  
2200 NE 143<sup>rd</sup> Street; Suite 100  
North Miami, FL 33181

**RE: RUCK'S PARK FIRST ADDITION - PLAT  
DADE COUNTY APPROVED TENTATIVE PLAT  
CT&A PROJECT NO. 04-0136-001-01**

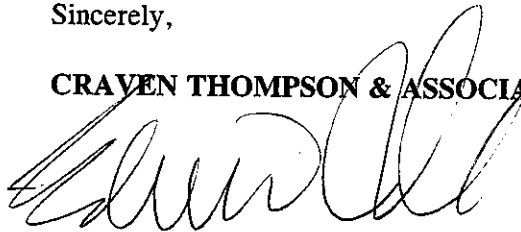
Dear Gio:

Attached is a copy of the **Miami-Dade Approved Tentative Plat**. We are now in the process of preparing the final plat for submittal to the City for review.

Please call me if you have any questions at (954) 739-6400 ext. 378 or e-mail: [eploski@craventhompson.com](mailto:eploski@craventhompson.com).

Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**



EDWARD P. PLOSKI, AICP  
Senior Planner

EPP/tlt

Enclosure

cc: Anson M. Stuart - Judson Architectural, Inc. (enclosure)  
Nadine Pierre-Louis - North Miami Housing  
Tony Crapp, Sr. - North Miami Community Redevelopment Agency

**CRAVEN THOMPSON**



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors

3563 N.W. 53rd Street  
Fort Lauderdale, FL 33309-6311  
(954) 739-6400  
Fax (954) 739-6409

West Palm Beach

**RECEIVED**

**MAY 18 2007**

**RUCK'S PARK FIRST ADDITION  
TENTATIVE PLAT T-22585-2-COR.  
SEC. 19 TWP. 50 RGE. 42  
MUNICIPALITY: NORTH MIAMI  
ZONING: PUD**

**APPROVED**

Date Miami-Dade County Dept. of Planning  
and Zoning

**APPROVED**

Date Miami-Dade County Public Works Dept.

Items Required	Yes	No
St. Grading Plan		
Drainage Plan		

1. The tentative plat approval not good after expiration of 120 days from last date indicated above. Tentative approval does not necessarily guarantee final plat approval.
2. No road, sidewalks or drainage facilities to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
3. Final approval and recording subject to Pollution Control and Health Dept. approval on sewage disposal facilities and water supply.
4. Site to be filed to County Flood Criteria Elevation                      N. G. V. B. or to an elevation no less than the approved crown elevation of the road fronting the property.
5. Property Owner must provide the needed road within the right of way.
6. For removal of any tree a Permit is required.

MIAMI DADE COUNTY PLAT COMMITTEE  
NOTICE OF ACTION

RECEIVED

MAY 08 2007

Plat No.: T - 22585 - 2 - CORR.

STR: 19 50 42

Municipality: NORTH MIAMI

Zoning: PUD

District: 2

Name: RUCK'S PARK FIRST ADDITION

Location by Streets: NE 139 ST & NE 5 AVE.

Owner: NORTH MIAMI AVENUE LLC

2915 BISCAYNE BLVD. #304

MIAMI, FL 33137

Phone: (305)573-8700

Surveyor: CRAVEN THOMPSON & ASSOCIATES, INC.

3563 NORTHWEST 53 STREET

FT. LAUDERDALE, FL 33309

Phone: (954)739-6400

This is to advise you that on May 4, 2007 the Dade County Plat Committee reviewed the above plat and that the same was:

- Recommended approval as a Tentative Plat, the requirement for platting has not been waived subject to the conditions indicated on the attached action copy.
- Recommended approval subject to conditions indicated on action copy.
- Approved as an extension of time.
- Deferred for reasons indicated below...
- Not approved for the reasons indicated below...
- Denied for the reasons indicated below...

DISTRIBUTION

TMC	_____	RDC	_____
MMD	_____	WPB	_____
ENG	_____	HWY	_____
ENV	_____	PLAN	_____
SURVEY	_____	INSP	_____
PERMIT	_____	NIP	_____
FILE	04-0136		

see # plans

Prepared by Platting Section, Public Works Department. Call (305) 375-2141 for information regarding this Notice of Action.

Platgrp\_notice\_of\_action

05/07/2007 09:05:19 AM

# RUCK'S PARK FIRST ADDITION

3

TENTATIVE PLAT NO. 22585-2-COR.

Sec. 19 Twp. 52 Rge. 42

Municipality: NORTH MIAMI

Zoned: PUD

RECOMMENDS APPROVAL 5-4-07  
Date Miami-Dade Co. Dept. of Planning & Zoning

RECOMMENDS APPROVAL 5-4-07  
Date Miami-Dade Co. Public Works Dept.

- The tentative plat recommended approval is **valid for 9 months** from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- No road, sidewalks or drainage facilities within unincorporated Miami-Dade County or on County maintained right-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works Dept. Construction or installation of these facilities does not guarantee acceptance by the county unless final plat is approved and recorded.
- Final approval and recording subject to D.E.R.M. and Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of 5.25 N.G.V.D. or to an elevation not less than the approved crown elevation of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami-Dade County Florida Community #125098.
- Property owner must provide the needed improvements within the right of way.
- For removal of any tree a Permit is required.

Recommends approval subject to the City of North Miami requirements and the requirements checked below:

Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. City concurrency review to include all City, State and County roads.

Concurrency capacity reservation is valid until May 3, 2008 if tentative plat is kept active.

Tentative Plat valid until February 4, 2008

Road closing petition to vacate a public road must be approved by the City of North Miami prior to final plat review.

Paving and Drainage plan must be approved by the City of North Miami and the Miami Dade County Public Works Dept. Traffic Division. Contact Jeff Cohen at (305) 375-2746 for details.

Paving and Drainage Plan required. Contact Frank Rodriguez at (305)375-2707.

Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.

Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).

\_\_\_\_\_ to be improved using \_\_\_\_\_ typical Section.

Interior subdivision roads to be improved using \_\_\_\_\_ typical Section and valley gutter.

Note: This property lies within two miles of a rock mining operation where blasting is permitted.

All private roads are to be constructed to meet Miami-Dade County Road Standards and to be identified in accordance with Miami-Dade County numbering system.

Letters from utility companies accepting vacation of existing easement(s) are required prior to final plat review.

All non-conforming structures must be removed prior to final plat review. City of North Miami approval required.

Any existing structure, including fences on proposed public right-of-way must be removed prior to Final Plat review. An up-dated survey or a letter from a registered Land Surveyor stating that said improvement has been removed is required.

Rear lot lines of all double frontage lots are to be shown as a limited access line on the final plat; the design of a decorative barrier to be approved by the Plat Committee prior to final plat review.

Property Owners Association agreement for maintenance of private roads, ~~double frontage~~ common areas ~~and~~ is required.

See attached Department of Environmental Resources Management (DERM) memorandum for environmental concerns and requirements.

MDWASD approval required prior to final plat review.

\_\_\_\_\_ S.U.R.'s, required prior to final plat review. Proper notation on the final plat is required.

A special taxing district for street lighting and / or multipurpose maintenance is required.

See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Phillip Torres at (305) 669-7658 for details.

See attached Fire Department memorandum for concerns and requirements. Contact Guillermo Castillo at (786) 331-4545 for details.

Final Mylar(s) plus five (5) prints.

Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.

Paid Tax receipts (and escrow, if applicable).

Processing fee for Final Plat.

Recording fee for Final Plat.

Processing fee for Permanent Reference Monument Verification.

Water Control Division approval after final plat submittal. (DERM)

Approval regarding method of water supply.

Approval regarding method of sewage disposal.

Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).

Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).

State Plane Coordinate Data Sheet.

AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/pubworks/plats/search.asp>)

# Memorandum



**Date:** May 2, 2007

**To:** Julio Delgado  
Plat Review Section

**From:** Bill Graham, ERPS *BA*  
Tree Program

**Subject:** T-22585-2-Corr  
Ruck's Park First Addition  
19-52-42  
Folio(s) 06-2219-000-1620

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The above referenced plat lies within the jurisdictional boundaries of the City of North Miami. This Program has no jurisdictional authority over tree related issues within the City. Therefore, the applicant should contact the City of North Miami (305) 891-9334 for any information relating to tree preservation requirements.

**Lewis, Annette (PWD)**

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**From:** Hidalgo, Marta (DERM)  
**Sent:** Tuesday, May 01, 2007 1:50 PM  
**To:** Delgado, Julio (PWD); Ubieta, Jorge (PWD); Acevedo, Lilia (PWD); Lewis, Annette (PWD)  
**Cc:** Ponce, Alina (DERM)  
**Subject:** Deferrals for 05/04/07

ITEM #	PLAT #	PLAT NAME	REASON FOR
DEFERRAL			
3	T-22585	Ruck's Park First Addition	Letter from the utility (N Mia).

Marta Hidalgo  
Pollution Control Plan Reviewer II  
Office of Plan Review Services  
Miami-Dade DERM  
786-315-2865  
hidalm@miamidade.gov



# MEMORANDUM

**TO:** Subdivision and Platting Section  
Public Works Department

**AGENDA DATE:** 5/4/07

**FROM:** Office of Plan Review Services  
Department of Environmental Resources Management

**TENTATIVE PLAT NO.:** T-22585-2-C

**This office has reviewed the referenced plat and recommends the following:**

- A public water supply must be utilized to serve this entire subdivision. Plans for the extension of the existing water mains to serve property must be approved by The Health Department prior to the recordation of this plat.
- A public sewerage system must be utilized to serve this entire subdivision. Plans for the extension of the existing sanitary sewer system serve this property must be approved by this department prior to the recordation of this plat.
- A public water supply must be utilized to serve this entire subdivision. The Health Department has approved plans for extension of existing water mains. Therefore, we have no objection to the recordation of this plat.
- A public sewerage system must be utilized to serve this entire subdivision. This department has approved plans for the extension of existing sanitary sewer system. Therefore, we have no objection to the recordation of this plat. APPROVAL #
- Existing public water lines must be utilized to serve this subdivision. This office has no objection to the recordation of this plat. APPROVAL #
- Existing public sewer lines must be utilized to serve this subdivision. This office has no objection to the recordation of this plat.
- The use of septic tanks is acceptable for this subdivision.
- Individual wells for potable use are acceptable for this subdivision.
- A restrictive land use covenant must be executed with this office prior to the recordation of this plat. Forms for this covenant may be obtained at this office at 11805 SW 26<sup>th</sup> Street, Suite 124, Miami, Florida.
- Development information not furnished.
- This Department has performed a concurrency review for water and sewer on the above subject Development Order. Based on current available information, the following determinations have been made:
  1. Public Water-Existing facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order, if any.
  2. Public Sanitary Sewer-Existing facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order, if any.

Please note that this concurrency determination does not constitute a final concurrency statement on the proposed development order; provided for in the adopted methodology for concurrency review. One or more additional concurrency determinations will be required.
- Concurrency Issued by the Municipality
- Please note that the regional sewer system is operating under a capacity allocation program in accordance with the First Partial Consent Decree between Miami-Dade County and the United States of America (Case NO. 93-1109 CIV Moreno). Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity, which will be evaluated and determined at the time of agency review of the building permit plans for the referenced project.

**Date Reviewed:** 4/30/07 **By:** Ms. Hilder

MEMORANDUM

3

TO: Jorge Ubieta, Jr. P.S.M  
Supervisor, Platting Section  
Public Works Department

DATE: May 04, 2007.

FROM: J.M. (Manny) Tobon, P.E, Chief  
Water Control Section  
DERM

SUBJECT: T-22585-2

S 19 T 52 R 42

6.20 AC

The Water Control Section has reviewed the subject Tentative Plat and recommends it's approval with the following conditions:

X This project qualifies for a Surface Water Management General Permit, which must be obtained from DERM prior to Final Plat approval, and prior to obtaining Plan Review Section and Public Works Department approval of Paving & Drainage plans.

\_\_\_\_\_ This project qualifies for a Surface Water Management Individual Permit issued by the South Florida Water Management District. Proof of permit or approval by the District must be submitted to this Section prior to Final Plat.

X Site shall be filled in accordance with the requirements of Chapter 11C of the Miami-Dade County Code.

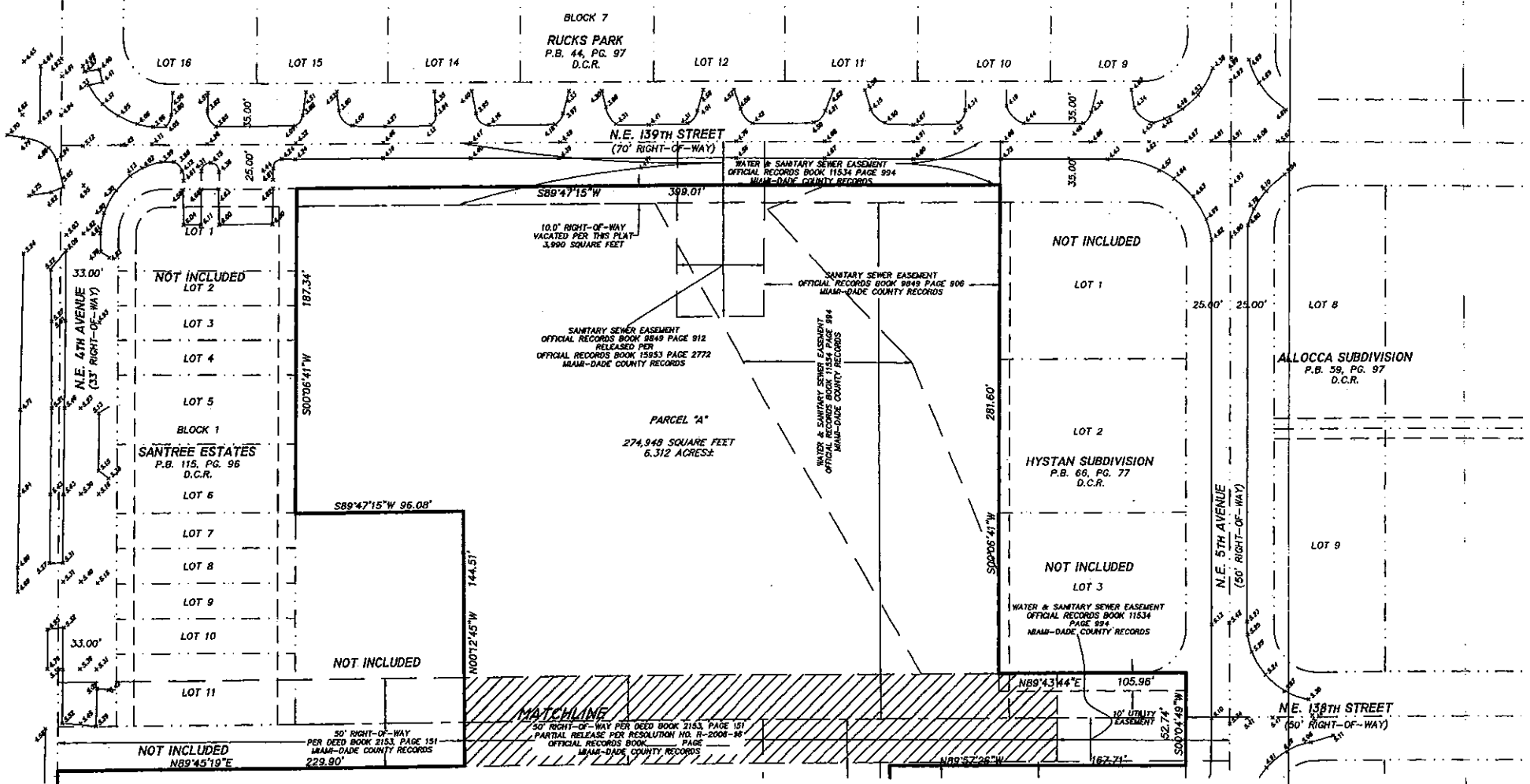
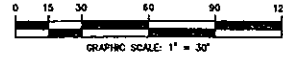
X Site shall be filled in a manner so as to prevent the flooding of adjacent properties. Interceptor swales shall be constructed on-site with no encroachment over adjacent properties.

\_\_\_\_\_ Covenant running with the land to secure stormwater mitigation area must be recorded and submitted to the Water Control Section of DERM prior to final plat approval.

\_\_\_\_\_ Project may qualify for a National Pollutant Discharge Elimination System (NPDES) permit. Contact the Florida Department of Environmental Protection (FDEP) for more information at (305) 921-9904.

\_\_\_\_\_ This proposed development is located within: BIRD DRIVE BASIN where 30% / NORTH TRAIL BASIN or BASIN B where 28.6% of the total project area shall be set a side for lake excavation, or submit cut and fill calculation as required under chapter 24, to comply with the official Dade County report for that basin. Said condition must be met prior to Tentative Plat approval.

# TENTATIVE PLAT



**TENTATIVE PLAT NOTES:**

- 1) The bearings shown hereon are based on an assumed meridian, with the West line of the N.W. 1/4, of the S.E. 1/4, of the S.W. 1/4 of Section 19, Township 52 South, Range 42 East Bearing South 00°06'41" West.
- 2) The legal description shown hereon is based on information furnished to this office by the client.
- 3) The boundary information shown hereon is based on a field breakdown of the described property. This breakdown is calculated from existing field monumentation located from a balanced traverse. The cardinal distances for found monumentation is shown relative to the field breakdown.
- 4) Addition and deletions to Survey Maps and Reports by other than the signing party or parties are prohibited without written consent of the signing party or parties. This document consists of 5 sheets and each sheet shall not be considered full, valid and complete unless attached to the other.
- 5) See sheets S-4 and S-5 for site locations.
- 6) This Plat is limited to 150 MULTI-FAMILY RESIDENTIAL TOWNHOUSE UNITS.
- 7) +5.25 National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), (Flood Criteria).

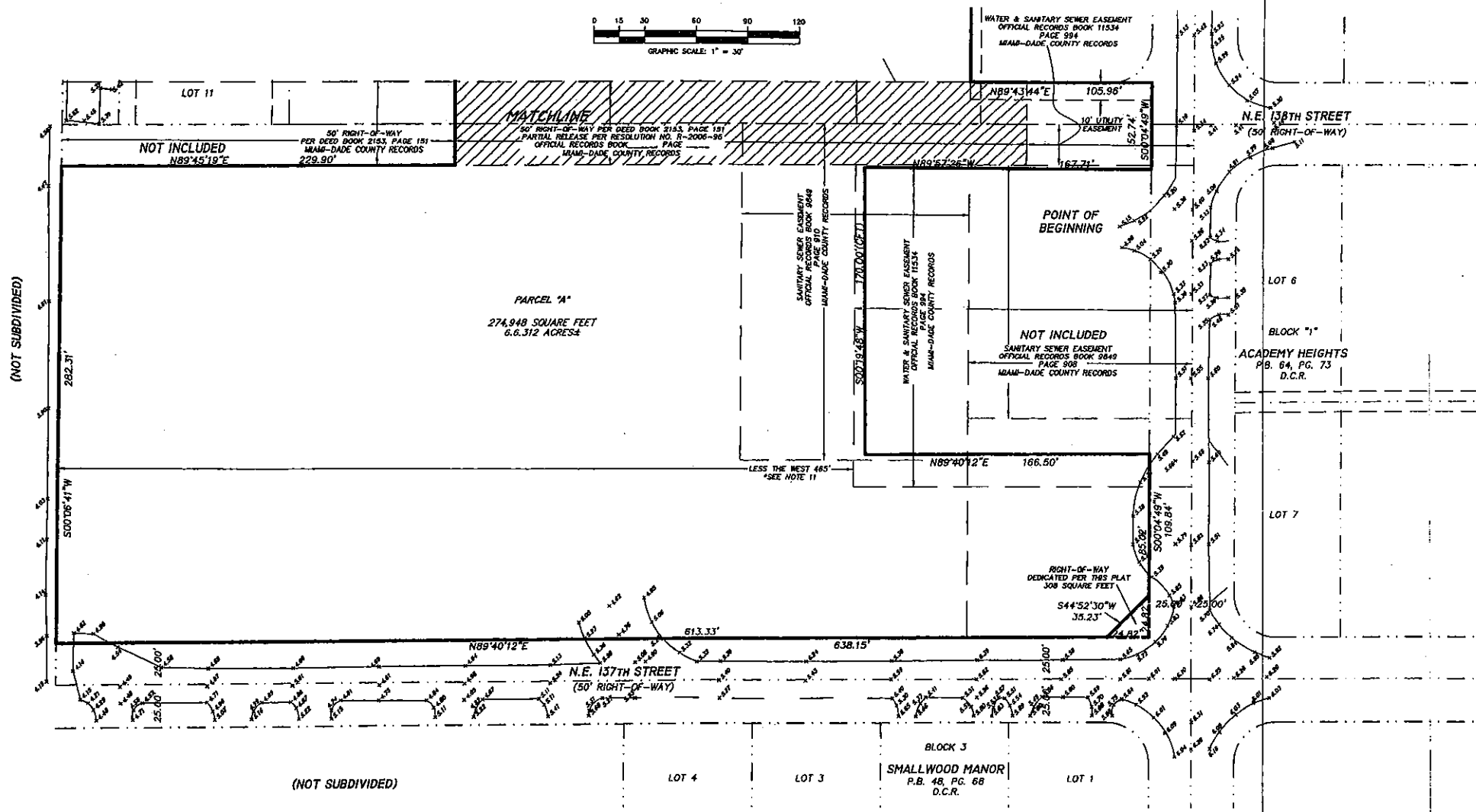
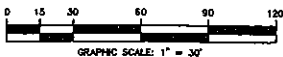
NO.	DESCRIPTION	DATE
1	PREPARED FOR THE CITY OF NORTH MIAMI	12-06-04
2	REVISIONS	1-10-05
3	REVISIONS	1-10-05
4	REVISIONS	1-10-05
5	REVISIONS	1-10-05
6	REVISIONS	1-10-05
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16	REVISIONS	1-10-05
17	REVISIONS	1-10-05
18	REVISIONS	1-10-05
19	REVISIONS	1-10-05
20	REVISIONS	1-10-05

**CRAVEN-THOMPSON AND ASSOCIATES, INC.**  
**ENGINEERS - PLANNERS - SURVEYORS**  
 3085 JAY (SW) 73RD AVE. TEL: (305) 738-8400  
 MIAMI, FLORIDA 33156  
 FURNISHING RECORDS, SURVEYS & PLANNING SERVICES TO THE CITY OF NORTH MIAMI

**RUCKS PARK FIRST ADDITION**  
**A PORTION OF THE S.W. ONE-QUARTER OF**  
**SECTION 19, TOWNSHIP 52 SOUTH, RANGE 42, EAST**  
 PREPARED FOR:  
**CITY OF NORTH MIAMI**

APR 17 2007  
**PROJECT NO.**  
**04-0136**  
**S-1**  
**SHEET 1 OF 5**

# TENTATIVE PLAT



(NOT SUBDIVIDED)

(NOT SUBDIVIDED)

- TENTATIVE PLAT NOTES:**
- 1) The bearings shown hereon are based on an assumed meridian, with the West line of the N.W. 1/4, of the S.E. 1/4, of the S.W. 1/4 of Section 19, Township 52 South, Range 42 East Bearing South 00°06'41" West.
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  - 5) See sheets S-4 and S-5 for site locations.
  - 6) This Plat is limited to 150 MULTI-FAMILY RESIDENTIAL TOWNHOUSE UNITS.
  - 7) +5.25 National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), (Flood Criteria).

REVISION	DATE	DESCRIPTION
1	12-08-04	PREPARED FOR THE CITY OF NORTH MIAMI
2	11-30-07	REVISED PER CITY OF NORTH MIAMI COMMENTS
3	11-30-07	REVISED PER CITY OF NORTH MIAMI COMMENTS
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100	11-30-07	REVISED PER CITY OF NORTH MIAMI COMMENTS

**GRAVEN, THOMPSON AND ASSOCIATES, INC.**  
**ENGINEERS • PLANNERS • SURVEYORS**  
 3063 N.W. 130th STREET, FORT LAUDERDALE, FLORIDA 33309  
 TEL: (954) 338-4400  
 FAX: (954) 728-8844  
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**RUCK'S PARK FIRST ADDITION**  
**A PORTION OF THE S.W. ONE-QUARTER OF**  
**SECTION 19, TOWNSHIP 52 SOUTH, RANGE 42 EAST**  
 PREPARED FOR:  
**CITY OF NORTH MIAMI**  
**TENTATIVE PLAT**

APR 17 2007  
 PROJECT NO.  
**04-0136**  
**S-2**  
 SHEET 2 OF 5





