

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2824.22

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, APPROVING AN APPLICATION FOR WAIVER OF PLAT FOR THE PROPERTY LOCATED AT 393 CENTER ISLAND DRIVE; PROVIDING FOR CONDITIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the property at 393 Center Island Drive (the "Property") has applied for a Waiver of Plat to subdivide the Property into two (2) separate lots/building sites; and

WHEREAS, the Town Council finds that the proposed subdivision complies with the minimum lot size and frontage requirements under the Town's Land Development Regulations (LDRs); and

WHEREAS, the Town Council wishes to approve the Waiver of Plat.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted, confirmed and incorporated herein.

Section 2. Approval of Waiver of Plat. The Town Council hereby approves the Waiver of Plat attached hereto as Exhibit "A".

Section 3. Conditions. The approval granted herein is subject to the following conditions:

3.1 The existing structure on the Property shall be demolished within ninety (90) days of the Effective Date of this Resolution.

3.2 and maintained in accordance with the Town's LDRs.

3.3 That the Waiver of Plat request is in accordance with Article III – Level of Service, Town Code Sections 54-58 Potable Water which meets the requirements of North Miami Beach Water, as approved by Karim Rossy, Utility Official and 54-59 Sanitary Sewer that meets the requirements of Miami Dade Water and Sewer, LOA 2022-1122

3.4 a). Construction of a property site wall, 6' in height from grade, commencing at the 20' rear/side section, continuing at the 25' rear lot line section, following the radius line for 25', then easterly along the north side property line for a length of 70'. Constructed after demolition of the primary residence and accessory structures. The wall will require a permit, supported on pile, and installed prior to any design or transfer of Title approval.

b). Compliance for future design criteria must adhere to the dimensions outlined and setbacks, of the originally approved site plan layout as approved by the Town of Golden Beach.

c). The Bahia Sod stipulated in plan page L-1 is not permissible, replace with St. Augustine Sod and install within 60 days of approval, June 4, 2022, of the Waiver of Plat.

3.5 Compliance required with Town Code Section 46-86 –Non Conforming Seawalls .The seawall must be raised/repared to the required height of 4.425' NAVD 88 within 180 days, October 2, 2022, from the date of this approval.

3.6 The Survey provided by Royal Land Surveyors, dated 5/11/2021, depicts a 25,142 square foot lot. Parcel A (north parcel) designated with 12,767 square feet of property, and Parcel B (south) has 12,375 square feet of property, that the requested separation is in accordance with the Town Code Section 66-68 Lot

Size Requirement, paragraph b; a full size lot in Zone 3 shall have 75' of frontage and 11,250 square feet of property.

3.7 Requires that you submit to the Town for filing into the Town's records the approval obtained from the Miami-Dade County Plat division in accordance with the law and that you will record that approval in the records of the office of the Clerk of the Circuit Court and the Miami-Dade County's Property Appraiser division.

3.8 Submit to the Town for approval, a Unity of Title for each of approved parcels to record in the records of the office of the Clerk of the Circuit Court and in the Miami-Dade County's Property Appraiser Division.

Section 4. Effective Date. This Resolution shall be effective immediately upon adoption.

The Motion to adopt the foregoing Resolution was offered by Councilmember Lusskin, seconded by Councilmember Bernstein, and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Jaime Mendal	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida this 14th day of June, 2022.




MAYOR GLENN SINGER

ATTEST:



LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



STEPHEN J. HELFMAN
TOWN ATTORNEY

EXHIBIT "A"

(Attach WAIVER OF PLAT)



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: June 14, 2022

Item Number:

To: Honorable Mayor Glenn Singer &
Town Council Members

6

From: Alexander Diaz, *Alex B*
Town Manager

Subject: Resolution No. 2824.22 – Approving The Application for a
Waiver of Plat for 393 Center Island Drive.

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 2824.22 as presented.

Background:

The requested Waiver of Plat for the property 393 Center Island Drive meets all of the required conditions for approval. This irregular shaped lot has a frontage measured at the center cord of the property at 150 feet, meeting the requirements of 75 feet of frontage and 11,250 square feet of property.

The 25,142 square foot lot will be separated into two separate Parcels.; Parcel A 12,767 and Parcel B 12,375 square feet of property with frontage of 75' as measured from the center cord of the property. The Waiver was reviewed and approved by Administration in April 2022; the applicant submitted the Town's approval letter, to the Miami Dade County Plat Committee and received the Committees approval on May 20, 2022.

Chapter 54 of the Town Code requires confirmation of approval of the Waiver of Plat by Resolution.

Fiscal Impact:

None.



TOWN OF GOLDEN BEACH

One Golden Beach Drive, Golden Beach, FL 33160

Office (305) 932-0744 • Fax (305) 933-3825

www.goldenbeach.us

393 CENTER ISLAND
WAIVER OF PLAT
EXHIBIT A

Alexander Diaz
Town Manager

April 5, 2022

Alexei Rojanets
393 Center Island Drive
Golden Beach, FL 33160

Re: Final Town Approval – Waiver of Plat Application
393 Center Island Drive, Golden Beach, FL 33160
Folio Numbers: 19-1235-005-0880

Approval of the Waiver of Plat submittal for the property 393 Center Island Drive, Golden Beach, FL 33160, located within the boundaries of the Town of Golden Beach, identified by folio number: 19-1235-005-0880, as stipulated below.

The Waiver of Plat application, dated, February 22, 2022, is approved based on the following findings:

1. That the Waiver of Plat meets the requirements of the Ordinances of the Town of Golden Beach.
2. That the Waiver of Plat request is in accordance with Article III – Level of Service, Town Code Sections 54-58 Potable Water, which meets the requirements of North Miami Beach Water, as approved by Karim Rossy, Utility Official and 54-59 Sanitary Sewer that meets the requirements of Miami-Dade Water and Sewer, LOA 2022-1122 (refer to attachments).
3. That the Town's approval is based on the following conditions being met:
 - A. Construction of a property site wall, 6' in height from grade, commencing at the 20' rear/side section, continuing at the 25' rear lot line section, following the radius line for 25', then easterly along the north side property line for a length of 70'. Constructed after demolition of the primary residence and accessory structures. The wall will require a permit, supported on pile, and installed prior to any design or transfer of Title approval. (refer to Exhibit "A" attached for detail).
 - B. Compliance for future design criteria must adhere to the dimensions outlined and setbacks, of the originally approved site plan layout as approved by the Town of Golden Beach.(refer to Exhibit "A" attached for detail).

Re: *Town of Golden Beach*
Waiver of Plat Approval
393 Center Island Drive, Golden Beach, FL 33160
April 5, 2022

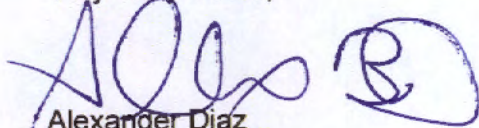
393 CENTER ISLAND
WAIVER OF PLAT
EXHIBIT A

- C. The Bahia Sod stipulated in plan page L-1 is not permissible, replace with St. Augustine Sod and install within 60 days of approval, June 4, 2022, of the Waiver of Plat.
4. Compliance required with Town Code Section 46-86 –Non Conforming Seawalls .The seawall must be raised/repared to the required height of 4.425' NAVD 88 within 180 days from the date of this approval, October 2, 2022.
 5. The Survey provided by Royal Land Surveyors, dated 5/11/2021, depicts a 25,142 square foot lot. Parcel A (north parcel) designated with 12,767 square feet of property, and Parcel B (south parcel) has 12,375 square feet of property. That the requested separation is in accordance with the Town Code Section 66-68 Lot Size Requirement, paragraph b; a full size lot in Zone 3 shall have 75' of frontage and 11,250 square feet of property.
 6. Requires that you submit to the Town for filing into the Town's records the approval obtained from the Miami-Dade County Plat Division in accordance with the law and that you will record that approval in the records of the Office of the Clerk of the Circuit Court and the Miami-Dade County's Property Appraiser Division.
 7. Submit to the Town for approval, a Unity of Title for each of approved parcels to record in the records of the office of the Clerk of the Circuit Court and in the Miami-Dade County's Property Appraiser Division.

Enclosed are two copies of your submittal for use in submitting to the Miami-Dade County Plat Division.

We wish you continued success in your endeavors, and look forward to an amicable working relationship.

Very Truly Yours,



Alexander Diaz
Town Manager

cc: Linda Epperson, Director – Building and Zoning
file – 393 Center Island Drive, Golden Beach, FL 33160

One Golden Beach Drive, Golden Beach, FL 33160
Office (305) 932-0744 • Fax (305) 933-3825
www.goldenbeach.us



OFFICE OF THE PROPERTY APPRAISER

Summary Report

393 CENTER ISLAND
WAIVER OF PLAT
EXHIBIT A

Generated On : 3/30/2022

Property Information	
Folio:	19-1235-005-0880
Property Address:	393 CENTER ISLAND DR Golden Beach, FL 33160-2201
Owner	CENTER ISLAND LLC
Mailing Address	393 CENTER ISLAND DR GOLDEN BEACH, FL 33160 USA
PA Primary Zone	1300 SGL FAMILY - 2801-3000 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 0
Floors	1
Living Units	1
Actual Area	6,869 Sq.Ft
Living Area	5,974 Sq.Ft
Adjusted Area	6,448 Sq.Ft
Lot Size	25,813 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$5,420,730	\$5,420,730	\$5,420,730
Building Value	\$459,288	\$460,607	\$461,924
XF Value	\$40,428	\$40,445	\$40,463
Market Value	\$5,920,446	\$5,921,782	\$5,923,117
Assessed Value	\$1,252,696	\$1,235,401	\$1,207,626

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$4,667,750	\$4,686,381	\$4,715,491
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
GOLDEN BEACH SEC E PB 8-122 LOT 23 & N 12.5 FT LOT 22 & LOTS 24 & 25 BLK K LOT SIZE IRREGULAR

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,202,696	\$1,185,401	\$1,157,626
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,227,696	\$1,210,401	\$1,182,626
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,202,696	\$1,185,401	\$1,157,626
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,202,696	\$1,185,401	\$1,157,626

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/25/2021	\$100	32946-4250	Corrective, tax or QCD; min consideration
05/21/2021	\$7,500,000	32535-2771	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

COORDINATION AND PUBLIC HEARINGS

Water & Sewer Availability Form

*Code Section 54-58
Public Water*



393 CENTER ISLAND
WAIVER OF PLAT
EXHIBIT A

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court • 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6543

Tentative Plat / Waiver of Plat: Alexei Rojanets

Property Description (To Be Completed by Applicant)

Property Owner:	Alexei Rojanets		
Property Address:	393 Center Island Dr.	City:	Golden Beach
		Zip:	33160
Folio Number(s):	19-1235-005-0880		

Water & Sewer Availability Information (To Be Completed by Utility)

Water Availability Summary			Sewer Availability Summary		
Name of Water Utility: NMB Water			Name of Sewer Utility:		
Water Acct No(s):			Sewer Acct No(s):		
Water Meter Installed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Receiving Pump Station:		
Property currently connected to water?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Property currently connected to sewer?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Attach Atlas Page and Asbuilt of Water Main Page 1			Attach Atlas Page and Asbuilt of Sewer Main		
Utility able to provide Water Service?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Utility able to provide Sewer Service?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Water Main Available For Connection?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Sewer Main Available For Connection?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Water Main Extension Planned?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Sewer Main Extension Planned?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Point of Connection to Water Main:
This is to certify that the closest available water main connection point to serve this property is an 8 inch water main located at Center Isle at a distance approximately 15 feet from the closest property line of the above described property.

Point of Connection to Sewer Main:
This is to certify that the closest available sewer connection point to serve this property is an _____ inch force main/_____ inch gravity sewer (there may be underground obstructions or difference in ground elevations that may prohibit extension. An engineering analysis may be necessary for final determination of availability) located at _____ at a distance of approximately _____ feet from the closest property line of the above described property.

Additional Comments / Remarks Regarding Points of Connection and Alternate Points of Connection:

Additional Comments / Remarks Regarding Points of Connection and Alternate Points of Connection:

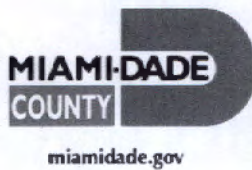
Karim Rossy
Name of Utility Official
Karim Rossy
Signature

1/21/22
Date

Name of Utility Official

Signature

Date



*Code Section
54-59
Sanitary
Sewer*

Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

393 CENTER ISLAND
WAIVER OF PLAT
EXHIBIT A

February 2, 2022

Damian@DET-SC.com

Damian Thomason
1591 Passion Vine Cir
Weston Florida 33326

**Re: Water and Sewer Availability for Project Alexei Rojanets
LOA Number:2022 - 1122**

To Whom It May Concern:

This letter is in response to your inquiry regarding water and/or sewer availability for the construction and connection of the following:

Property Information

Folio #	Subdivision	Lot	Block	Address
1912350050880	SECTION "E" OF GOLDEN BEACH	19-25	K	393 Center Island Dr., Golden Beach, FL 33160

Types of Units to be Constructed

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR 3001-5000 sqft (310 gpd/unit)	1	0	310
SFR more than 5000 sqft (510 gpd/unit)	1	0	510
SFR more than 5000 sqft (510 gpd/unit)	1	0	510

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the

393 CENTER ISLAND
WAIVER OF PLAT
EXHIBIT A

date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the developer's request, the Department will prepare an agreement for service, provided the Department is able to offer those services at the time of the developer's request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

Attached please find the Points of Connection (POC) Memo. If you need further assistance in this matter, please contact us.

Very truly yours,

Maria Capote
Utilities Supervisor



Water and Sewer
 PO Box 330316 • 3575 S. Lejeune Road
 Miami, Florida 33233-0316
 T 786-268-5360 F 786-268-5150

393 CENTER ISLAND
 WAIVER OF PLAT
 EXHIBIT A

POINT OF CONNECTION

PROJECT NAME:	Alexei Rojanets		
LOA NUMBER:	2022 - 1122		
WATER GALLONS PER DAY:	0	SEWER GALLONS PER DAY	1,330
PROJECT LOCATION:	393 Center Island Dr., Golden Beach, FL 33160		
PROJECT DESCRIPTION:	Demolition of existing 6,869 Sq. Ft. Single Family Residence Proposed 4,774 Sq. Ft. Single Family Residence Proposed 5,225 Sq. Ft. Single Family Residence		
EXISTING ZONING:	R-1	ATLAS PAGE:	A1-D

WATER:

N/A. City of North Miami Beach Water Service Area.

Water Basin	No
Water Basin Name	N/A
Water Basin Rate	0.00

Additional Service Program-WATER	No
Number of Residences - WATER	

Water - Additional Services Program (ASP)			
No.	Property Address	Property Folio	Service Size

Oversizing Credit	No
-------------------	----

Water – Oversizing Credit		
No.	Pipe Size	Linear Foot

SEWER:

According to M-D County G.I.S., this property is a M-D W.A.S.D. sewer customer.

**393 CENTER ISLAND
WAIVER OF PLAT
EXHIBIT A**

Therefore, if a new connection is necessary, the developer shall connect to an existing eight (8)-in gravity sewer main (ES6310-13) in Center Island Ave. abutting the eastern boundary of the property.

There will be no proposed public sewer main extensions within the property.

Sewer Basin	No
Sewer Basin Name	N/A
Sewer Basin Rate	0.000.00

Additional Service Program-SEWER	No
Number of Residences - SEWER	

Sewer - Additional Services Program (ASP)			
No.	Property Address	Property Folio	Service Size

Gravity Sewer Oversizing Credit	No
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Gravity Sewer – Oversizing Credit		
No.	Pipe Size	Linear Foot

Force Main Oversizing Credit	No
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Force Main – Oversizing Credit		
No.	Pipe Size	Linear Foot

PUMP STATION:

Existing Public Pump Station.

New Pump Station	No
New generator, including building	N/A
Existing Pump Station improvement	N/A
Pump Station Number	30-0494
Proposed N.A.P.O.T. (hours)	2.32
Pump Station Status	OK: OK

PREPARED BY:
Nashaly D. Acosta

Printed Name of Reviewer

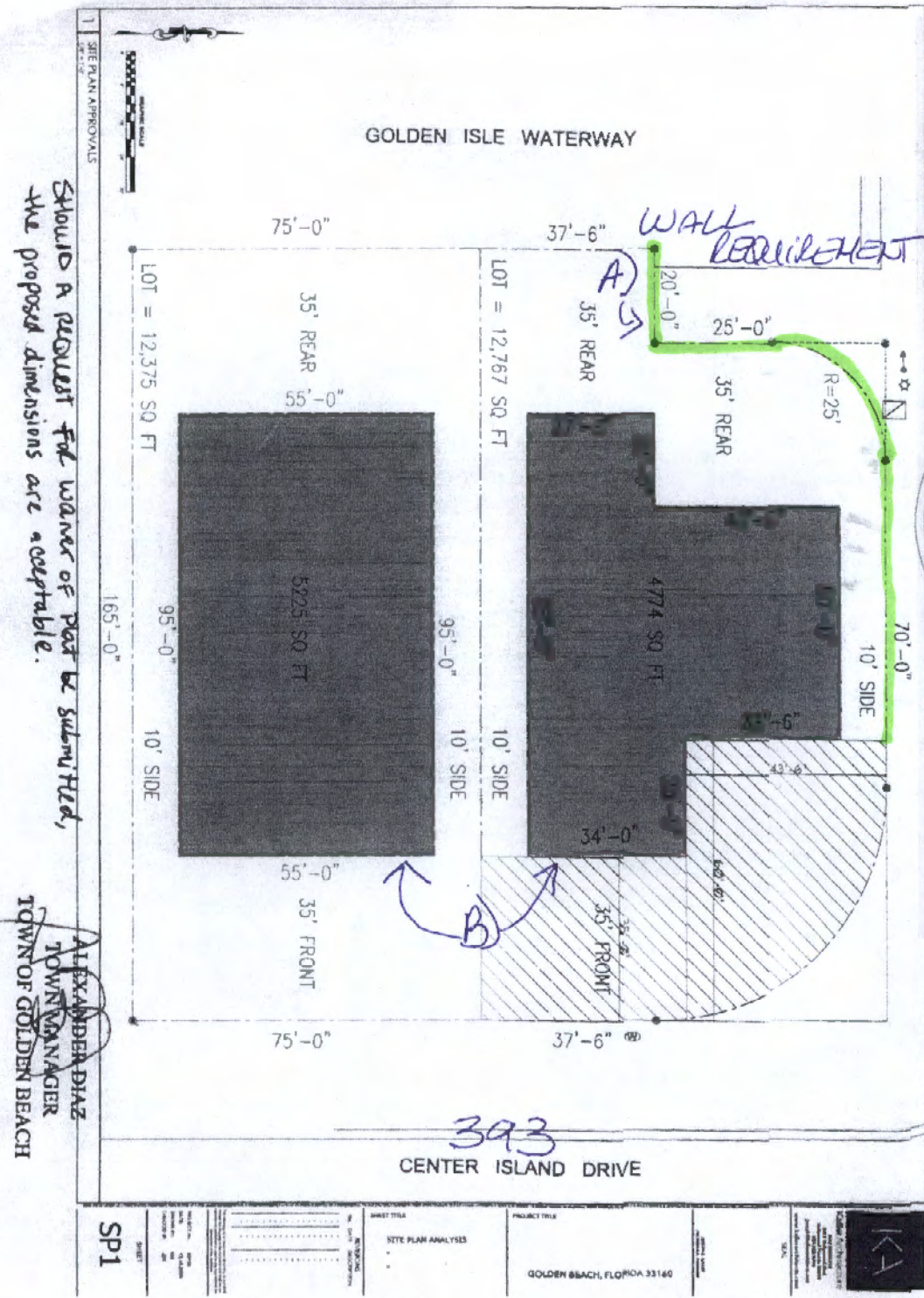
APPROVED BY:
Maria Capote

Printed Name of Supervisor

EXHIBIT "A"

WAIVER OF PLAT CONDITION OF APPROVAL – 393 CENTER ISLAND DRIVE, GB, FL. 33160

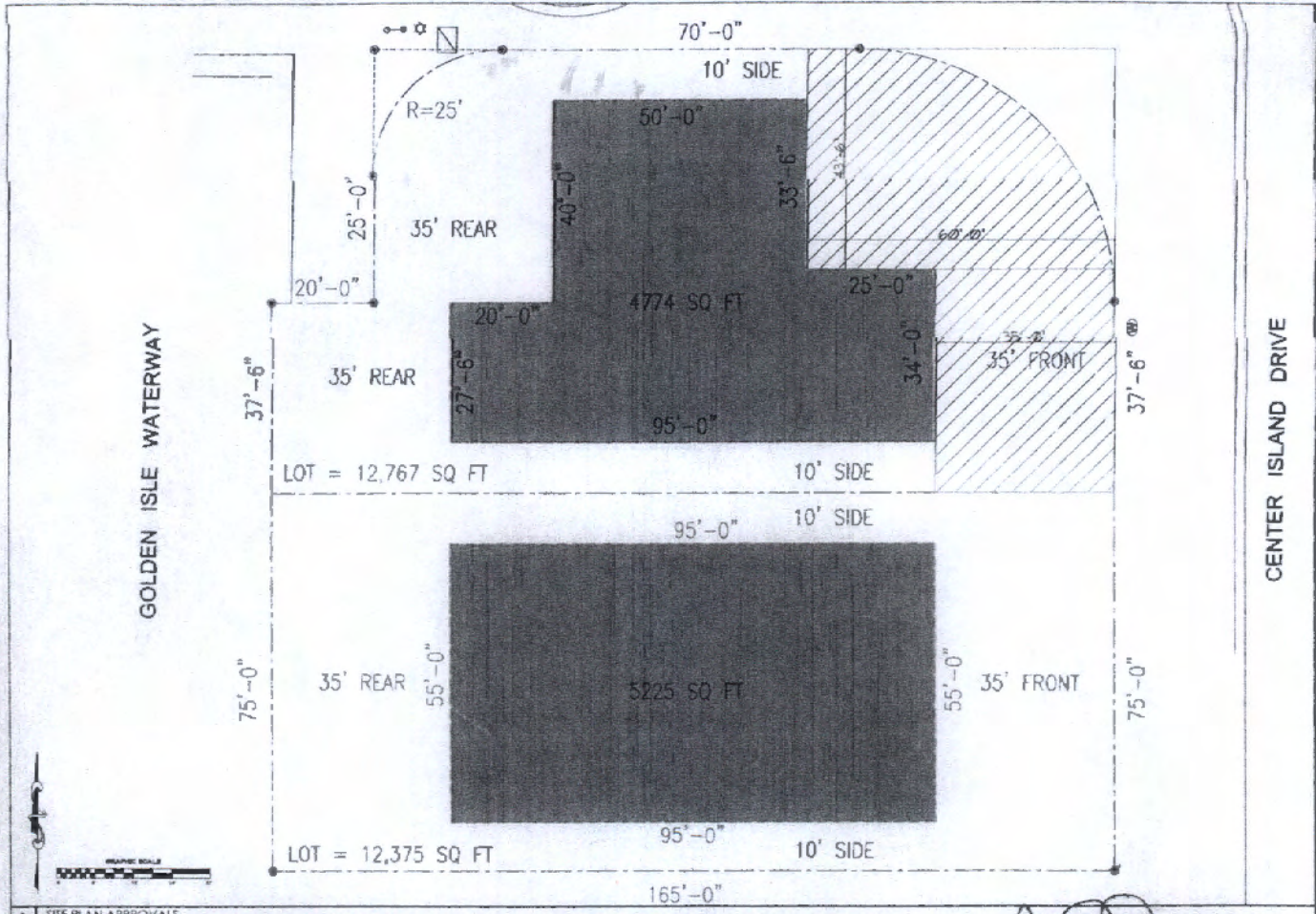
- A. CONSTRUCTION OF 6' HIGH SITE WALL AT THE PROPERTY LINE, ALONG THE 20' REAR NORTH SIDE YARD, ALONG THE REAR NORTH YARD 25' SECTION, FOLLOWING THE 25' RADIUS, THEN FOR THE 70' NORTH SIDE PROPERTY LINE.
- B. INCORPORATING THE PROPOSED DIMENSIONS, OUTLINED IN GRAY, INCLUSIVE OF ALL NOTED SETBACKS



SHOULD A REQUEST FOR WAIVER OF PLAT BE SUBMITTED, THE PROPOSED DIMENSIONS ARE ACCEPTABLE.

393 CENTER ISLAND
WAIVER OF PLAT
EXHIBIT A

393 CENTER ISLAND
 WAIVER OF PLAT
 EXHIBIT A



KA
 K&A ARCHITECTURE
 2000 Highway 1
 Golden Beach, FL 33140
 305.963.1111
 www.kandarchitect.com
 SEAL

PROJECT TITLE
 GOLDEN BEACH, FLORIDA 33140

SHEET TITLE
 SITE PLAN APPROVALS

REVISIONS
 No. DATE DESCRIPTION

DATE: 10/14/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

SHEET
 SP1

Should a request for waiver of plat be submitted,
 the proposed dimensions are acceptable.

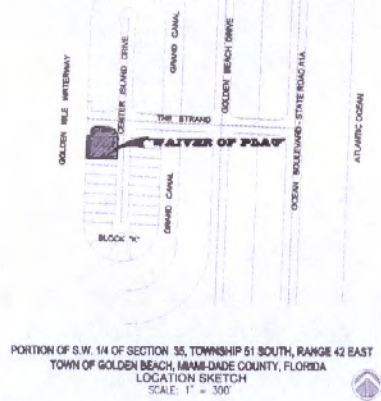
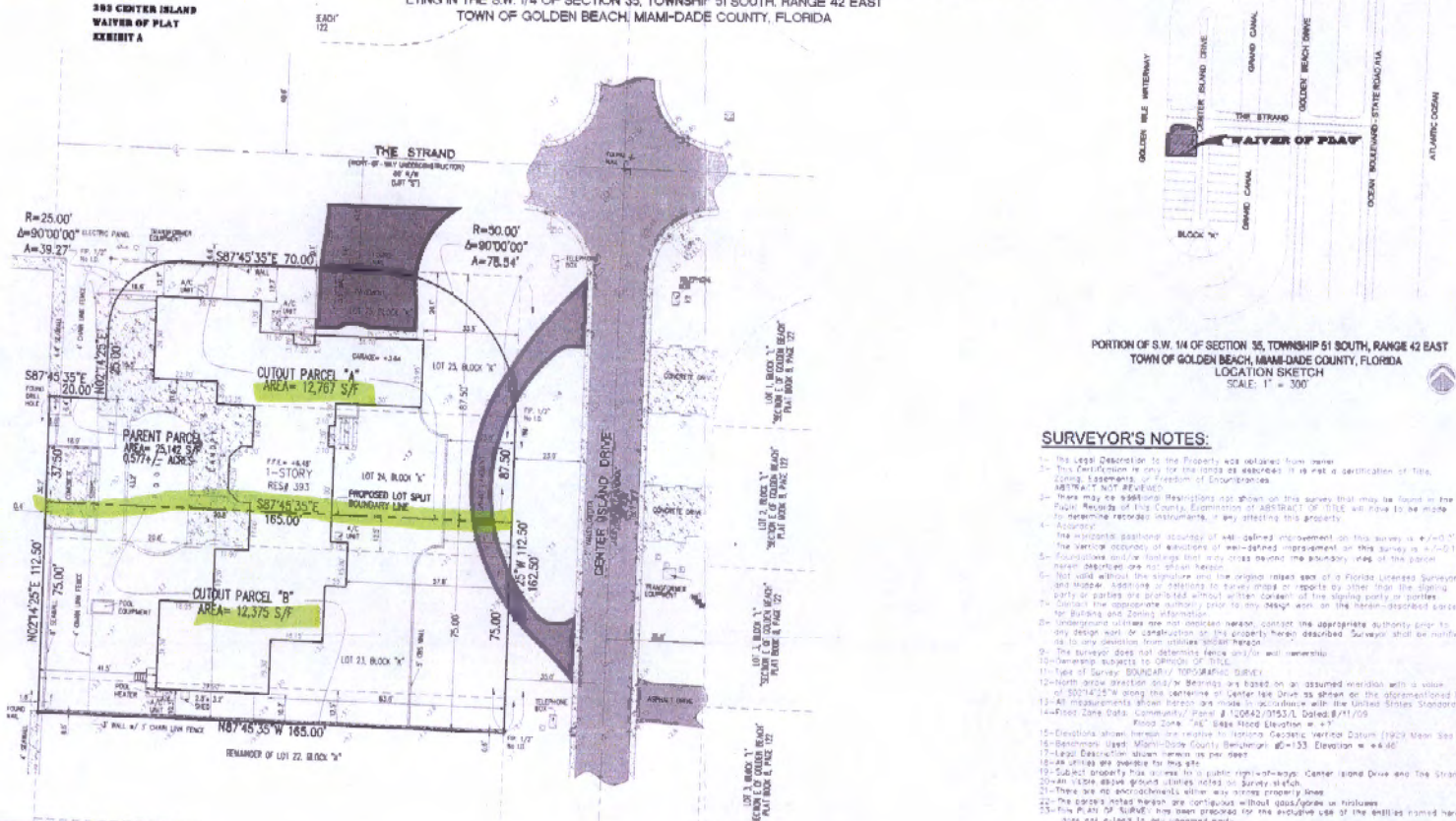
ALEXANDER DIAZ
 TOWN MANAGER
 TOWN OF GOLDEN BEACH



393 CENTER ISLAND WAIVER OF PLAT EXHIBIT A

- LEGEND**
- Northern Line
 - South Line
 - East Line
 - West Line
 - Monument Line
 - Property Line
 - Utility Location
 - Electric Panel
 - Sewer Manhole
 - Water Meter
 - Storm Drain
 - Gas Line
 - Telephone Line
 - Cable TV Line
 - Fire Hydrant
 - Light Pole
 - Sign
 - Fence
 - Wall
 - Gate
 - Gate Post
 - Gate Chain
 - Gate Lock
 - Gate Padlock
 - Gate Latch
 - Gate Bolt
 - Gate Handle
 - Gate Keyhole
 - Gate Lock Cylinder
 - Gate Lock Bolt
 - Gate Lock Washer
 - Gate Lock Nut
 - Gate Lock Pin
 - Gate Lock Spring
 - Gate Lock Tensioner
 - Gate Lock Retainer
 - Gate Lock Plug
 - Gate Lock Pinion
 - Gate Lock Worm
 - Gate Lock Gear
 - Gate Lock Shaft
 - Gate Lock Housing
 - Gate Lock Bracket
 - Gate Lock Mounting Plate
 - Gate Lock Reinforcement
 - Gate Lock Seal
 - Gate Lock Gasket
 - Gate Lock O-ring
 - Gate Lock Shim
 - Gate Lock Spacer
 - Gate Lock Pinion Key
 - Gate Lock Worm Key
 - Gate Lock Shaft Key
 - Gate Lock Housing Key
 - Gate Lock Bracket Key
 - Gate Lock Mounting Plate Key
 - Gate Lock Reinforcement Key
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 - Gate Lock Reinforcement Key
 - Gate Lock Seal Key
 - Gate Lock Gasket Key
 - Gate Lock O-ring Key
 - Gate Lock Shim Key
 - Gate Lock Spacer Key

**BOUNDARY & TOPOGRAPHIC SURVEY
WAIVER OF PLAT (ALEXEI ROJANETS)**
THE NORTH 12.5 FEET OF LOT 22 AND ALL OF LOTS 23, 24 AND 25, IN BLOCK "K" OF "SECTION" "E" OF GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 122, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
LYING IN THE S.W. 1/4 OF SECTION 35, TOWNSHIP 51 SOUTH, RANGE 42 EAST
TOWN OF GOLDEN BEACH, MIAMI-DADE COUNTY, FLORIDA



SURVEYOR'S NOTES:

- The legal description to the Property was obtained from owner.
- This Certificate is only for the lots as described. It is not a certification of title, zoning, easements, or freedom of encumbrances.
- There may be additional restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, in any state of this property.
- Accuracy: The horizontal boundary boundary of all-plotted improvement on this survey is +/- 0.01'. The vertical accuracy of elevations of well-defined improvement on this survey is +/- 0.01'. Foundations and/or structures that are crossed beyond the boundary lines of this parcel herein depicted are not shown herein.
- Not used without the signature and the original intent and of Florida Licensed Surveyor and Mapper. Addition of notations to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Obtain the appropriate authority prior to any change work on the herein-described parcel for Building and Zoning information.
- Underground utilities are not indicated herein. Contact the appropriate authority prior to any design work or construction on the property herein described. Surveys shall be certified as to any deviation from utilities shown herein.
- The Surveyor does not determine fence and/or wall ownership.
- Ownership subject to Easements of Right.
- North arrow direction 0.015° bearing on based on assumed meridian with a value of 302°14'25" along the centerline of Center Island Drive as shown on the aforementioned Plat.
- All measurements shown herein are made in accordance with the United States Standard Foot.
- Florida State Data, Community/Zone 120642/0155/L, Dated 8/11/09.
- Florida State Data, "A6" State Road Elevation = +7'
- Elevations shown herein are relative to National Geodetic Vertical Datum (NGVD Mean Sea Level).
- Benchmarks Used: Miami-Dade County Benchmark #2-153 Elevation = +6.66'
- Legal Description shown herein are per deed.
- All utility are as depicted on this plat.
- Subject property has access to a public right-of-way, Center Island Drive and The Strand.
- All 1500' buffer around structures noted on survey plat.
- There are no encroachments within any zoning property lines.
- The parcel noted herein are contiguous without gaps/voids or inclusions.
- This PLAT OF SURVEY has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any adjacent parcels.

CONTACT INFORMATION
OWNER: ALEXEI ROJANETS
CONTACT: DAMIAN THOMASON
TELE: (954) 314-7927
EMAIL: DAMIAN@DET-SC.COM

SURVEYOR:
JACOB GOMIS, PSM
ROYAL POINT LAND SURVEYORS
6175 NW 153rd STREET SUITE 321
MIAMI LAKES, FL 33014
OFFICE: (305) 822-6062
FAX: (305) 827-9669
EMAIL: info@royalpoint.com

PROPERTY ADDRESS:
393 CENTER ISLAND DRIVE, GOLDEN BEACH, FLORIDA 33163
Phone 18-1215-005-0886

LEGAL DESCRIPTION: (Parent Parcel)
The North 12.5 feet of Lot 22 and all of Lots 23, 24 and 25, in Block "K" of "Section" "E" of Golden Beach, according to the Plat thereof, as recorded in Plat Book 8, Page 122, of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION: (Cut-Out Parcel A)
Lots 23 and 24, less the South 12.50 feet thereof in Block "K" of "Section" "E" of Golden Beach, according to the Plat thereof, as recorded in Plat Book 8, Page 122, of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION: (Cut-Out Parcel B)
The North 12.50 feet of Lot 22, all of Lot 23 and the South 12.50 feet of Lot 24 in Block "K" of "Section" "E" of Golden Beach, according to the Plat thereof, as recorded in Plat Book 8, Page 122, of the Public Records of Miami-Dade County, Florida.

DEVELOPMENT INFORMATION:
OWNER: Alexei Rojanets
393 Center Island Dr.
Golden Beach, FL 33160

PLAT NUMBER:
18-1215-005-0886

DEVELOPMENT INFORMATION:
Parent Parcel containing 23,142 Sq. Ft. or .50 Acres +/-
Being 0.269 Sq. Ft. Single Family Residence - To Be Demolished
Parent Parcel 4,774 Sq. Ft. Single Family Residence

Cut-Out Parcel "A" Containing 12,767 Sq. Ft. or .29 Acres +/-
Parent Parcel 4,774 Sq. Ft. Single Family Residence

Cut-Out Parcel "B" Containing 12,375 Sq. Ft. or .28 Acres +/-
Parent Parcel 4,774 Sq. Ft. Single Family Residence

1:000 CONTAIN:
Miami-Dade County Plat Order Form Plat Book 180, Page 15: +/-

ZONING NOTE:
ZONING

SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THAT, in my professional opinion as the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17, Florida Administrative Code, pursuant to Section 470.017, Florida Statutes.

HEREBY CERTIFY THAT, the attached Plat and legal description associated therewith, comply with all applicable requirements of Chapter 28, Subchapter 10 of Miami-Dade County, Florida.

ROYAL POINT LAND SURVEYORS, INC.
L.S. No. 1215

By: JACOB GOMIS, Professional Surveyor & Mapper, No. 0233
Date of Survey: 05/11/2021
Date of Last Revision:

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062 / Fax: 305-827-9669

TOWN OF GOLDEN BEACH APPROVALS

ALEXANDER DICK, TOWN MANAGER

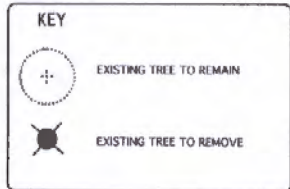
LENA EPPERSON, BUILDING AND ZONING DIRECTOR

ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL 33014
TEL: 305-822-6062 / FAX: 305-827-9669

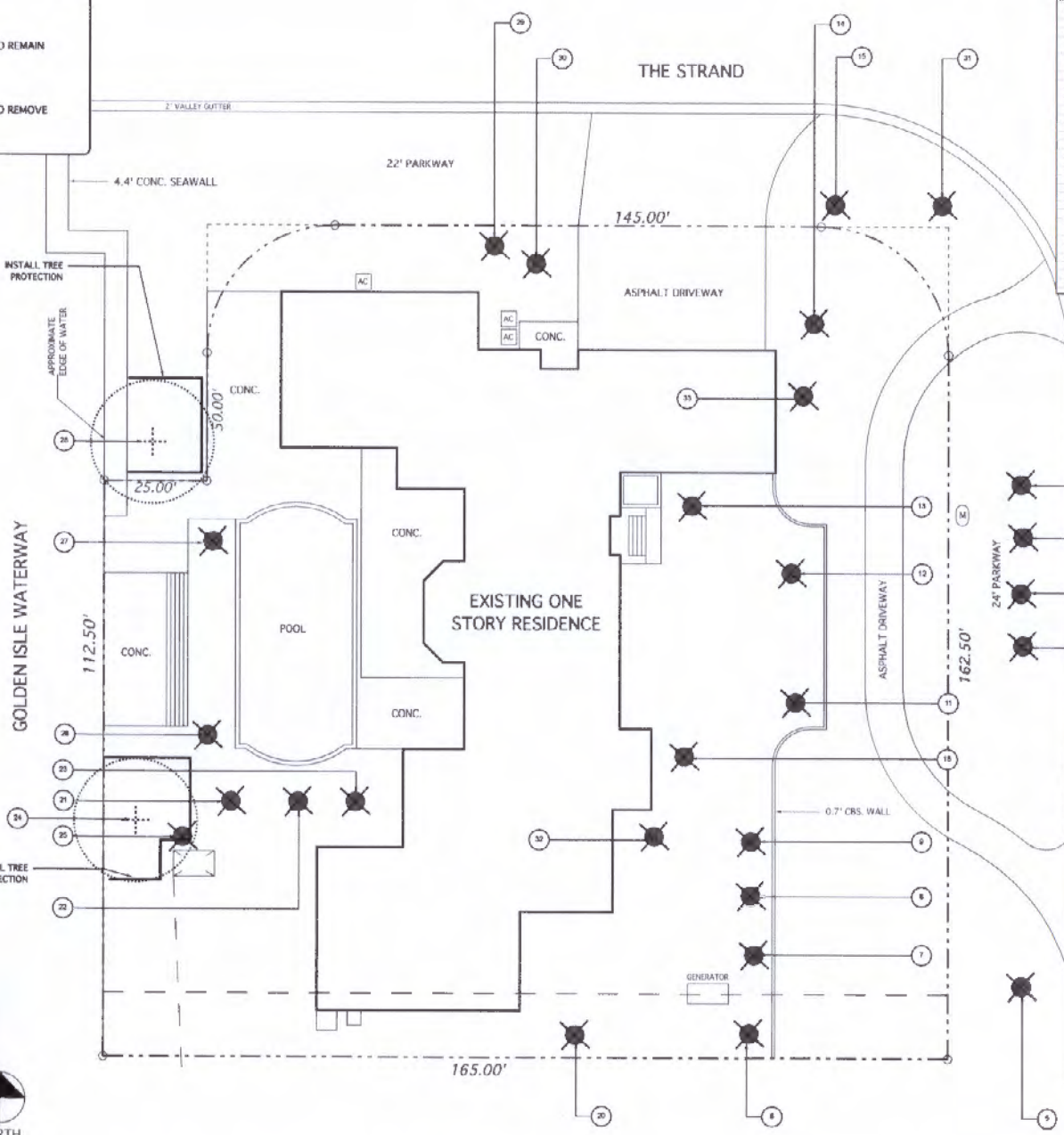
BOUNDARY & TOPOGRAPHIC SURVEY FOR WAIVER OF PLAT

STANLEY & LOUISE R. KASSAL
393 CENTER ISLAND DRIVE, GOLDEN BEACH, FLORIDA

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 05/11/2021
JOB NUMBER: RP21-0203
SHEET: 1



393 CENTER ISLAND
WAIVER OF PLAT
EXHIBIT A

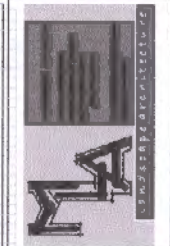


EXISTING TREE INVENTORY

TREE #	COMMON NAME	SCIENTIFIC NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CONDITION	DISPOSITION
1	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
2	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
3	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
4	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
5	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
6	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
7	Wrightia Palm	Wrightia speciosa	12 CT	15	15	95%	Remove/Retain
8	Wrightia Palm	Wrightia speciosa	12 CT	15	15	95%	Remove/Retain
9	Wrightia Palm	Wrightia speciosa	12 CT	15	15	95%	Remove/Retain
10	Wrightia Palm	Wrightia speciosa	12 CT	15	15	95%	Remove/Retain
11	Wrightia Palm	Wrightia speciosa	12 CT	15	15	95%	Remove/Retain
12	Wrightia Palm	Wrightia speciosa	12 CT	15	15	95%	Remove/Retain
13	Black Olive Tree	Black Olive Tree	12	15	15	95%	Remove/Retain
14	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
15	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
16	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
17	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
18	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
19	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
20	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
21	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
22	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
23	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
24	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
25	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
26	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
27	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
28	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
29	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
30	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
31	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
32	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain
33	Coconut Palm	Coccothrinax	18 CT	25	25	95%	Remove/Retain

NO TREES SHALL BE REMOVED WITHOUT AN APPROVED TREE REMOVAL PERMIT ISSUED BY THE CITY OF GOLDEN BEACH

TOTAL PALMS TO BE REMOVED AND MITIGATED = 20
TREES REMOVED TO BE MITIGATED = 2
REFER TO LANDSCAPE PLANS FOR MITIGATION DATA TO BE SUBMITTED AT THE TIME OF BUILDING PERMIT.



REVISIONS:

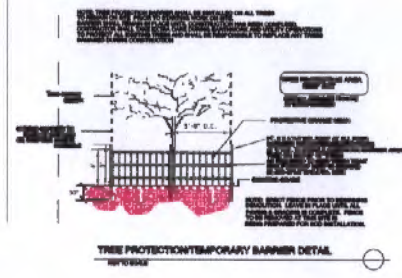
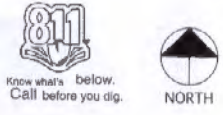
SHEET TITLE:
EXISTING TREE DISPOSITION PLAN

PROJECT:
**393 CENTER ISLAND DR.
GOLDEN BEACH, FL 33160**

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JAMES S. MCCURRUM AND ASSOCIATES, INC. NO PART OF THESE PLANS OR SPECIFICATIONS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAMES S. MCCURRUM AND ASSOCIATES, INC.

Digitally signed by James S. McCurcum
Date: 2022.02.02
SCALF: 1"=10' 18:30:11 -05'00"
DATE DRAWN: 12/02/21
SHEET NO.

L-1





**Town of Golden Beach
Application Form
Re-plat/Waiver of Plat
For Division of Land without Plat**

1. Property Owner: Alexei Rojasels Ph: 404-643-5039

Mailing Address: 393 Center Island Drive, Golden Beach, FL 33160

2. Folio Numbers: Parcel A: 19-1235-005-0880, Parcel B: _____
Parcel C: _____, Parcel D: _____

Legal Description of Proposed Waiver of Plat Parcels:

- A. Lots 25 and 24, Less the South 12.50 feet thereof in Block "K" of "SECTION "E" OF GOLDEN BEACH" PB 8, PG 22
- B. The North 12.50 feet of Lot 22, all of Lot 23, and the South 12.50 feet of Lot 24 in Block "K" of "SECTION "E" OF GOLDEN BEACH", PB 8, PG 22
- C. _____
- D. _____

3. Date when cutout parcel was separated from original Tract (if already sold)
N/A

4. Folio number of original Tract: 19-1235-005-0880

Legal description of original Tract: GOLDEN BEACH SEC E PB 8-122, LOT 23 & N 12.5 FT LOT 22 & LOTS 24 & 25 BLK K LOT SIZE IRREGUL AR

5. Street Boundaries: Center Island Drive and The Strand Avenue

6. Name of owner of balance of original tract: N/A
Address: _____ Ph: _____

7. Name of Surveyor: Royal Point Ltd Surveyors, Inc. License # 7282
Address: 8175 NW 153rd Street, Suite 321, Miami Lakes, FL 33014 Ph: 305-822-6062

8. Proposed use of property and purpose of request:
The parcels will be developed with two single family residences, and the purpose of the request is to obtain approval of a waiver of plat in order to develop the parcels separately.

Owner Certification: This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Alexei Rojasels
Signature of Owner

Sworn to and subscribed before me this 9th day of February 2022

Barbara Thomason
Notary Public State of Florida at Large (seal) Personally known _____ Produce ID _____



Barbara Thomason
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG254412
Expires 8/30/2022



**Town of Golden Beach
Application Form
Re-plat/Waiver of Plat
For Division of Land without Plat**

KNOW ALL MEN BY THESE PRESENTS:

That the Town of Golden Beach, Florida, has granted a REPLAT/WAIVER OF PLAT pursuant to Ordinance No. 354-87 for the following described properties:

Folio Numbers: Parcel A: 19-1235-005-0880, Parcel B: _____
Parcel C: _____, Parcel D: _____

Legal Description of Parcels:

- A. A. Lots 25 and 24, Less the South 12.50 feet thereof in Block "K" of "SECTION "E" OF GOLDEN BEACH" PB 8, PG 22
- B. The North 12.50 feet of lot 22, all of Lot 23, and the South 12150 feet of lot 24 in Block "K" of "SECTION "E" OF GOLDEN BEACH, PB 8, PG 22
- C. _____
- D. _____

The Waiver of Plat is filed pursuant to Ordinance No. 354-87, Town of Golden Beach.

Owner of Property: Alexis Rojas

Mailing Address: 383 Center Island Drive, Golden Beach, FL 33180

I, the undersigned, certify that I am the owner of the above described real property and that I agree to comply with all the terms and conditions of this approval and any and all The Town of Golden Beach, and Miami-Dade County Ordinances relating thereto.

[Signature]
Signature of Owner

Sworn to and subscribed before me this 9th day of February 2022

[Signature]
Notary Public State of Florida at Large (seal)

Barbara Thomason
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG254412
Expires 8/30/2022

Personally known Produce ID _____

Surveyor Verification: A location and survey sketch prepared by:

Jacob Combs
Royal Point Land Surveyors
#6231

A Florida registered land surveyor, license no 6231, showing and describing the property, henceforth to be legally described as, attached hereto:

APPROVED BY THE TOWN OF GOLDEN BEACH

[Signature]
Alexander Diaz, Town Manager



**Town of Golden Beach
Application Form
Re-plat/Waiver of Plat
For Division of Land without Plat
Power of Attorney Affidavit**

I, being duly sworn, depose and say that I am the owner of the property described in this application and that I am aware of the nature and request for: a waiver of plat to subdivide the property located at 363 Center Island Drive into two separate parcels as set forth above.

Relative to my property and I am hereby authorizing: Alan S. Rosenthal, Esquire

to act on my behalf as my legal representative before the Building Regulation Advisory Board and Town Council Hearing.

Signature of Owner

Sworn to and subscribed before me this 9th day of, February 2022

Notary Public State of Florida at Large (seal)



Barbara Thomason
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG254412
Expires 8/30/2022

Personally known Produce ID