

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

FOR OFFICIAL USE ONLY:

Number of Sites : (1)

Agenda Date: _____

FEE'S:
Subdivision Control _____ \$1,872.00
Plus \$10.90 per site in excess of 6 sites _____ \$0.00
D.E.R.M. _____ \$210.00

Tentative No.: T- 23132-1

Received Date: _____

AMOUNT FOR TENTATIVE WITHIN MUNICIPALITIES=> \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <---AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: Miami-Dade Sec.: 34 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Lajoya Apartments

2. Owner's Name: Tower Road Gardens Inc. Phone: 786-399-4210

Address: 5709 N.W. 158th Street City: Miami Lakes State: FL Zip Code: 33014

Owner's Email Address: biltonp@bellsouth.net

3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 305-652-7010

Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025

Surveyor's Email Address: mjohnson@shiskin.com

4. Folio No(s): 30-6934-000-0150 / _____ / _____ / _____

5. Legal Description of Parent Tract: Portion of 34-56-39 (see attached)

6. Street boundaries: S. W. 142 Ave. - S.W. 143 Ave., S.W. 267 St. - S.W. 268 St.

7. Present Zoning: NCUC Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(150 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (1508 Sq. Ft. & No. of Units _____)
Clubhouse (no kitchen)

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

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

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

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

STATE OF FLORIDA)

SS:

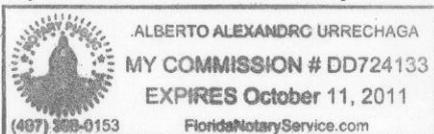
Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): LEWIS SWEZY, PRES.

BEFORE ME, personally appeared LEWIS SWEZY this 30 day of MAY, 2010 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 30 day of MAY, 2010 A.D.



Signature of Notary Public: _____

(Print, Type name here: ALBERTO A. URRECHAGA)

(NOTARY SEAL)

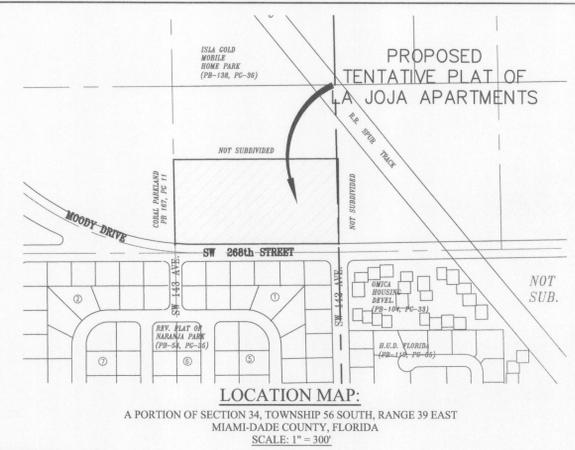
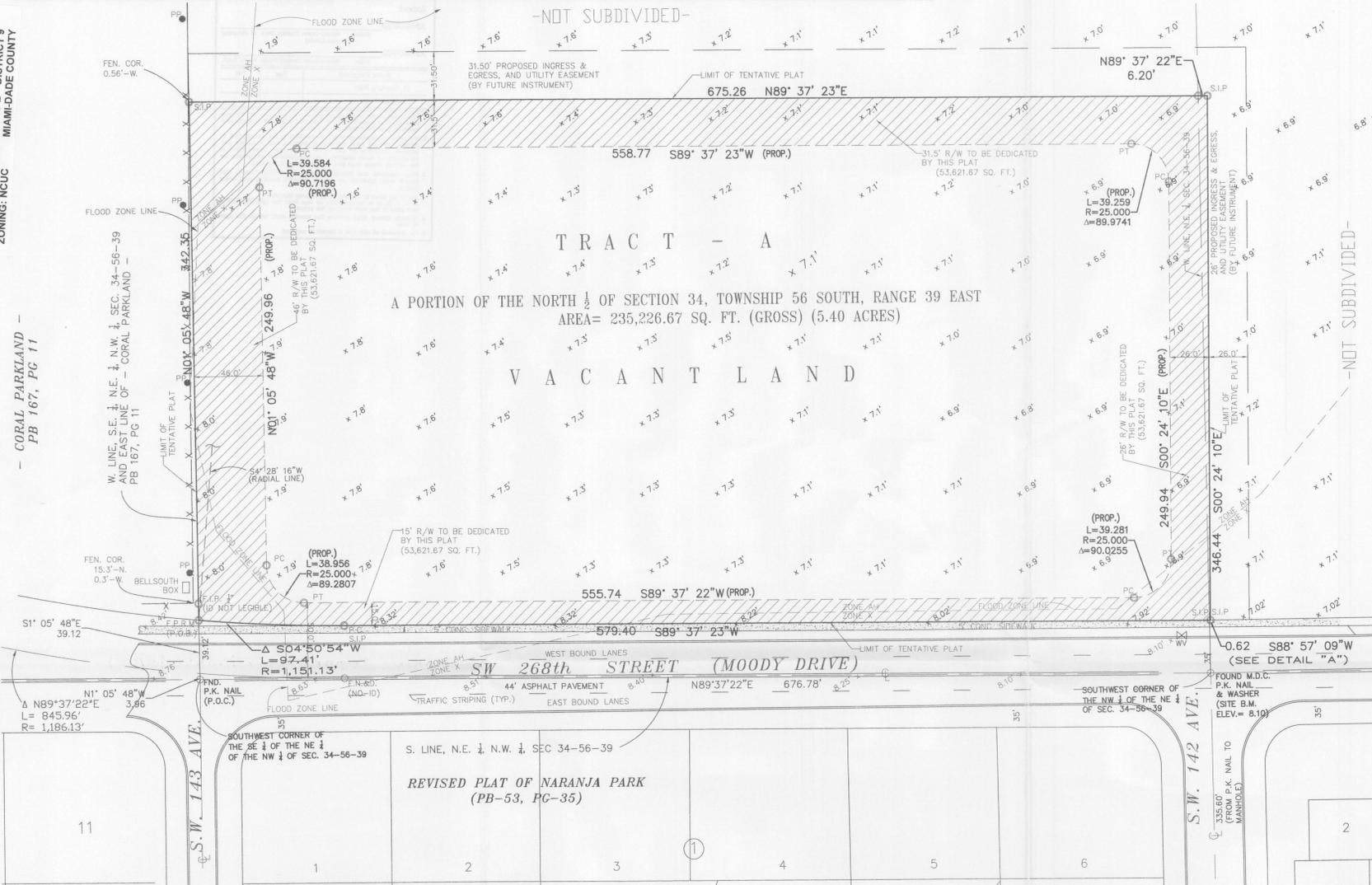
10/11/2011
(Commission Expires)

DD724133
(Commission Number)

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

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

TENTATIVE PLAT T-20132-6-COR.
LA JOYA APARTMENTS
SEC. 34, TWP. 56 S., R. 39 E.
ZONING: NCUC MIAMI-DADE COUNTY



LEGAL DESCRIPTION:

FOLIO NUMBER: 30-6934-000-0150

A PORTION OF THE NORTH HALF (½) OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE ¼ OF THE NE ¼ OF THE NW ¼ OF SAID SECTION 34; THENCE RUN NORTH 01°05'48" WEST FOR 39.12 FEET TO A POINT ON A CIRCULAR CURVE WHICH BEARS SOUTH 04°28'16" WEST FROM ITS RADIUS POINT AS SHOWN ON PLAT BOOK 160, PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND AS DEPICTED IN DEED BOOK 4298, PAGE 325, UNDER RESOLUTION 9873 FOR PARCEL NUMBER 6, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 01°05'48" WEST FOR 342.35 FEET (THE LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE WEST LINE OF THE SE ¼ OF THE NW ¼ OF SAID SECTION 34); THENCE NORTH 89°37'22" EAST FOR 675.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NE ¼ OF SAID SECTION 34; THENCE CONTINUE NORTH 89°37'22" EAST FOR 6.20 FEET; THENCE SOUTH 02°24'10" EAST FOR 346.44 FEET; THENCE SOUTH 88°57'09" WEST FOR 0.62 FEET; TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NE ¼ OF SAID SECTION 34; THENCE SOUTH 89°37'22" WEST FOR 579.40 FEET (THE LAST MENTIONED TWO COURSES BEING ALONG A LINE PARALLEL WITH AND 35.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTH ¼ OF THE NORTH ¼ OF SAID SECTION 34) TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ON A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 1,151.13 FEET, A CENTRAL ANGLE OF 04°50'54" FOR AN ARC LENGTH OF 97.91 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINING 235,226.67 (±) SQ. FT. OR 5.4 (±) ACRES.

LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES / REPORT:

- ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH A TRANSIT, ELECTRONIC DISTANCE METER AND/OR STEEL TAPE, WITH A MINIMUM ACCURACY OF 1:7500.
- ELEVATIONS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
- THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS NOR ANY OTHER UNDERGROUND IMPROVEMENTS AND/OR UTILITIES, UNLESS OTHERWISE NOTED.
- SOME SYMBOLS SHOWN ON THIS SKETCH OF SURVEY ARE OVERSIZED BEYOND THE SCALE OF THIS DRAWING FOR PURPOSES OF CLARITY. THE CENTER OF THE SYMBOLS ARE THE ACTUAL FIELD LOCATION OF THE CORRESPONDING IMPROVEMENTS.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, ETC.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- ALL BOUNDARY LIMIT INDICATORS SET BY THIS FIRM ARE STAMPED LB #6698 OR LS #7583 AND ARE 1" X 18" IRON PIPES, UNLESS OTHERWISE NOTED.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PREPARED BY THIS FIRM FROM A CONCEPTUAL SKETCH AND LEGAL DESCRIPTION PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC., UNDER ORDER NO. 197626, DATED MAY 19, 2010, PROVIDED BY THE CLIENT. NO DEED NOR FOLIO NUMBER WAS PROVIDED FOR THE PURPOSE OF SURVEYING THIS SITE.
- BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE N ¼ OF THE NW ¼ OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST, AND HAS BEEN ASSIGNED A BEARING OF N89°37'22"E.
- THE GROSS AREA CALCULATIONS SHOWN HEREON ARE BASED ON THE BOUNDARY LIMITS OF THE ORIGINAL PARENT TRACT. THE NET AREA CALCULATIONS SHOWN HEREON ARE BASED ON THE LIMITS OF THE PROPOSED SUBDIVISION TRACTS, EXCLUDING PROPOSED RIGHT-OF-WAY DEDICATIONS.
- THE CANAL R/W LINES ESTABLISHED ON THIS SURVEY ARE BASED ON WARRANTY DEED RECORDED IN ORB 5680, PG. 94, MDCR.
- THE LOCATION OF THE 100 AIR FORCE RAIL-ROAD EASEMENT SHOWN HEREON IS BASED ON THE PLATS OF "HIDDEN GROVE" (PB-156, PG-48) AND "OMICA HOUSING DEVELOPMENT" (PB-014, PG-33) MDCR. THE GEOMETRIC INFORMATION ON THE REPRODUCTION OF THE PLAT OF "AIR FORCE COMMAND BASE, HOMESTEAD, FLA., RAILROAD SPUR RIGHT-OF-WAY ACQUISITIONS" (PB-44, PG-9 AND 10, MDCR) IS NOT LEGIBLE; NO OTHER DECLARATIVE INFORMATION WAS MADE AVAILABLE BY THE CORP OF ENGINEERS.
- ALL RECORDING INFORMATION SHOWN ON THIS SURVEY IS FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- THE INTENDED USE OF THIS SURVEY IS FOR SUBDIVISION DESIGN PURPOSES TO BE REVIEWED BY MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT FOR PLAT APPROVAL.

DEVELOPMENT INFORMATION:

- NUMBER OF TRACTS: 1
TRACT A: 181,605.00 (4.17 ACRES)
(AFTER R/W DEDICATION)
- UTILITY SERVICE: WATER AND SEWER
MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT
- EXISTING ZONING: NCUC (NARANJA COMMUNITY URBAN CENTER DISTRICT) (INCLUDES RM-RESIDENTIAL MODIFIED AND MO-MIX-USE OPTIONAL SUBDISTRICTS)
- PROPOSED USE: TOTAL 150 APARTMENTS
TRACT A: 150 APARTMENT UNITS (RENTAL)
GROSS (TOTAL - INCLUDING MAILBOXES AND EXTERIOR WALLS): 2214 SF
GROSS (INTERIOR - NOT INCLUDING MAILBOXES): 1968 SF
CLUBROOM: 484 SF
FITNESS ROOM: 406 SF
LEASING: 160 SF
OFFICE: 118 SF
WORKROOM: 193 SF
LAUNDRY: 95 SF

MIAMI-DADE COUNTY FLOOD CRITERIA:

ELEVATION: 6.5' AS PER THE AMENDED PLAT OF FLOOD CRITERIA MAP (PLAT BOOK 120, PAGE 13), MIAMI-DADE COUNTY PUBLIC RECORDS, DATED MARCH 1982.

ZONING INFORMATION:

ZONING: NCUC
SINGLE FAMILY ATTACHED UNITS: 0
SINGLE FAMILY DETACHED UNITS: 0
MULTI-FAMILY UNITS: 150
TOTAL ACRES: 5.40
NET AREA = 1.25 (±) ACRES (53,621.67 SQ. FT.)
GROSS AREA = 5.40 (±) ACRES (235,226.67 SQ. FT.)

FEMA INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP INFORMATION:
COMMUNITY No: 120635
PANEL No: 0593
SUFFIX: L
FLOOD ZONE: AH / X
BASE FLOOD INFO: 7.0 / N/A
INDEX MAP DATE: 9-11-09

LEGEND / ABBREVIATIONS:

A	ARC LENGTH	F.N.&D.	FOUND NAIL AND DISC	PG	PAGE
BLDG.	BUILDING	F.D.H.	FOUND DRILL HOLE	P.O.C.	POINT OF COMMENCEMENT
CL.F.	CHAIN LINK FENCE	FRM	FOUND PERMANENT	P.O.B.	POINT OF BEGINNING
CONC.	CONCRETE	F.E.	FLOOR ELEVATION	P.O.T.	POINT OF TANGENCY
(C)	CALCULATED	F.P.L.	FLORIDA POWER AND LIGHT	P.C.	POINT OF CURVATURE
C.B.	CATCH BASIN	GWA	GUIDE WIRE & ANCHOR	R/W	RIGHT OF WAY
CLR	CLEAR	LP	LIGHT POLE	(R)	RECORD
CL	CENTERLINE	MDCR	MIAMI-DADE COUNTY RECORDS	R	RADIUS
COR.	CORNER	MH	MANHOLE	RGE.	RANGE
(D)	DEED	(M)	MEASURED	S.I.P.	SET IRON PIPE
D/W	DRIVEWAY	(M&R)	MEASURED AND RECORD	S.N.&D.	SET NAIL AND DISC
EASE.	EASEMENT	(N.T.S.)	NOT TO SCALE	SEC.	SECTION
EM	ELECTRIC METER	(NO-ID)	NO IDENTIFICATION	T	TANGENT
EB	ELECTRIC BOX	OHC	OVERHEAD CABLE	(TYP)	TYPICAL
FND.	FOUND	O.R.B.	OFFICIAL RECORD BOOK	TWP.	TOWNSHIP
F.N.	FOUND NAIL	PP	POWER POLE	UTIL	UTILITY
F.I.P.	FOUND IRON PIPE	PB	PLAT BOOK	WM	WATER METER
				WV	WATER VALVE

BENCHMARK INFORMATION:

MIAMI-DADE COUNTY BENCHMARK
BENCHMARK No.: MB-11-RA
ELEVATION: 8.12

LOCATED AT THE INTERSECTION OF S.W. 268th STREET AND S.W. 137th AVENUE.

4.6' N.W. OF N.W. FACE OF A TRAFFIC LIGHT POLE
P.K. NAIL AND BRASS WASHER IN CONCRETE
SIDEWALK IN FRONT OF TRAFFIC CONTROL BOX.

CONTACT PERSON INFORMATION:

NAME: JONATHAN SHERMAN
ADDRESS: 7735 NW 146 STREET, # 306
MIAMI LAKES, FL 33016
PHONE No: 305-821-0330
FAX No: 305-821-0402
EMAIL: JSHERMAN@CENTENNIALMGT.COM

OWNER INFORMATION:

NAME: TOWER ROAD GARDENS, LTD.
ADDRESS: 7735 NW 146 STREET #306
MIAMI LAKES, FL 33016



TENTATIVE PLAT OF LA JOYA APARTMENTS

IN SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS IN CHAPTER SJ-17.50 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.
SOUTH PENINSULA SURVEYING, CORP.
AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE RAISED SEAL OF THE ATTESTING PROFESSIONAL SURVEYOR AND MAPPER.
SANTAGO DOMINGUEZ, PRESIDENT
PROFESSIONAL SURVEYOR AND MAPPER
LS No. 6698 STATE OF FLORIDA.

SOUTH PENINSULA SURVEYING, CORP.
LB # 7583
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
1799 NE 164th STREET, SUITE 105
NORTH MIAMI BEACH, FL 33162
(P) 305-687-9191 (F) 305-354-8887 e-MAIL southpeninsula@gmail.com

DATE: 08-16-12	TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC
SCALE: 1" = 40'	PREPARED FOR: TOWER ROAD GARDENS, LTD.
JOB ORDER: 125748	REVISIONS:
CADD FILE: LA JOYA...	01--22--13: REVISE SURVEY AS PER MIAMI-DADE PLAT COMMITTEE COMMENTS
DRAWN BY: A.D.	
F.B. 191 PG. 46	
FILE NO. E-1950	
SHEET: 1 OF 1	

LA JOYA APARTMENTS

TENTATIVE PLAT NO. 23132-6-COR.		
Sec. 34	Twp. 56	Rge. 39
Municipality: MIAMI-DADE		
Zoned: NCUC		
RECOMMENDS APPROVAL	<i>[Signature]</i>	
	Date <u>5-10-13</u> Regulatory and Economic Resources Dept. (Platting)	
RECOMMENDS APPROVAL	<i>[Signature]</i>	
	Date <u>5-10-13</u> Regulatory and Economic Resources Dept. (Zoning)	

- Recommends approval subject to the requirements checked below:
- 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.
- Concurrency capacity reservation is valid until June 7, 2013 if tentative plat is kept active.
- Tentative Plat valid until June 7, 2013
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting
- No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-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 the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of 6.20 N.G.V.D. or to an elevation not less than the approved crown 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/ Developer must provide the needed improvements within the right-of-way.
- For the removal of any tree a permit is required.
- Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- Contact Octavio Marin (PWWM) at (305) 375-4654 concerning improvements along SW 268th Street within your property limits.*
- 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).
- Power pole that interferes with proposed road improvements must be relocated at owner's expense.
- Property Owners agreement for maintenance of private roads, common areas and amenities is required.
- On Final Plat, label North Street as SW 267th St., the East Avenue as SW 142Ave. and the West Ave. as SW 143th Ave.*
- One way clock-wise traffic circulation along the proposed perimeter roads is required; therefore SW 143rd Ave., SW 267th St. and SW 142nd Ave. shall be labeled accordingly.*

- A Traffic study report signed and sealed by a State of Florida Registered Professional Engineer, to determine traffic signal requirements is required prior to Paving and Drainage Plan approval. Contact Muhammad Khan at (305) 375-2030 for details.*
- If the traffic study justifies the installation of a traffic signal, the developer must pay the total cost of said traffic signal prior to Paving and Drainage plan approval.*
- Subordination of interest from Utility Company for existing power line along proposed SW 143rd Ave.*
- Letters from utility companies accepting vacation of existing easement(s) if any are required prior to final plat review.
- 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.
- See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- School Board approval required prior to final plat review.
- MDWASD approval required prior to final plat review.
- 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 Maria Capote at (786) 268-5329 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. (RER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- 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>)**

LA JOYA APARTMENTS

TENTATIVE PLAT NO. **23132-7-EXT.-N.O.**
 Sec. 34 Twp. 56 Rge. 39
 Municipality: MIAMI-DADE
 Zoned: NCUC
 RECOMMENDS APPROVAL 6-7-13 *[Signature]*
 Date Regulatory and Economic Resources Dept. (Platting)
 RECOMMENDS APPROVAL 6-7-13 *[Signature]*
 Date Regulatory and Economic Resources Dept. (Zoning).

- Recommends approval subject to the requirements checked below:
- 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.
- Concurrency capacity reservation is valid until June 6, 2014 if tentative plat is kept active.
- Tentative Plat valid until March 7, 2014
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-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 the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of 6.20 N.G.V.D. or to an elevation not less than the approved crown 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/ Developer must provide the needed improvements within the right-of-way.
- For the removal of any tree a permit is required.
- Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- Contact Octavio Marin (PWWM) at (305) 375-4654 concerning improvements along SW 268th Street within your property limits.**
- 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).
- Power pole that interferes with proposed road improvements must be relocated at owner's expense.
- Property Owners agreement for maintenance of private roads, common areas and amenities is required.
- On Final Plat, label North Street as SW 267th St., the East Avenue as SW 142Ave. and the West Ave. as SW 143th Ave.**
- One way clock-wise traffic circulation along the proposed perimeter roads is required; therefore SW 143rd Ave., SW 267th St. and SW 142nd Ave. shall be labeled accordingly.**

6

- A Traffic study report signed and sealed by a State of Florida Registered Professional Engineer, to determine traffic signal requirements is required prior to Paving and Drainage Plan approval. Contact Muhammad Khan at (305) 375-2030 for details.
- If the traffic study justifies the installation of a traffic signal, the developer must pay the total cost of said traffic signal prior to Paving and Drainage plan approval.
- Subordination of interest from Utility Company for existing power line along proposed SW 143rd Ave.
- Letters from utility companies accepting vacation of existing easement(s) if any are required prior to final plat review.
- 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.
- See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- School Board approval required prior to final plat review.
- MDWASD approval required prior to final plat review.
- 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 Maria Capote at (786) 268-5329 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. (RER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- 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>)**