

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

Number of Sites : ( 1 )

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

**FOR OFFICIAL USE ONLY:**

Agenda Date: 7-13-12  
Tentative No.: T- 23261-2-COR  
Received Date: 7-3-12

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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 2 Twp.: 53 S. Rge.: 41 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: 9400 TWIN LAKES SHORES

2. Owner's Name: 1295 Shore LLC Phone: 3058359264

Address: 1190 NW 95 St Suite 405 City: Miami State: FL Zip Code: 33150

Owner's Email Address: sfranco@iandbmed.com

3. Surveyor's Name: Baseline Engineering and Land Surveying, INC Phone: 1-561-417-0700

Address: 1400 NW 1st Court City: Boca Raton State: FL Zip Code: 33432

Surveyor's Email Address: blineluisa@bellsouth.net

4. Folio No(s): 3031020160060 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: see attached

6. Street boundaries: NW 95 st and 12 Ave

7. Present Zoning: RU-3B and EU-M Zoning Hearing No.: Z2012000082

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( \_\_\_\_\_ Sq. Ft. ), Office( 14,000 Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_ ), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_ )

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

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

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

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

STATE OF FLORIDA)

SS:

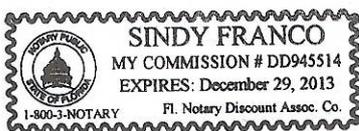
Signature of Owner: [Signature]

COUNTY OF MIAMI-DADE)

(Print name & Title here): Claude A. Innocent/ owner

BEFORE ME, personally appeared Claude A. Innocent this 27<sup>th</sup> day of June, 2012 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 27 day of June, 2012 A.D.



Signature of Notary Public: [Signature]

(Print, Type name here: Sindy Franco)

(NOTARY SEAL)

Dec 29, 2013  
(Commission Expires)

DD945514  
(Commission Number)

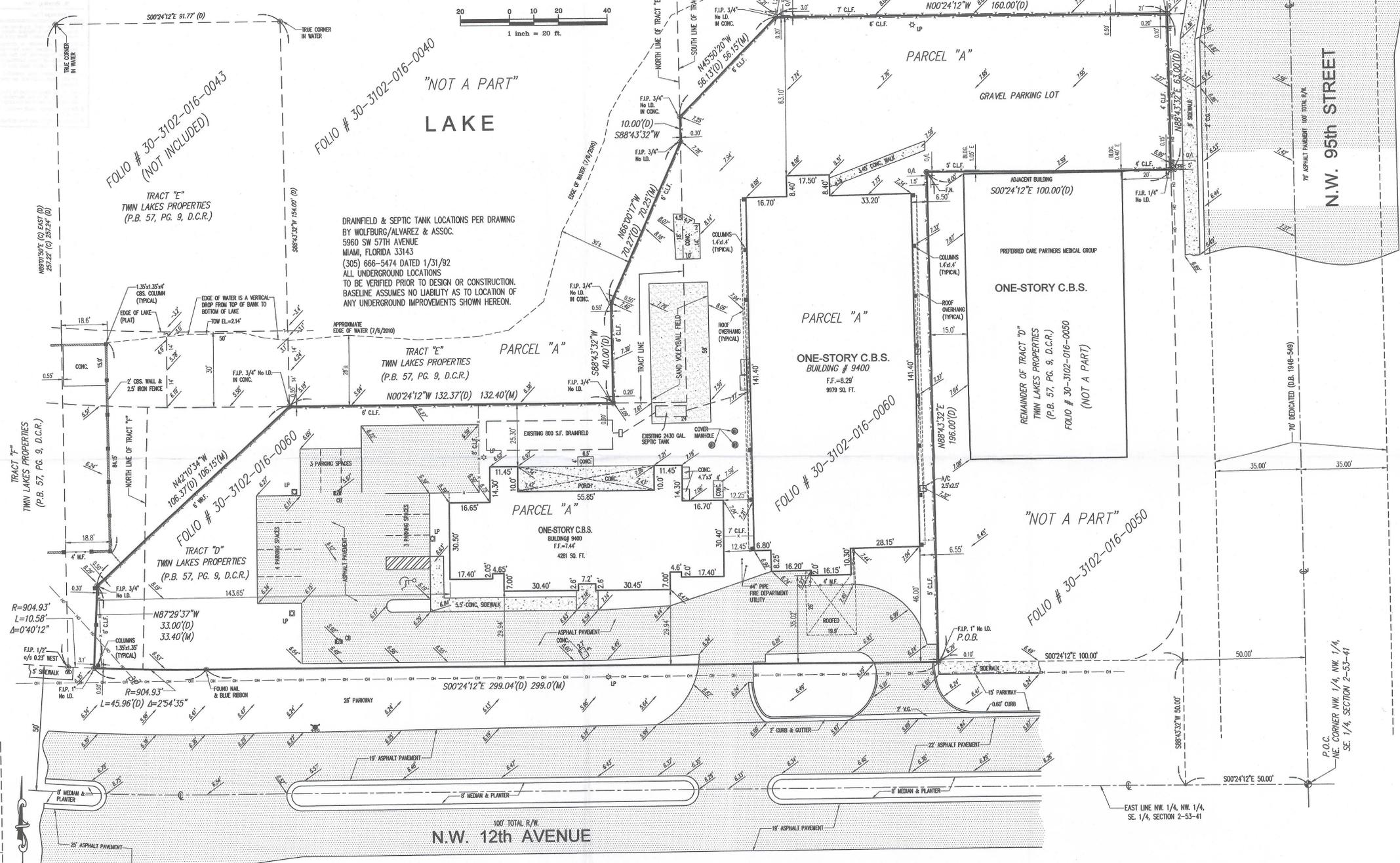
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT # 20081-3-COR. (PAST TRACK)  
 9400 TWIN LAKES SHORES DISTRICT 2  
 SEC. 2, TWP. 53, RGE. 41 MIAMI-DADE COUNTY  
 ZONING: RU-3B, EUM

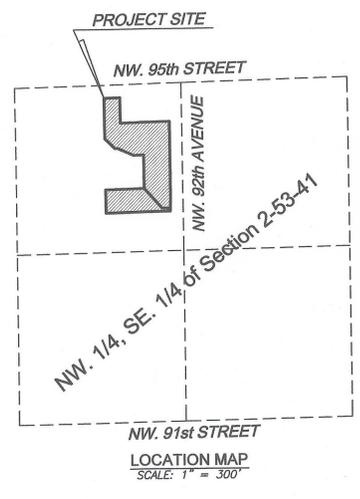
**LEGAL DESCRIPTION OF PARCEL "A"**  
 A PORTION OF TRACT D, E AND F OF TWIN LAKES PROPERTIES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 9 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 53 SOUTH, RANGE 41 EAST, RUN S.0°24'12"E. ALONG THE EAST LINE OF THE NORTHWEST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4 OF SECTION 2 A DISTANCE OF 50 FEET; THENCE S.88°43'32"W. A DISTANCE OF 50 FEET; THENCE RUN S.0°24'12"E. ALONG THE EAST LINE OF TRACT "D" OF TWIN LAKES PROPERTIES AS RECORDED IN PLAT BOOK 57 AT PAGE 9 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; THENCE CONTINUE S.0°24'12"E. A DISTANCE OF 299.04 FEET TO A POINT, SAID POINT BEING THE POINT OF CURVE; THENCE RUN 45.96 FEET ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 2° 54'35" AND A RADIUS OF 904.93 FEET TO A POINT; THENCE N.87°29'37"W. ALONG A RADIAL LINE FOR A DISTANCE OF 33.00 FEET; THENCE RUN N.42°10'34"W. FOR A DISTANCE OF 106.37 FEET TO A POINT; THENCE RUN N.00°24'12"W. FOR A DISTANCE OF 132.37 FEET TO A POINT; THENCE RUN S.88°43'32"W. FOR A DISTANCE OF 40.00 FEET TO A POINT; THENCE N.66°00'17"W. FOR A DISTANCE OF 70.27 FEET TO A POINT; THENCE S.88°43'32"W. FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE N.45°50'20"W. FOR A DISTANCE OF 56.13 FEET TO A POINT; THENCE N.00°24'12"W. FOR A DISTANCE OF 160.00 FEET TO A POINT; THENCE N.88°43'32"E. FOR A DISTANCE OF 63.00 FEET TO A POINT; THENCE S.00°24'12"E. FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE N.88°43'32"E. A DISTANCE OF 196.00 FEET TO A POINT OF BEGINNING. ALL THE ABOVE LOCATED IN TRACTS "D", "E", "F" OF THE PLAT OF TWIN LAKES PROPERTIES AS RECORDED IN PLAT BOOK 57, PAGE 9 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TENTATIVE PLAT OF  
**9400 TWIN LAKES SHORES**  
 SECTION 2, TOWNSHIP 53 SOUTH, RANGE 41 EAST

"NOT A PART"  
 LAKE SHORE RESIDENTIAL APARTMENTS  
 1260 NW 95TH STREET  
 REMAINDER OF TRACT "D"  
 TWIN LAKES PROPERTIES (P.B. 57, PG. 9, D.C.R.)  
 FOLIO # 30-3102-016-0040



- LEGEND**
- A/C = Air Conditioner
  - B.M. = Bench Mark
  - C.B.S. = Concrete Block Structure
  - C.G. = Curb Gutter
  - (C) = Calculated
  - CL = Center Line
  - CONC. = Concrete
  - D.E. = Drainage Easement
  - (D) = Deed
  - Δ = Delta
  - EL. = Elevation
  - F.F. = Finish Floor
  - F.D.H. = Found Drill Hole
  - F.I.P. = Found Iron Pipe
  - F.I.R. = Found Iron Rod
  - F.N. = Found Nail
  - F.N.M. = Found Nail & Disc
  - I.D. = Identification
  - L = Arc Distance
  - (M) = Measured
  - N/A = Not Applicable
  - N.C.V.D. = National Ceodetic Vertical Datum
  - O.R.B. = Official Records Book
  - O/L = On Line
  - O/S = Offset
  - (P) = Plot
  - P.B. = Plat Book
  - P.C. = Point of Curvature
  - P.C. = Page
  - P.O.B. = Point of Beginning
  - P.O.C. = Point of Commencement
  - (R) = Record
  - R = Radius
  - R/W = Right of Way
  - U.E. = Utility Easement
  - V.G. = Valley Gutter



**DEVELOPMENTAL INFORMATION:**

- EXISTING BUILDING TO REMAIN
- ADDITION OF AREA ACQUIRED TO ADD PARKING
- NO NEW CONSTRUCTION PROPOSED

**COUNTY FLOOD CRITERIA:**  
 PROPERTY LIES WITHIN FLOOD ZONE 5.5  
 PURSUANT TO THE AMENDED PLAT OF FLOOD CRITERIA MAP AS RECORDED IN PLAT BOOK 120 AT PAGE 13 (SHEET 2 OF 5) OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SYMBOL**
- CATCH BASIN
  - WATER METER
  - UTILITY POLE
  - LIGHT POLE
  - FIRE HYDRANT
  - OVERHEAD LINE (OH)
  - CHAIN LINK FENCE (CLF)
  - WOOD FENCE (W.F.)
  - METAL FENCE (M.F.)
  - WIRE FENCE (W.F.F.)

**PROPERTY OWNER:**  
 1295 SHORE, LLC - ATTENTION: SINDY FRANCO  
 SINDY32502@YAHOO.COM

PURSUANT TO THE FLOOD MAP FURNISHED BY FEMA THIS PROPERTY LIES UNINCORPORATED MIAMI-DADE COUNTY AND ALSO LIES IN BOTH FLOOD ZONE "AE" (BASE FLOOD EL. 6.0') & IN FLOOD ZONE "X" (NO BASE FLOOD EL.). BASELINE DOES NOT HAVE THE SPECIALIZED SOFTWARE TO MAKE A TRUE DETERMINATION IF EITHER BUILDING ON THIS SITE FALLS WITHIN THE LIMITS OF FLOOD ZONE "AE" NOR CAN WE PLOT THE LIMITS OF EITHER FLOOD ZONE SINCE THE MAP FURNISHED BY FEMA IS DRAWN AT SUCH A LARGE SCALE.

COMMUNITY PANEL No. 12088C-0302-L		MAP OF BOUNDARY SURVEY		SCALE: 1" = 20'	
DATE OF FIRM: 09/11/2009	BASE FLOOD EL.: 6.0' & NONE	DATE OF SURVEY: 07/02/2010	SCALE: 1" = 20'	DATE OF SURVEY: 07/02/2010	SCALE: 1" = 20'

NOTES/REVISIONS	
REMOVE SOUTH PORTION 7/24/12	
ADD VACANT LOT 3/5/12	
ADD DRAINFIELD & SEPTIC TANK 4/4/11	
FIELD BOOK: FOLDER PAGE: N/A	
PARTY CHIEF: ARNULFO	
SURVEY DATE: 07/02/2010	

**GENERAL NOTES:**  
 ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 UNLESS OTHERWISE SPECIFIED. LOCATION AND ELEVATION OF ALL BENCHMARKS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA BENCHMARK SYSTEM. THE SURVEY DOES NOT RELY ON ANY PREVIOUS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL CONSTRUCTION OR ALTERATION OF THE PROPERTY SINCE THE LAST SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL CONSTRUCTION OR ALTERATION OF THE PROPERTY SINCE THE LAST SURVEY.

**CERTIFICATION:**  
 I, ERNEST W. DUNNAN, P.S.M., State of Florida Professional Surveyor & Mapper No. 5182, do hereby certify that I am the author of this plat and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Surveyor & Mapper in the State of Florida. I am not aware of any other persons who have been or are engaged in the preparation of this plat.

FOUNDED 1993  
**BASELINE ENGINEERING AND LAND SURVEYING, INC.**  
 1400 N.W. 1st COURT  
 BOCA RATON, FLORIDA 33432  
 EB-8510 (201) 417-0700 LB-8439  
 JOB NO.: 10-08-0551 SHEET NO. 1

# 9400 TWIN LAKES SHORES

TENTATIVE PLAT NO. <u>23261-4-EXT.-R.A.</u>
Sec. <u>02</u> Twp. <u>53</u> Rge. <u>41</u>
Municipality: MIAMI-DADE
Zoned: RU-3B & EUM
RECOMMENDS APPROVAL <u>7-12-13</u> Date. Regulatory and Economic Resources Dept. (Platting)
RECOMMENDS APPROVAL <u>7-12-13</u> 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 July 11, 2014 if tentative plat is kept active.
- Tentative Plat valid until April 12, 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 and Waste Management 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 5.5 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.
- 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).
- Proposed Parcel to be labeled as Tract "A" on Final Plat.**
- Existing power pole and anchor that interfere or do not comply with the horizontal clearance requirements as per Florida Green Book, shall be removed or relocated at owner's expense.
- Guardrail to be provided on all paved areas adjacent to lake.
- All encroachments across the plat boundary must be resolved prior to final plat review. Department of Regulatory and Economic Resources (Zoning) approval required.

- Existing power line serving adjacent property to the South shall be relocated or an easement for said line shall be shown on the Final Plat.
- Areas adjacent to lake to be graded so as to prevent direct overland discharge of storm water into lake.
- See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- 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. (DRER)
- 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>)