IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

Number of Sites : (1)

FEES:

D.R.E.R.	$2,500.00
Plus $100.00 over 1 site	$0.00
D.R.E.R enviromental	$210.00
AMOUNT FOR TENTATIVES WITHIN MUNICIPALITIES	**$2,710.00**
Concurrency Review Fee (*6.00% of Sub-Total) --	$162.60 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>	**$2,872.60** <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:
Agenda Date: 11/18/2016
Tentative No.: T- 23834
Received Date: 11/1/16

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HOMESTEAD Sec.: 9 Twp.: 57 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: HOMESTEAD PAVILION REPLAT
2. Owner's Name: DDR HOMESTEAD LLC Phone: 216-755-5620
   Address: 3300 ENTERPRISE PRKWY, BOX 228042 City: BEACHWOOD State: OH Zip Code: 44122
   Owner's Email Address: evlaeminck@ddr.com
3. Surveyor's Name: PULICE LAND SURVEYORS, INC. Phone: 954-572-1777
   Address: 5381 NOB HILL ROAD City: SUNRISE State: FL Zip Code: 33351
   Surveyor's Email Address: JANE@PULICELANDSURVEYORS.COM
4. Folio No(s).: 10-7909-037-0030 / ____ / ____ / ____
5. Legal Description of Parent Tract: Tract C, Homestead Pavilion, According to the Plat Thereof, as Recorded in Plat Book 167, Page 17, of the Public Records of Miami-Dade County, Florida.
6. Street boundaries: SW 152 AVENUEAND SW 308 STREET
7. Present Zoning: 6500 Zoning Hearing No.: ____
8. Proposed use of Property:
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Square .Ft.),
   Business(25,000 Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ___), Other (____ Sq. Ft. & No. of Units ____)
   121 Room Hotel

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants 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. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty.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 itle 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.R.E.R. 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:
COUNTY OF MIAMI-DADE)

Signature of Owner: Kenneth L. Stern

(Print name & Title here): Kenneth L. Stern

BEFORE ME, personally appeared Kenneth L. Stern this ___ day of October, 2016 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 18th day of October, 2016 A.D.

NOTARY PUBLIC STATE OF OHIO

BIANCA M. MOORE
Notary Public, State of Ohio
My Commission Expires
December 6, 2020

Signature of Notary Public: Bianca M. Moore

(Print, Type name here: BIANCA MOORE)

(NOTARY SEAL)

DEC-6.2020 (Commission Expires) ____ (Commission Number)

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

REV. 2- 11/01/065

TENTATIVE PLAT T- 23836 – 2 – CORR
NAME: HOMESTEAD PAVILION REPLAT
SEC. 09 TWP. 57 RGE. 39 / DIST. 8
ZONING: / HOMESTEAD

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT
OF
HOMESTEAD PAVILION REPLAT

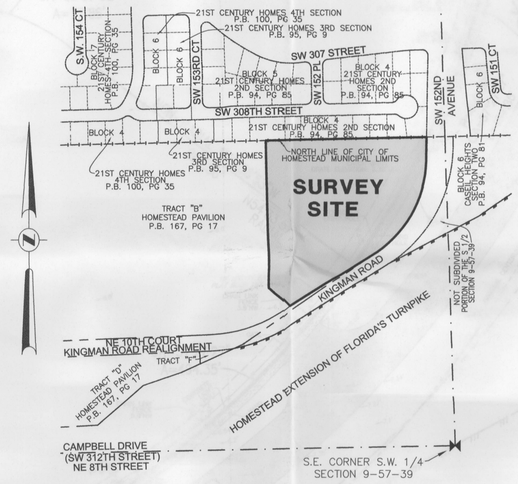
TRACT "C", HOMESTEAD PAVILION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

FOR

CN HOTELS INC
2601 N 29TH AVENUE
HOLLYWOOD, FLORIDA 33020
PHONE: (561) 405-3300

LEGAL DESCRIPTION:
TRACT "C", HOMESTEAD PAVILION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI–DADE COUNTY, FLORIDA, CONTAINING 373,937± SQUARE FEET (8.5844± ACRES).



LOCATION MAP
PORTION OF THE SW 1/4 OF SECTION 9, TOWNSHIP 57 SOUTH, RANGE 39 EAST
SCALE: 1"=300'

NOTES:
1) THIS SITE LIES IN SECTION 9, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI–DADE COUNTY, FLORIDA.
2) THE GROSS AREA OF THIS SITE IS 373,937± SQUARE FEET (8.5844± ACRES).
3) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. MIAMI–DADE COUNTY BENCHMARK 7931SW: PK NAIL IN BRASS WASHER IN CONCRETE SIDEWALK 37.2' SOUTH OF CENTERLINE S.W. 304TH STREET & 41.4' WEST OF CENTERLINE S.W. 152ND AVENUE. ELEVATION: 7.35 FEET.
4) FLOOD ZONE: AH; BASE FLOOD ELEVATION: 7'; COMMUNITY NO. 120645 0727L AND 0731L; MAP DATE: 09/11/09.
5) BEARINGS ARE BASED ON THE EAST LINE OF THE S.W. 1/4 OF SECTION 9 BEING S01°51'08"E.
6) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7) THIS SURVEY WAS PREPARED WITH BENEFIT OF OPINION OF TITLE BASED ON COMMITMENT FOR TITLE INSURANCE NUMBER 5637271 PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 25, 2016 AT 8:00 A.M.. THE FOLLOWING ARE SPECIAL EXCEPTIONS LISTED IN EXHIBIT "C" OF SAID OPINION:
   - ITEM 1 – RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS IN PLAT BOOK 167, PAGE 17 AFFECT THIS SITE AS DEPICTED HEREON.
   - ITEM 2 – EASEMENT IN O.R.B. 4980, PAGE 731 AND RE–RECORDED IN 5092, PAGE 469 AFFECTS THIS SITE BUT IS BLANKET IN NATURE AND NOT ABLE TO PLOT.
   - ITEM 3 – SOUTHERN BELL RIGHT–OF–WAY EASEMENT IN O.R.B. 8272, PAGE 926 DOES NOT AFFECT THIS SITE AND IS NOT DEPICTED.
   - ITEM 4 – RESOLUTION 2007–07–80 IN O.R.B. 25475, PAGE 1440 DOES NOT AFFECT THIS SITE AND IS NOT DEPICTED.
   - ITEM 5 – BELLSOUTH EASEMENT IN O.R.B 26055, PAGE 4536 DOES NOT AFFECT THIS SITE AND IS NOT DEPICTED.
   - ITEM 6 – FOUR–PARTY AGREEMENT IN O.R.B. 26060, PAGE 4077 AFFECTS KINGMAN ROAD REALIGNMENT AS DEPICTED HEREON.
   - ITEM 7 – ACCESS EASEMENT AGREEMENT IN O.R.B. 26076, PAGE 3289 AFFECTS THE WESTERN PORTION OF N.E. 10TH COURT AND IS NOT DEPICTED.
   - ITEM 8 – RECIPROCAL EASEMENT AGREEMENT IN O.R.B. 26090, PAGE 481 DOES NOT AFFECT THIS SITE AND IS NOT DEPICTED.
   - ITEM 9 – APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE IN O.R.B. 26165, PAGE 4974 AFFECTS THE OVERALL PLAT SITE BUT THE LEASE AREA DOES NOT AFFECT THIS SITE.
   - ITEM 10 – A MEMORANDUM OF LEASE IN O.R.B. 26529, PAGE 4292 AFFECTS THE OVERALL PLAT SITE BUT THE LEASE AREA DOES NOT AFFECT THIS SITE.
   - ITEM 11 – A MEMORANDUM OF LEASE IN O.R.B. 26834, PAGE 1549 DOES NOT AFFECT THIS SITE.
   - ITEM 12 – DECLARATION OF RESTRICTIONS IN O.R.B. 27436, PAGE 2141 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
   - ITEM 13 – A MEMORANDUM OF LEASE IN O.R.B. 27700, PAGE 1660 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
   - ITEM 14 – NOT ADDRESSED
8) DADE COUNTY FLOOD INFORMATION: 5.5 FEET PER DADE COUNTY FLOOD CRITERIA MAP. PLAT BOOK 120, PAGE 13, PAGE 4 OF 5.
9) SITE TO UTILIZE CENTRAL WATER AND SEWER.
10) THIS PROPERTY ZONED: B–2
11) NUMBER OF TRACTS: 2
12) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: CN HOTELS INC; COMMONWEALTH LAND TITLE INSURANCE COMPANY; DUNAY, MISKEL & BACKMAN, LLP; HOMESTEAD HOSPITALITY INC.
13) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'. THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE STANDARDS OF PRACTICE REQUIREMENTS FOR COMMERCIAL HIGH/RIST AREA (LINEAR: 1 FOOT IN 10,000 FEET) AS DEFINED IN RULE 5J–17.051, FLORIDA ADMINISTRATIVE CODE.
14) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUAL 40 FEET OR SMALLER.
15) FOLIO 10–7909–037–0030.

CONTACT PERSON INFORMATION
PULICE LAND SURVEYORS INC. – JANE STORMS
TELEPHONE NUMBER: 954–572–1777
FAX NUMBER: 954–572–1778
E–MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

DEVELOPMENT INFORMATION

	LAND USE	SQUARE FEET	HOURS OPEN	# OF EMPLOYEES	# OF SHIFTS	# OF DRIVE THRUS	# OF SEATS
TRACT "G"	121 ROOM HOTEL	NOT APPLICABLE	24	40	3	–	0
TRACT "H"	RETAIL	25,000	8 AM –10 PM	30	2	–	NOT APPLICABLE

CERTIFICATION:
I HEREBY CERTIFY: THAT THERE ARE NO EXISTING UTILITIES, IMPROVEMENTS OR STRUCTURES ON THE LANDS HEREIN DESCRIBED, OTHER THAN SHOWN, AND THAT THIS TENTATIVE PLAT AS SHOWN WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") NUMBER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUES.

COPIES OF THIS SKETCH ARE INVALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☑ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

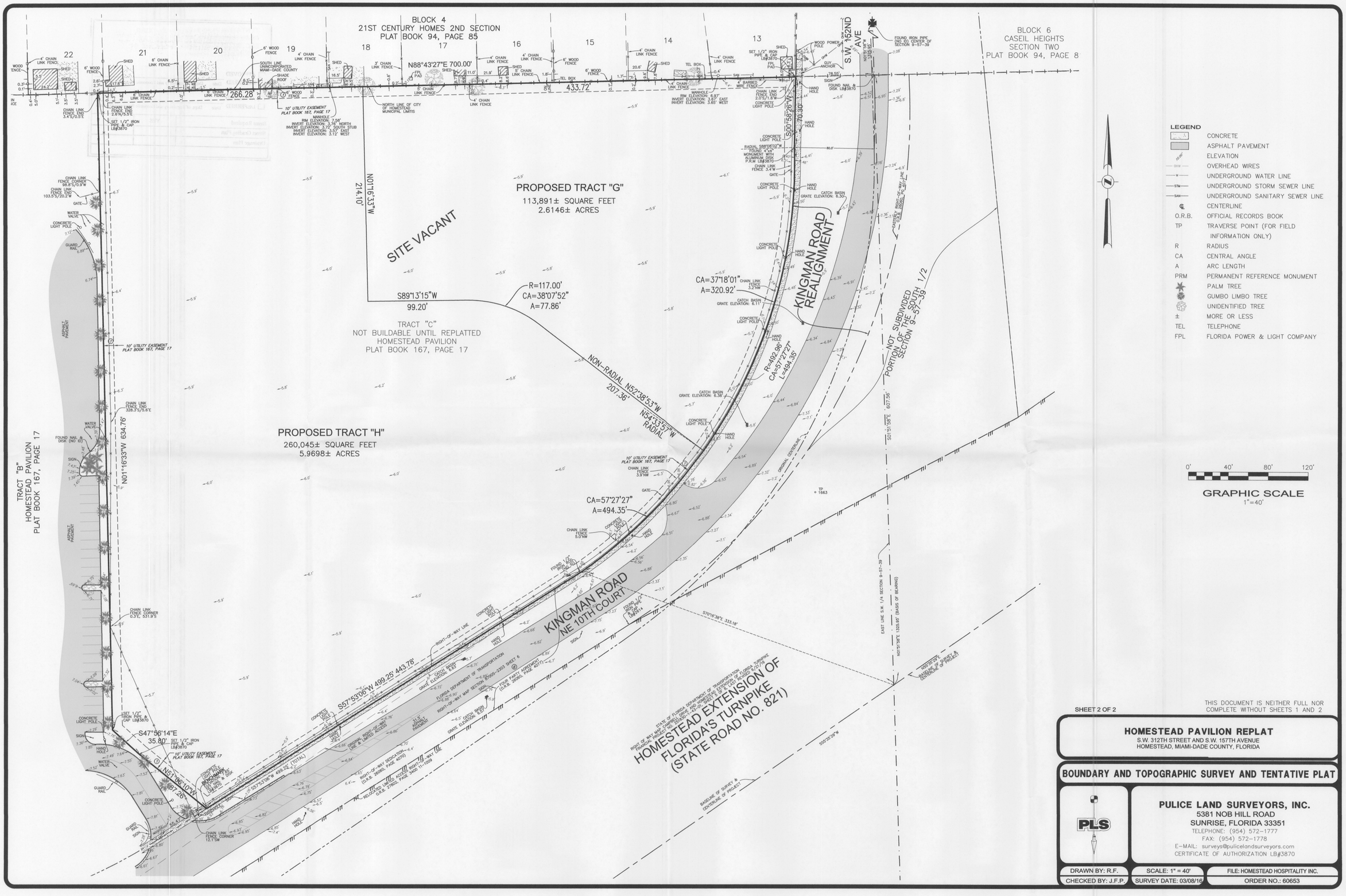
NO.	REVISIONS	BY
7		
6		
5		
4		
3	REVISE PLAT AND TRACT NAMES	B.B.
2	REVIEW OPINION OF TITLE, REVISE NOTE #7	B.B.
1	REVIEW ADDITIONAL INFORMATION	M.D.

HOMESTEAD PAVILION REPLAT
HOMESTEAD, MIAMI-DADE COUNTY
FLORIDA 33033

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572–1777
FAX: (954) 572–1778
E–MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 40'	FILE: HOMESTEAD HOSPITALITY INC.
CHECKED BY: J.F.P.	SURVEY DATE: 03/08/16	ORDER NO.: 60653



SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

HOMESTEAD PAVILION REPLAT
S.W. 312TH STREET AND S.W. 157TH AVENUE
HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT

PLS
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: R.F.	SCALE: 1" = 40'	FILE: HOMESTEAD HOSPITALITY INC.
CHECKED BY: J.F.P.	SURVEY DATE: 03/08/16	ORDER NO.: 60653

(2)

HOMESTEAD PAVILION REPLAT

TENTATIVE PLAT NO. **23836-2-COR.**

Sec. 9 Twp. 57 Rge. 39

Municipality: HOMESTEAD

Zoned: B-2

RECOMMENDS APPROVAL 11-18-16
Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS APPROVAL 11-18-16
Date. Regulatory and Economic Resources Dept. (Zoning)

☑ **Recommends approval subject to the City of Homestead 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. Municipality concurrency review to include all City, State and County roads.**

☑ **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.**

☑ **Tentative Plat valid until** August 18, 2017

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 Department of Transportation and Public Works. 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.IR.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.**

☑ **A Traffic study report signed and sealed by a State of Florida Registered Professional Engineer is required prior to Paving and Drainage Plan approval. Additional improvements may be required.**

☑ **Clarification of fence encroachment from the south end of the property into Tract B of PB 167, Page 17 is required prior to final plat.**

☑ **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.**

☑ **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.**

☑ **Water Control Division approval after final plat submittal. (DRER)**

☑ **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/platstatus)**