

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**

FOR OFFICIAL USE ONLY:
Agenda Date: 12/23/2014
Tentative No.: T- 23854
Received Date: 12/13/2014

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 UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 25 Twp.: 53 S. Rge.: 41 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: WYNWOOD TOWNHOMES

2. Owner's Name: JERI, LLC., Owner: Heri Kletzenhauer Phone: 305.548.3006

Address: 655 West Flagler Street, Suite 207 City: Miami State: FL Zip Code: 33130

Owner's Email Address: hk@europeimmo.net

3. Surveyor's Name: Longitude Surveyors, LLC. Attention: Jose Senas Phone: 305.463.0912

Address: 7715 NW 48th Street, Suite 310 City: Doral State: FL Zip Code: 33166

Surveyor's Email Address: jsenas@longitudefl.com

4. Folio No(s): 01-3125-024-0190 / _____ / _____ / _____

5. Legal Description of Parent Tract: Lot 1 & 2, LESS the North 5 feet, Block 2, NORHTERN BOULEVARD TRACT, recorded in Plat Book 2, at page 29, Public Records of Miami-Dade County, Florida

6. Street boundaries: North: NW 35h Street, South: NW 34th Street, East: NW 3rd Avenue, West: NW 5th Avenue

7. Present Zoning: T4-L (General Urban Zone) Zoning Hearing No.: N/A

8. Proposed use of Property:
Single Family Res.(Units), Duplex(Units), Apartments(9 Units), Industrial/Warehouse(Square .Ft.),
Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

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 County. 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.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)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): Heri Kletzenhauer, Manager

BEFORE ME, personally appeared Heri Kletzenhauer this 6th day of December 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 6th day of December, 2016 A.D.

Signature of Notary Public: _____

(Print, Type name here: Yara Bell)



YARA BELL
MY COMMISSION # FF 067080
EXPIRES: October 29, 2017
Bonded Thru Budget Notary Services

(NOTARY SEAL)

10/29/17 FF067080
(Commission Expires) (Commission Number)

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

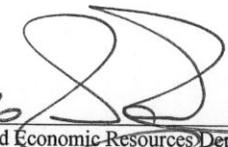
WYNWOOD TOWNHOMES

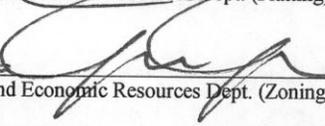
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TENTATIVE PLAT NO. **23854-2-COR.**
 Sec. 4 Twp. 57 Rge. 39

Municipality: MIAMI

Zoned: T4-L

RECOMMENDS
 APPROVAL 12-23-16 
 Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS
 APPROVAL 12-23-16 
 Date. Regulatory and Economic Resources Dept. (Zoning)

- Recommends approval subject to the City of Miami requirements and the requirements checked below:
- Concurrence approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrence 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 concurrence expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- Tentative Plat valid until September 23, 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 6.0 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.
- Road closing petition to vacate a public road must be approved by the City of Miami prior to final plat review.
- 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>)