(11)

FAMILY DOLLAR QUAIL ROOST

TENTATIVE PLAT NO. **23475-6-EXT.-N.O.**

Sec. 11 Twp. 56 Rge. 39

Municipality: MIAMI-DADE

Zoned: BU-1A

RECOMMENDS APPROVAL 7-31-15
Date . Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS APPROVAL 7-31-15
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 30, 2016 if tentative plat is kept active.

☑ Tentative Plat valid until April 31, 2016

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 6.25 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.

☑ The Highway Division of the Miami Dade County Public Works and Waste Management Dept. shall approve Paving and Drainage plans for Section and Half Section Line roads.

☑ 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).

☑ Existing power poles and anchors 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.

☑ Florida Department of Transportation approval required prior to final plat review. See attached FDOT memorandum for additional concerns and requirements. Contact Cristina Kinman at (305) 470-5489 for details.

☑ All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.

☑ 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.

☑ MDWASD approval required prior to final plat review.

☑ **A Special Taxing District for street lights and/or a multipurpose for landscape maintenance are required. Special Taxing approval required prior to final plat review.**

☑ **Plat name under title block must be labeled as "Family Dollar Quail Roost" on Final Plat.**

☑ Street Lights are required along Section Line roads. Contact Julio Navarro at (305) 592-8925 for details.

☑ 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/platstatus)