

**MIAMI DADE COUNTY PLAT COMMITTEE  
NOTICE OF ACTION**

Plat No: T - 23875 - 4 - REV.

STR1: 22 52 40

Municipality: MIAMI LAKES

Zoning: District: 13

Name: TGC LAKESIDE

Location by Streets: COMMERCE WAY & NW 82 AVENUE

Owner: TGC BPW SOUTH LLC,  
6843 MAIN STREET

MIAMI LAKES, FL 33014

Phone: (305) 821-1130

Surveyor: SCHWEBKE-SHISKIN & ASSOCIATES, INC.  
3240 CORPORATE WAY

MIRAMAR, FL 33025

Phone: 3056527010

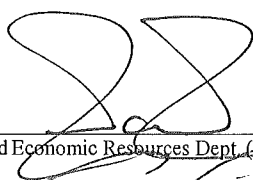

This is to advise you that on Friday, March 16, 2018 the Dade County Plat Committee reviewed the above plat and that the same was:

- ☒ Recommended for approval subject to conditions indicated on attached action copy.  
☐ Approved as an extension of time, subject to previous requirements and:  
☐ Deferred for reasons indicated below:  
☐ Denied for the reasons indicated below:

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# TGC LAKESIDE

(4)

TENTATIVE PLAT NO. <b><u>23875-4-REV.</u></b>		
Sec. <b>22</b>	Twp. <b>52</b>	Rge. <b>40</b>
Municipality: <b>MIAMI LAKES</b>		
Zoned: <b>IU-C</b>		
 RECOMMENDS APPROVAL <b><u>3-16-18</u></b> Date, Regulatory and Economic Resources Dept. (Planning)		
 RECOMMENDS APPROVAL <b><u>3-16-18</u></b> Date, Regulatory and Economic Resources Dept. (Zoning)		

- ☒ Recommends approval subject to the Town of Miami Lakes requirements and the requirements checked below:
- ☒ Traffic 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.
- ☒ Tentative Plat valid until July 13, 2018  
**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 6.5 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.
- ☒ Road closing petition to vacate a public road must be approved by the Municipality prior to final plat review.
- ☒ A Traffic study report signed and sealed by a State of Florida Registered Professional Engineer is required prior to Paving and Drainage Plan approval. Please contact the Traffic Division of the Miami-Dade County Department of Transportation and Public Works for approved methodology via email at [myra.patino@miamidade.gov](mailto:myra.patino@miamidade.gov) Additional improvements may be required.

- ☒ Compliance with the Department of Regulatory and Economic Resources (Environmental Resources Management). Contact Ninfa Rincon at (305) 372-6507 for environmental concerns and requirements.
- ☒ MDWASD approval required prior to final plat review.
- ☒ **Lake is to be owned and maintained by the owner of Tract A.**
- ☒ Compliance with the Miami Dade Water and Sewer Department (MDWASAD). Contact Maria Capote at (786) 268-5329 for water and sewer concerns and requirements.
- ☒ 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>)