

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

Plat No: T - 24627 - 1 - NEW

STR1: 15 52 42

Municipality: NORTH MIAMI BEACH

Zoning: District: 4

Name: CANAL PARK OFFICE
Location by Streets: NE 163 ST. & NE 35 AVE

Owner: CANAL PARK OFFICE 2 LLC,
3323 NE 163RD ST., PH701
NORTH MIAMI BEACH, FLORIDA
33160

Surveyor: FORTIN, LEAVY, SKILES INC.
180 NE 168 ST.
NO. MIAMI BEACH, FL 33162 Phone: 3056534493

This is to advise you that on Friday, August 06, 2021 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:

CANAL PARK OFFICE

TENTATIVE PLAT NO. 24627-1

Sec. 15

Twp. 52

Rge. 42

Municipality: NORTH MIAMI BEACH

Zoned: B-2

RECOMMENDS

APPROVAL 8-6-21

Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS

APPROVAL 8-6-21

Date. Regulatory and Economic Resources Dept. (Zoning)

- Recommends approval subject to the City of North Miami Beach 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 May 6, 2022
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 5.0 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.
- The City of North Miami Beach and the Traffic Division of the Miami Dade County Department of Transportation and Public Works must approve the Site Plan prior to Final Plat submittal.
- Florida Department of Transportation approval required prior to final plat review. Contact (305) 470-5489 for concerns and requirements.
- An approved Traffic study report is required prior to Paving and Drainage Plan submittal. Please contact the Traffic Division of the Miami-Dade County Department of Transportation and Public Works. Ensure required improvements per Traffic study are incorporated into applicable Paving and Drainage plans.

- More than one point of connection is required to a public right-of-way as per Section 28-14(B)(17) of the Miami-Dade County Code.
- Compliance with the Department of Regulatory and Economic Resources (Environmental Resources Management). Contact Ingrid Guerrero at (305) 372-6507 or Ingrid.Guerrero@miamidade.gov for environmental concerns and requirements.
- Compliance with the Miami Dade Water and Sewer Department (MDWASAD). Contact Maria Capote at (786) 268-5329 or Maria.Capote@miamidade.gov for water and sewer concerns and requirements.
- An express purpose note regarding the deletion of the setback lines is required on the Final Plat.
- 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://www8.miamidade.gov/apps/rer/platstatus/>)