

RESOLUTION 12-141

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA APPROVING THE FINAL PLAT FOR RITA GARDENS- THE CENTER, GENERALLY LOCATED ON NORTHWEST CORNER OF NW 58TH STREET AND NW 102ND AVENUE, IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR RECORDATION; PROVIDING AN EFFECTIVE DATE

WHEREAS, Rita Gardens LLC, ("Applicant"), has requested approval for the Final Plat for Rita Gardens – The Center , as described in Exhibit “A” attached hereto, generally located on the NW corner of NW 58th street and NW 102nd Avenue, Doral, Florida; and

WHEREAS, this application has been reviewed for compliance with Chapter 28 of the Miami-Dade County Code by staff and a Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on October 30, 2012 the City Council held a quasi-judicial hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the CDMP; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution upon adoption hereof.

Section 2. The City Council of the City of Doral hereby approves the Final Plat for Rita Gardens-The Center, generally located on the NW corner of NW 58th Street and NW 102nd Avenue, Doral, Florida.

Section 3. This Resolution shall be recorded in the Public Records of Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. This resolution shall become effective upon its passage and adoption by the City Council.

WHEREAS, a motion to approve the Resolution was offered by Vice Mayor DiPietro who moved its adoption. The motion was seconded by Councilman Boria and upon being put to a vote, the vote was as follows:

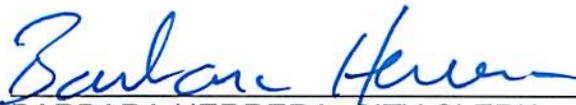
Mayor Juan Carlos Bermudez	Yes
Vice Mayor Michael DiPietro	Yes
Councilman Luigi Boria	Yes
Councilman Peter Cabrera	Yes
Councilwoman Ana-Maria Rodriguez	Yes

PASSED AND ADOPTED this 30th day of October, 2012



JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



JIMMY MORALES, ESQ., CITY ATTORNEY

EXHIBIT “A”



BELLO & BELLO LAND SURVEYING CORPORATION

12230 S.W. 131 AVENUE • SUITE 201 • MIAMI • FLORIDA • 33186
Tel: 305.251 9606 • Fax: 305. 251 6057 • kbello@oksurveying.com

July 6, 2012

Planning and Zoning Department
City of Doral
8300 NW 53rd Street. Suite 100
Doral, Fl. 33166

RE: Final Plat of RITA GARDEN – THE CENTER (T- 23165)
Folio #: 35-3017-001-0402

To Whom It May Concern:

Please, find attached to this letter, an owner's Public Hearing Application for the approval of the Final Plat of RITA GARDEN – THE CENTER (T- 23165).

This application package includes the following:

- Public Hearing Application by property owner
- Final Plat (Mylar) original.
- Five (5) copies of Final Plat
- Disclosure of Interest
- Current Opinion of Title
- Copy of approved T-Plat
- City of Doral T-Plat approval dated November 29th, 2010
- Miami-Dade County T-Plat approval dated October 28th, 2011
- Review Fee: \$ 1, 000 Check no. 1032
- Consultant Fee (deposit for consultant): \$ 5, 000 Check no. 1031

We kindly request that this Plat be reviewed and scheduled for hearing accordingly. Any questions and correspondence shall be directed to the owner Mr. Alfredo Reviati at the address listed on the application. As a courtesy and as Surveyor of Record for the Plat, we would like to be contacted for any relevant matters of this process. Should email correspondence be preferred, the addresses are: areviati@gmail.com AND kbello@bellolandsurveying.com.

Sincerely,

Kenia Bello
President



8300 NW 53rd Street, Suite 100, Doral, Florida 33166

Tel. (305) 593-6725

Facsimile: (305) 470-6850

Website: cityofdoral.com

PUBLIC HEARING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT

/ Administrative Review Application

Please check one:

- CITY COUNCIL
- ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No.: _____
Date Received: _____

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- Change in Zoning District
- Variance
- Appeal of Decision
- Conditional Use
- Plat
- Entry Feature
- Site Plan
- Other _____

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <i>Alfredo Reviati</i>		
Mailing Address <i>3551 NW 116th Street</i>	City, State, Zip <i>Miami FL 33167</i>	Telephone <i>305 316 5868</i> Fax
Name of Owner <i>RITA GARDEN, LLC</i>		
Mailing Address <i>3551 NW 116th Street</i>	City, State, Zip <i>Miami FL 33167</i>	Telephone <i>305 316 5868</i> Fax

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers). If metes and bounds description – Complete description, including section, township and range).

Folio Number 35-3017-001-0402 Address NW 58th Street E. NW 102nd Ave

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): - FLOOD ZONE: -

B. ADDRESS (If number has been assigned) _____

C. SIZE OF PROPERTY ±200' ft. X ±289' ft. = ±58,706 sq. ft.; ±1.34 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

See Attached Exhibit "A"

E. DATE SUBJECT PROPERTY WAS ACQUIRED 4/27/2009

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

Final Plat approval for the Plat of
"RITA GARDEN-THE CENTER" T-23165

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

This applications is being submitted with the intent of approval of
a Final Plat of RITA GARDEN-THE CENTER, previously approved
by City Planning & Zoning Dept on Nov 29th, 2010 and by Miami Dade County
Public Works Dept. on Oct. 28th, 2011

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS under Construction

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the City of Doral.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE CITY OF DORAL.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with the City of Doral Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development and how the proposal meets the applicable Code criteria. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: 5 COPIES OF SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE. AN APPLICATION WILL NOT BE CONSIDERED UNLESS COMPLETELY FILLED OUT, PROPERLY EXECUTED (FOLIO NUMBERS ARE MANDATORY) AND SUPPORTING DOCUMENTATION, APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents

Other Exhibit "A" Legal Description Final Plat

Please check only one of the following options:

- FOR CITY COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with City staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

06/21/12
Date

[Signature]
Applicant's Signature

Alfredo Reviati
Print Name

06/20/12
Date

[Signature]
Applicant's Signature (if more than one)

Catherine Reviati
Print Name

OPTIONAL

However, applicants are encouraged to contact neighbors regarding application.

_____ has applied to the City of Doral for a _____,

Name of Applicant

which will affect the property located at _____ as follows:

Property Address

To permit _____

The City Council will hold a public hearing on this request. I hereby acknowledge having read the above the subject application, reviewed the applicable plans and understand that I am waiving any objection(s) to the proposed request and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel #1 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel #2 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel #3 _____ Owner Name _____ Address _____ Signature _____ Date
Parcel #4 _____ Owner Name _____ Address _____ Signature _____ Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ →	Parcel #5 _____ Owner Name _____ Address _____ Signature _____ Date
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel #6 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel #7 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel #8 _____ Owner Name _____ Address _____ Signature _____ Date

Exhibit A

A portion of the East ½ of Tract 40, less the North 25.00 feet of the South 40.00 feet thereof, Florida Fruit Lands Company's Subdivision in Section 17, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence as the Southeast corner of Tract 40 thence N 01°42'46" W along the East line of said Tract 40, for a distance of 329.97 feet to a point, thence S 89°40'46" W along the North Line of said Tract 40, for a distance of 35.00 feet to the Point of Beginning of the following described parcel of land; thence continue S 89°40'46" W along the North line of said Tract 40 for a distance of 200.08 feet to a point; thence S 00°19'13" E for a distance of 289.87 feet to appoint; thence N 89°40'51" E along a line 40 feet North of and parallel with the South line of said Tract 40, for a distance of 181.51 feet to a point of curvature of a circular curve concave to the Northwest having for its successors and/or assigns, as their interest may appear elements a radius of 25.00 feet, and a central angel of 91°23'40" for an arc distance of 39.88 feet to appoint of tangency; thence N 01°42'49" W along a line 35 feet West of and parallel with the East line of said tract 40, for a distance of 264.34 feet to the Point of Beginning.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: RITA GARDEN, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Alfredo Reviati</u>	<u>70%</u>
<u>3551 N.W. 116th Street, Miami, Florida 33167</u>	
<u>Catherine Reviati</u>	<u>30%</u>
<u>3551 N.W. 116th Street, Miami, Florida 33167</u>	
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: n/a

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: n/a

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: n/a

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

n/a

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature] Alfredo Reviate
(Applicant)

Sworn to and subscribed before me this 6 day of July, 2012. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)



My commission expires 07/07/2013

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EDUARDO JOSE GARCIA, P.A.

ATTORNEYS AT LAW

EDUARDO JOSE GARCIA, ESQ
ALFREDO D. XIQUES, ESQ
ANDRES SAN JORGE, ESQ

CRAIG A. ZIMMETT, ESQ
(COUNSEL)

GROVE PROFESSIONAL BUILDING
2950 S.W. 27TH AVENUE
SUITE 300
MIAMI, FLORIDA 33133

TEL. (305) 358-4800
FAX (305) 358-4809

July 5, 2012

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Use/Unity of Title/Declaration of Restrictions/Development Agreement or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat covering, covering the real property, hereinafter described, it is hereby certified that I have examined a complete Abstract of Title covering the period from the beginning through 25th day of June, 2012 at the hour of 11:00 pm, inclusive, of the following described real property:

SEE ATTACHED EXHIBIT "A"

I am of the opinion that on the last mentioned date, the fee simple title to the above described real property was vested in:

Rita Garden, LLC, a Florida limited liability company

Note: A review of the Articles of Organization for Rita Garden, LLC show that Alfredo Reviati and Catherine R. Reviati are the managing members of Rita Garden, LLC and are authorized to sign documents on behalf of Rita Garden, LLC.

Subject to the following encumbrances, liens, and other exceptions (If "none" please indicate):

1. Recorded Mortgages:

NONE

2. Recorded Construction Liens, Contract Liens, & Judgments:

Notice of Commencement in favor of Design, Management and Builders, Corp recorded June 30, 2011 in Official Records Book 27740, Page 1019 of the Public Records of Miami-Dade County, Florida.

3. General Exceptions:

The lien of all special assessments and taxes for the year 2011 which are not yet due and payable, and subsequent years.

Rights or claim of parties in possession other than title holders and not shown by the public records.

Easements of claims of easements not shown by the public records.

Encroachments, overlaps, boundary line disputes and other matters that would be disclosed by an accurate survey and inspection of the premises.

Any adverse claims to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.

Taxes or special assessments which are not shown as existing liens by the public records.

Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records as of the date hereof.

Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records as of the date hereof which would be binding on the rights of a purchaser for value without knowledge.

The information provided herein does not include a search of federal liens filed in the Office of the Secretary of State, pursuant to Sec. 713.901, et. seq., F.S., which became effective January 1, 1993 and which designated that Office as the place for filing federal liens against tangible and intangible personal property of partnerships, corporations, trusts and decedents' estates. For insuring purposes, personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options.

4. Special Exceptions:

Grant of Easement recorded in O.R. Book 8909, Page 1152, of the Public Records of Miami-Dade County, Florida.

Right of Way Deed recorded in O.R. Book 21244, Page 4804, Public Records of Miami-Dade County, Florida.

Covenant Running with the Land recoded in O.R. Book 27305 Page 2597 of the Public Records of Miami-Dade County, Florida.

Notice recorded in O.R. Book 27419 Page 790 of the Public Records of Miami-Dade County, Florida.

Resolution recorded in O.R. Book 27554 Page 1850 of the Public Records of Miami-Dade County, Florida

Easement in favor of Florida Power & Light recorded in O.R. Book 27851 Page 4888 of the Public Records of Miami-Dade County, Florida.

Declaration of Restrictions in favor of the City of Doral recorded in O.R. Book 27973 at Page 3832 of the Public Records of Miami-Dade County, Florida.

Resolution Re: Rita Garden – The Center Street Lighting recorded in O.R. Book 28050 at Page 4746 of the Public Records of Miami-Dade County, Florida.

I hereby certify that I have reviewed all the aforementioned encumbrances and exceptions.

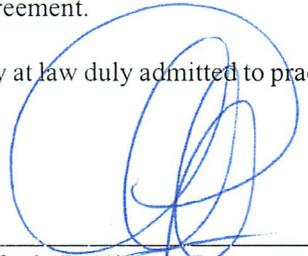
Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>
Rita Garden LLC	Fee Simple

I hereby certify that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered recordable agreement.

I the undersigned, further certify that I am an attorney at law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully admitted this 5th day of July, 2012

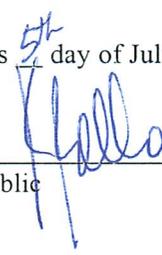


Alfredo D. Xiques, Esq.
Florida Bar No. 0599581
Address: 2950 SW 27th Avenue,
Suite 300
Miami, Florida 33133

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 5th day of July, 2012, by Alfredo D. Xiques who is personally known to me.

NOTARY PUBLIC-STATE OF FLORIDA
K. Bello
Commission #DD874995
Expires: JULY 07, 2013
BONDED THRU ATLANTIC BONDING CO., INC.



Notary Public

Rita Garden -- The Center

Exhibit A -- Opinion of Title

A portion of the East ½ of Tract 40, less the North 25.00 feet of the South 40.00 feet thereof, Florida Fruit Lands Company's Subdivision No. 1 in Section 17, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, at Page 17 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence as the Southeast corner of Tract 40 thence N 01°42'46" W along the East line of said Tract 40, for a distance of 329.97 feet to a point, thence S 89°40'46" W along the North Line of said Tract 40, for a distance of 35.00 feet to the Point of Beginning of the following described parcel of land; thence continue S 89°40'46" W along the North line of said Tract 40 for a distance of 200.08 feet to a point; thence S 00°19'13" E for a distance of 289.87 feet to appoint; thence N 89°40'51" E along a line 40 feet North of and parallel with the South line of said Tract 40, for a distance of 181.51 feet to appoint of curvature of a circular curve concave to the Northwest having for its successors and/or assigns, as their interest may appear elements a radius of 25.00 feet, and a central angel of 91°23'40" for an arc distance of 39.88 feet to a point of tangency; thence N 01°42'49" W along a line 35 feet West of and parallel with the East line of said tract 40, for a distance of 264.34 feet to the Point of Beginning.



November 29, 2010

Planning and Zoning
Department

Alfredo Reviati
Rita Gardens, LLC
440 Sawgrass Corporate Parkway # 212
Sunrise, Florida 33325

Re: Rita Garden – The Center – T Plat

Name/Date of Plan: Rita Garden – The Center – T Plat as prepared Bello & Bello Land Surveying Corporation t-plat completion date 9/28/2010

Dear Applicant:

The staff of the Planning and Zoning Department has reviewed the submitted T-Plat as a requirement condition of approval and has granted approval, subject to the outstanding items being address prior to issuance of building permits.

Rita Garden The Center –T-Plat Review- Planning Comments
Nathan Kogon, Planning and Zoning Director
(305-593-6630/nathan.kogon@cityofdoral.com)

1. (Advisory) Paving and Drainage plans must be approved, and bond in place, prior to the issuance of building permits.
2. Please address the outstanding comments generated by the City's surveying consultants (attached).

Rita Garden The Center –T-Plat Review- Public Works Comments
Ignacio Resillez –Plans Reviewer
(305-593-6725/resillezi@cityofdoral.com)

1. In addition to providing the vehicular cross access agreement with the neighboring property to the west (as stipulated in Resolution Z09-11), a



cross access easement should be provided along the north side of the Rita Gardens property.

If you have any questions or concerns please feel free to call or e-mail me.

Sincerely,

A handwritten signature in black ink that reads "Nathan Kogon". The signature is written in a cursive style with a long horizontal flourish at the end.

Nathan Kogon, AICP
Planning and Zoning Director

Cc: Eric Carpenter P.E., Public Works Director
Elisa Vera, Senior Planner
Mercy Arce, Development Review Coordinator
File

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

Plat No.: T - 23165 - 3 - CORR.

STR: 17 53 40

Municipality: DORAL

Zoning:

District: 12

Name: RITA GARDEN - THE CENTER

Location by Streets: NW 58 ST. & NW 102 AVE.

Owner: RITA GARDEN, LLC

440 SAWGRASS CORP. PARKWAY, SUITE 212

SUNRISE, FL 33325

Surveyor: BELLO & BELLO LAND SURVEYING CORP.

12230 SW 131 AVE # 201

MIAMI, FL 33186

Phone: 3052519606

This is to advise you that on October 28, 2011 the Dade County Plat Committee reviewed the above plat and that the same was:

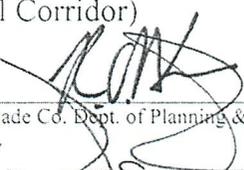
- Recommended for approval subject to conditions indicated on attached action copy.
- Approved as an extension of time, subject to previous requirements and:
- Deferred for reasons indicated below :
- Denied for the reasons indicated below :

RITA GARDEN-THE CENTER

TENTATIVE PLAT NO. **23165-3-COR.**
 Sec. 17 Twp. 53 Rge. 40

Municipality: DORAL

Zoned: CC (Commercial Corridor)

RECOMMENDS APPROVAL 10-28-11 
 Date Miami-Dade Co. Dept. of Planning & Zoning

RECOMMENDS APPROVAL 10-28-11 
 Date Miami-Dade Co. Public Works Dept.

- Recommends approval subject to the City of Doral 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 July 28, 2012
 Note: Extension of Time must be officially heard by the Plat Committee 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 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 D.E.R.M. and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of 7.10 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 Doral and the Miami Dade County Public Works Dept. Land Development and Traffic Divisions must approve the Paving and Drainage plan. Contact Mohammed Mansuri at (305)375-2707 and Jeff Cohen at (305)375-2746 for details.
- Existing Electrical boxes within NW 102nd Avenue Right-of-Way to be relocated at owner's expense.
- A modification of the existing Traffic Signal at the intersection of NW 58th Street and NW 102nd Avenue is required. Approval required from the Miami-Dade County Public Works and Waste Management Dept. Traffic Division prior to Final Plat Submittal. Contact Vishnu Rajkumar at (305)375-2090 for details.

- See attached Department of Environmental Resources Management (DERM) memorandum for environmental concerns and requirements.
- MDWASD approval required prior to final plat review.
- A special taxing district for street lighting is required.
- Street Lights are required along Section Line roads. Contact George Brown at (305) 592-8925 Ext. 284 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.
- Water Control Division approval after final plat submittal. (DERM)
- 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/pubworks/plats/search.asp>)