

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

Plat No: T - 24763 - 3 - CORR.

STR1: 17 54 41

Municipality: CORAL GABLES

Zoning: District: 7

Name: GABLES VILLAGE

Location by Streets: SEGOVIA ST & MALAGA AVE

Owner: ALMA AZUL INXESTMENTS 1 LLC, BEATNIK VENTURES LLC,  
THE FABRE GRP II, INC., ROBERT A FERNANDEZ, KUBERA  
INVESTMENTS A LLC, LV 536 MALAGA LLC, MOCKINGBIRD  
INVESTMENT 1 LLC, MOCKINGBIRD INVESTMENT 2 LLC  
12973 SW 112 STREET, 389

MIAMI, FLORIDA 33186

Phone: (305) 586-0172

Surveyor: LANNES & GARCIA, INC.

4967 SW 75 AVE.

MIAMI, FL 33133

Phone: (305) 666-7909

This is to advise you that on Friday, December 16, 2022 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:

# GABLES VILLAGE

TENTATIVE PLAT NO. **24763-3-COR.**  
 Sec. 17                      Twp. 54                      Rge. 41  
 Municipality: CORAL GABLES  
 Zoned: MF1 & MF3  
 RECOMMENDS APPROVAL 12-16-22 *[Signature]*  
 Date. Regulatory and Economic Resources Dept. (Platting)  
 RECOMMENDS APPROVAL 12-16-22 *[Signature]*  
 Date. Regulatory and Economic Resources Dept. (Zoning)

- Recommends approval subject to the City of Coral Gables 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 September 16, 2023  
**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 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 required improvements within the right-of-way.
- The City of Coral Gables 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.**
- Compliance with the Department of Regulatory and Economic Resources (Environmental Resources Management). Contact Ingrid Guerrero at (305) 372-6507 or [Ingrid.Guerrero@miamidade.gov](mailto:Ingrid.Guerrero@miamidade.gov) for environmental concerns and requirements.
- School Board approval required prior to final plat review.
- MDWASD approval required prior to final plat review.
- Compliance with the Miami Dade Water and Sewer Department (MDWASAD). Contact Maria Capote at (786) 268-5329 or [Maria.Capote@miamidade.gov](mailto:Maria.Capote@miamidade.gov) 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://www8.miamidade.gov/apps/rer/platstatus/>)**