

**IMPORTANT NOTICE TO APPLICANT:**

**THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS**

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

**FOR OFFICIAL USE ONLY:**

Agenda Date: \_\_\_\_\_  
Tentative No.: T- \_\_\_\_\_  
Received Date: \_\_\_\_\_

Number of Sites : ( 1 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: Florida City Sec.: 30 Twp.: 57 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Gateway Point Subdivision

2. Owner's Name: FVP Gateway, LLC a Florida Limited Liability Company Phone: (305) 823-1751

Address: 15550 New Barn Road, Suite #104 City: Miami Lakes State: Florida Zip Code: 33014

Owner's Email Address: rvillar@floridavaluepartners.com

3. Surveyor's Name: Arturo Sosa, Ludovici & Orange Consulting Engineers Phone: (305) 448-1600

Address: 329 Palermo Avenue, 2nd Floor City: Coral Gables State: Florida Zip Code: 33134

Surveyor's Email Address: art@ludovici-orange.com

4. Folio No(s): 16-7930-001-0440 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See Attached Exhibit "A"

6. Street boundaries: Krome Avenue & SR 5 (US1)

7. Present Zoning: C-2 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( 555,982 Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

9. Does the property contain contamination? YES:  NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

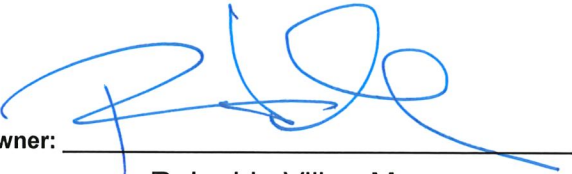
**THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

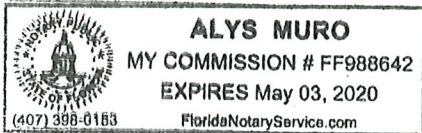
STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

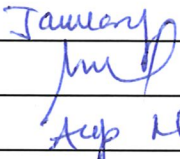
SS:

Signature of Owner:   
(Print name & Title here): Reinaldo Villar, Manager

BEFORE ME, personally appeared Reinaldo Villar this 22 day of January, 2020 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known  or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 22 day of January, 2020 A.D.



Signature of Notary Public:   
(Print, Type name here: Alyp Muro)  
May 3, 2020 (Commission Expires) FF 988642 (Commission Number)

(NOTARY SEAL)  
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



**CONTACT PERSON INFORMATION**

Name ARTURO A. SOSA  
 Telephone number 305-448-1600  
 Fax number 305-446-3876  
 e-mail address art@ludovici-orange.com

**TENTATIVE PLAT - BOUNDARY / TOPOGRAPHIC SURVEY**  
**GATEWAY POINT SUBDIVISION**

A REPLAT OF A PORTION OF LOTS 7 THROUGH 10, BLOCK 3, "PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY", PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE SW ¼ OF SECTION 30, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.

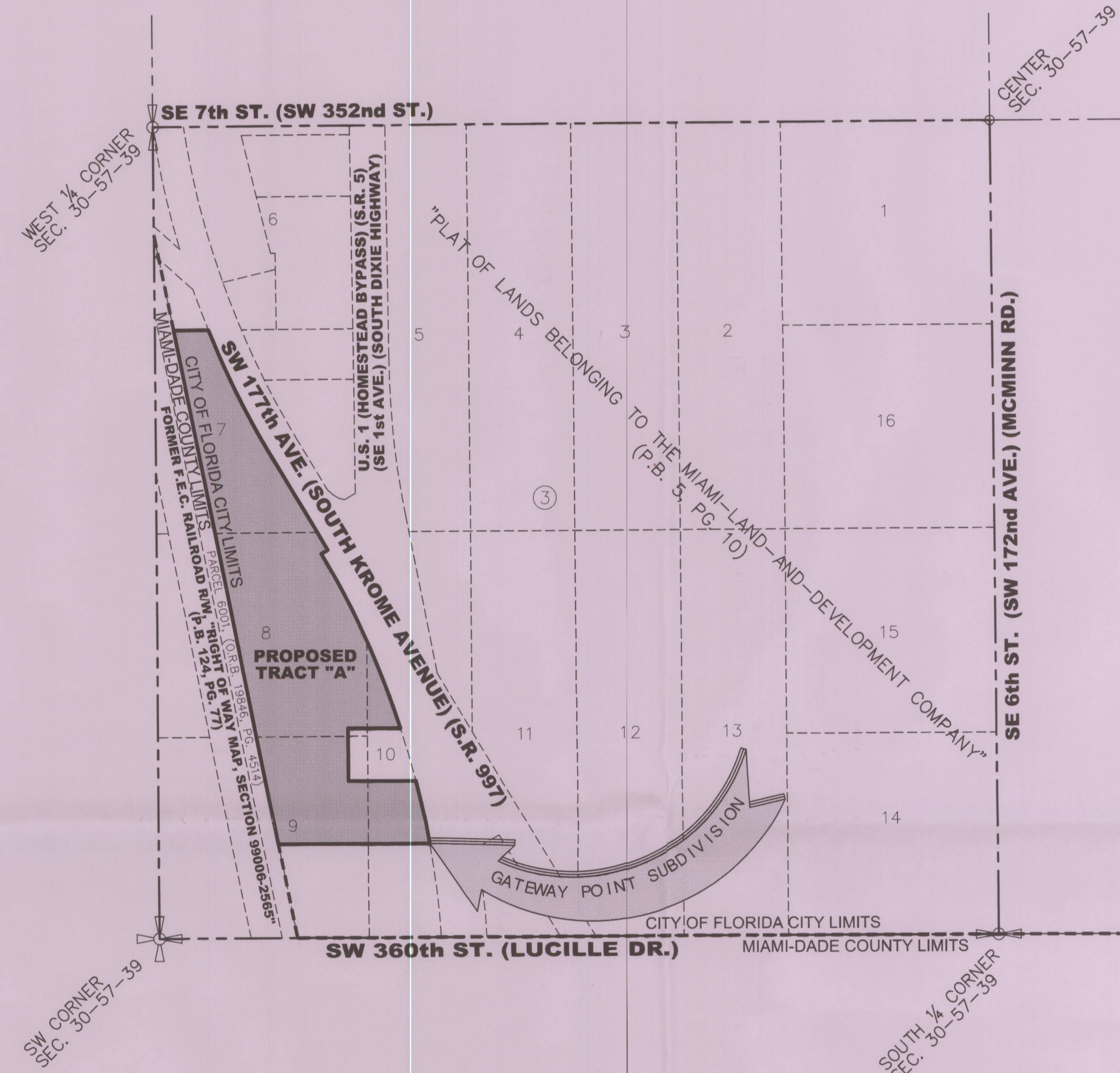
NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ADJUTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.  
 Check positive response codes before you dig!

**SURVEYOR'S REPORT:**

- Number of PRM(s): 12
- Number of PCP(s): 5
- No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.
- The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High/Risk Area (linear: 1 foot in 10,000 feet) as defined in Chapter 53-17.051, Florida Administrative Code.
- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.
- The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.
- The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time. Last Field Survey Date: 01-29-2020.
- Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.
- Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard using feet.
- Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.
- Limits of asphalt paving are approximate and, unless otherwise shown, are reasonably consistent with property lines and/or fence lines.
- The Street Right-of-Way abutting this property are physically open unless otherwise noted.
- This document consists of two (2) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- No underground installations or improvements have been located.
- Bearings shown hereon are based on an assumed value of S00°16'23"E along the West line of the SW ¼ of Section 30, Township 57 South, Range 39 East, city of Florida City, Miami-Dade County, Florida.
- Elevations shown are based on a closed level loop using third order procedure and are relative to The National Geodetic Vertical Datum of 1929.  
 Benchmark Name: F-19  
 Elevation: 3.22  
 Locator: 7805 NE  
 Northing: 400573.44  
 Easting: 829701.95  
 Location 1: US HWY #1 - 44.5' East of center line of Northbound Lane.  
 Location 2: Just North of Card Sound Road.  
 Description: Brass bar in South end of East concrete headwall of culvert under US#1.



<b>LEGEND:</b>	<b>ABBREVIATIONS:</b>
Anchor	ASPH Asphalt
Bench Mark	C Centerline
Catch Basin	CA Central Angle of Curve
Clean Out	C.B.D. Chord, Bearing and Distance
Concrete Light Pole	CLF Chain Link Fence
Concrete Pole	CONC. Concrete
Concrete Power Pole	C&G Curb & Gutter
Electric Box	DWY Driveway
Electric Meter	FND Found
FP&L Manhole	L.P. Iron Pipe
Fire Hydrant	L Length of Curve
Guard Rail	N&D Nail & Disc
Guard Post	O.R.B. Official Record Book
Inlet Type P5	POB Point of Beginning
Inlet Type P6	PQC Point of Commencement
Metal Light Pole	PG. Page
Overhead Cable	P.B. Plat Book
P.C.P. (Permanent Control Point)	R Radius
P.M. (Permanent Reference Monument)	R/W Right-of-Way
Palm	SEC. Section Line
Spot Light	SWK Sidewalk
Sanitary Sewer Manhole	Sq. Ft. Square Feet
Storm Manhole	TYP. Typical
Storm Sewer Manhole	U.E. Utility Easement
Street Sign	
Telephone Box	
Utility Box (Unknown)	
Water Meter	
Water Valve	
Wood Light Pole	
Wood Power Pole	

**LOCATION SKETCH**  
 THE SW ¼ OF SECTION 30, TOWNSHIP 57 SOUTH,  
 RANGE 39 EAST, CITY OF FLORIDA CITY,  
 MIAMI-DADE COUNTY, FLORIDA.  
 (SCALE: 1"=300')

**LEGAL DESCRIPTION:**  
 A portion of Lots 7 through 10 of Block 3, of "PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY", according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the West ¼ corner of Section 30, Township 57 South, Range 39 East, City of Florida City, Miami-Dade County, Florida; thence S00°16'23"E as a basis of bearings along the West line of the SW ¼ of said Section 30 for a distance of 664.41 feet; thence N89°40'53"E along the North line of said Lot 7 for a distance of 61.51 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N89°40'53"E along said line for a distance of 113.71 feet to the point of intersection with a non-tangent curve, a radial line to said point bears S68°07'25"W; thence the following four (4) courses along the West boundary of SW 177th AVE. (KROME AVENUE) (S.R. 997), as shown in the State of Florida Department of Transportation, "RIGHT OF WAY CORRIDOR MAP, SECTION 87150, STATE PROJECT NO. 405575-3", thence Southeasterly 455.89 feet along the arc of said curve, having a radius of 2,914.93 feet and a central angle of 08°57'40" to the point of intersection with a tangent line; thence S30°50'14"E along said line for a distance of 353.13 feet; thence S59°09'46"W for a distance of 25.00 feet to the point of intersection with a non-tangent curve, a radial line to said point bears N59°09'46"E; thence Southeasterly 624.76 feet along the arc of said curve, having a radius of 2,789.93 feet and a central angle of 12°49'50"; thence S89°48'01"W for a distance of 171.12 feet; thence S00°19'51"E along a line 62.91 feet West and parallel with the West line of said Lot 10 for a distance of 173.08 feet; thence N89°48'01"E for a distance of 220.22 feet to the point of intersection with a non-tangent curve, a radial line to said point bears N75°41'27"E, said curve being the West boundary of aforementioned SW 177th AVE. (KROME AVENUE) (S.R. 997); thence Southeasterly 213.55 feet along the arc of said curve, having a radius of 2,789.93 feet and a central angle of 04°23'08"; thence S89°48'01"W along a line 309.08 feet North and parallel with the South line of the SW ¼ of said Section 30 for a distance of 494.98 feet; thence N112°51'17"W along a line 50 feet East and parallel with the East Right-of-Way line of the former F.C. RAILROAD R/W, as shown in the State of Florida Department of Transportation, "RIGHT OF WAY MAP, SECTION 99006-2565, as recorded in Plat Book 124, Page 77, of the Public Records of Miami-Dade County, Florida for a distance of 1,718.77 feet to the POINT OF BEGINNING.

**TOTAL PROPERTY AREA:**  
 555,982 sq. ft. (12.76 ± acres)

**TAX FOLIO NUMBER:**  
 16-7930-001-0440

**OWNER:**  
 FYP GATEWAY LLC, a Florida Limited Liability Company  
 15550 New Barn Road, Suite 104  
 Miami Lakes, FL 33014  
 Reinaldo Villar  
 rvillar@floridavaluepartners.com  
 305-823-1751

**SURVEYOR:**  
 Ludovici & Orange Consulting Engineers Inc.  
 329 Palermo Avenue  
 Coral Gables, FL 33134  
 Arturo A. Sosa  
 art@ludovici-orange.com  
 305-448-1600

**WATER AND SEWER SERVICES:**  
 City of Florida City Water and Sewer Department

**MIAMI-DADE COUNTY FLOOD CRITERIA:**  
 6.3 feet  
 (As per "AMENDED PLAT OF "FLOOD-CRITERIA MAP", P.B. 120, Pg. 13, NGVD 1929 Datum)

**FEMA INFORMATION:**  
 Flood Zone: A  
 Base Flood Elevation: N/A  
 Map Number: 12086C0730L and 12086C0740L, revised September 11, 2009  
 Community Name & Number: City of Florida City, 120641

**ZONING INFORMATION:**  
 Existing Zoning: RM-20 (Multi-family with mixed use for Retail/Commercial)

**DEVELOPMENT INFORMATION:**  
 254 Apartments  
 20,000 Sq. Ft. of Retail  
 3,500 Sq. Ft. of Fast Food restaurant with a drive-through

**NUMBER OF SITES:**  
 Number of Tracts: 1  
 Tract "A" 555,982 sq. ft. (12.76 ± acres)

**ZONING: RM-20**  
 (Multi-family with mixed use for Retail/Commercial)  
 SINGLE FAMILY ATTACHED UNITS: 0  
 SINGLE FAMILY DETACHED UNITS: 0  
 MULTI-FAMILY UNITS: 254  
 TOTAL ACREAGE: ±12.76

**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY that the BOUNDARY SURVEY of the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this BOUNDARY SURVEY meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.  
 LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

*Arturo A. Sosa*  
 Arturo A. Sosa  
 Professional Surveyor and Mapper No. 2629  
 State of Florida

T-PLAT#

NO.	DATE	DESCRIPTION

**BOUNDARY / TOPOGRAPHIC SURVEY**  
**GATEWAY POINT SUBDIVISION**  
 THE CORNER of Krome Avenue and South Dixie Highway, City of Florida City, FL  
 MIAMI-DADE COUNTY, FLORIDA  
 SEC. 30-57-39  
**FYP GATEWAY LLC**  
 15550 New Barn Road, Suite 104  
 Miami Lakes, FL 33014

**LUDOVICI & ORANGE**  
 CONSULTING ENGINEERS, INC.  
 CERTIFICATE OF AUTHORIZATION NO. LB 1012  
 329 Palermo Avenue, Coral Gables, Florida 33134  
 Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: A.J.  
 CHECKED: T.M.B.  
 SCALE: AS NOTED  
 DATE: 02-20-2020  
 PROJ. #: LB10 32  
 FIELD BOOK: -----  
 SHEET:  
**1**  
 OF 2 SHEETS



CONTACT PERSON INFORMATION

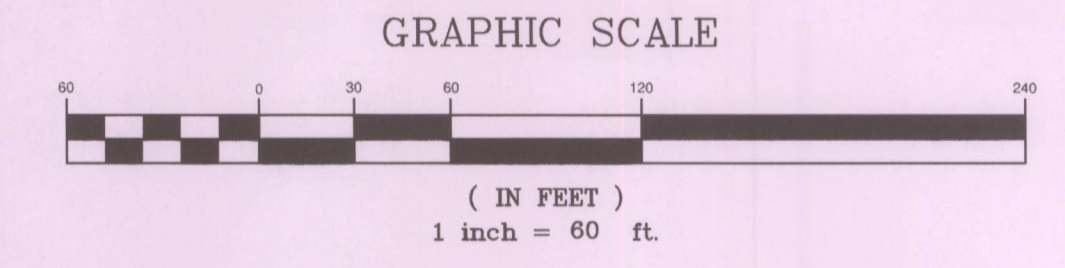
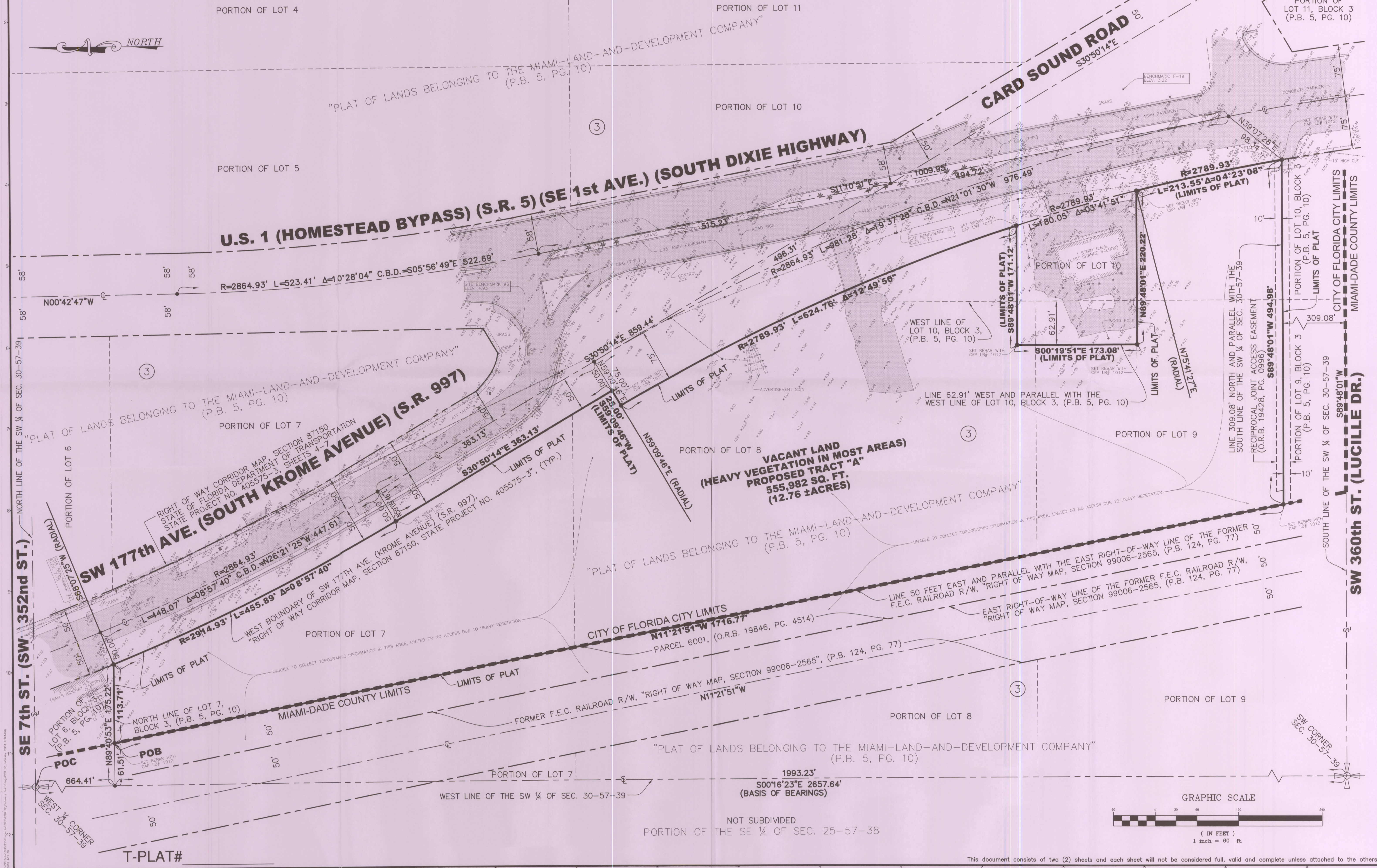
Name ARTURO A. SOSA
Telephone number 305-448-1600
Fax number 305-446-3876
e-mail address art@ludovici-orange.com

TENTATIVE PLAT - BOUNDARY / TOPOGRAPHIC SURVEY
GATEWAY POINT SUBDIVISION

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Table with columns: NO., DATE, DESCRIPTION, BY, APP. (Empty table for recording survey details)

BOUNDARY / TOPOGRAPHIC SURVEY
GATEWAY POINT SUBDIVISION
FVP GATEWAY LLC
1500 New Barn Road, Suite 104
Miami Lakes, FL 33014

LUDOVICI & ORANGE CONSULTING ENGINEERS, INC. logo and address: 3629 Palmetto Avenue, Coral Gables, Florida 33134. Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: A.J.
CHECKED: T.M.B.
SCALE: AS NOTED
DATE: 02-20-2020
PROJ. #: 2018 32
FIELD BOOK:
SHEET: 2 OF 2 SHEETS