

**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.

<b>FOR OFFICIAL USE ONLY:</b>	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

**NEW OWNER**

Number of Sites : ( 1 )

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 35 Twp.: 53 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: A.T.V. SUBDIVISION

2. Owner's Name: LAND ENTERPRISE SERVICE LLC Phone: 305-264-7579

Address: 6241 SW 16 TERRACE City: MIAMI State: FL Zip Code: 33155

Owner's Email Address: hbh131317@gmail.com

3. Surveyor's Name: Ricardo Rodriguez, PSM / Ford, Armenteros & Fernandez, Inc Phone: 305-477-6472

Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: Ricardor@fordco.com / omara@fordco.com / cristinap@fordco.com

4. Folio No(s): 30-3935-002-0425 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"

6. Street boundaries: NW 16 STREET / NW 15 STREET / NW 128 AVE / NW 127 AVE

7. Present Zoning: IU-1 Zoning Hearing No.: CZAB5-8-17

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( 80,956 Square .Ft.), Business( \_\_\_\_\_ 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. Futhermore, 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.

LAND ENTERPRISE SERVICE LLC, a  
Florida limited liability company

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here):

*Henry Beltran*  
Henry Beltran MANAGER

BEFORE ME, personally appeared Henry Beltran this 17<sup>th</sup> day of June, 2021 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes 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 17<sup>th</sup> day of June, 2021 A.D. \*by means of  physical presence OR  online notarization

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here):

*Jenny Sotolongo*  
Jenny Sotolongo  
June 29<sup>th</sup> 2021 617 120400  
(Commission Expires) (Commission Number)

(NOTARY SEAL)

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



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION:**

ALL OF BLOCK 8, LESS THE EAST 70.00 FEET THEREOF, OF WESTERN MIAMI SECTION "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

AND

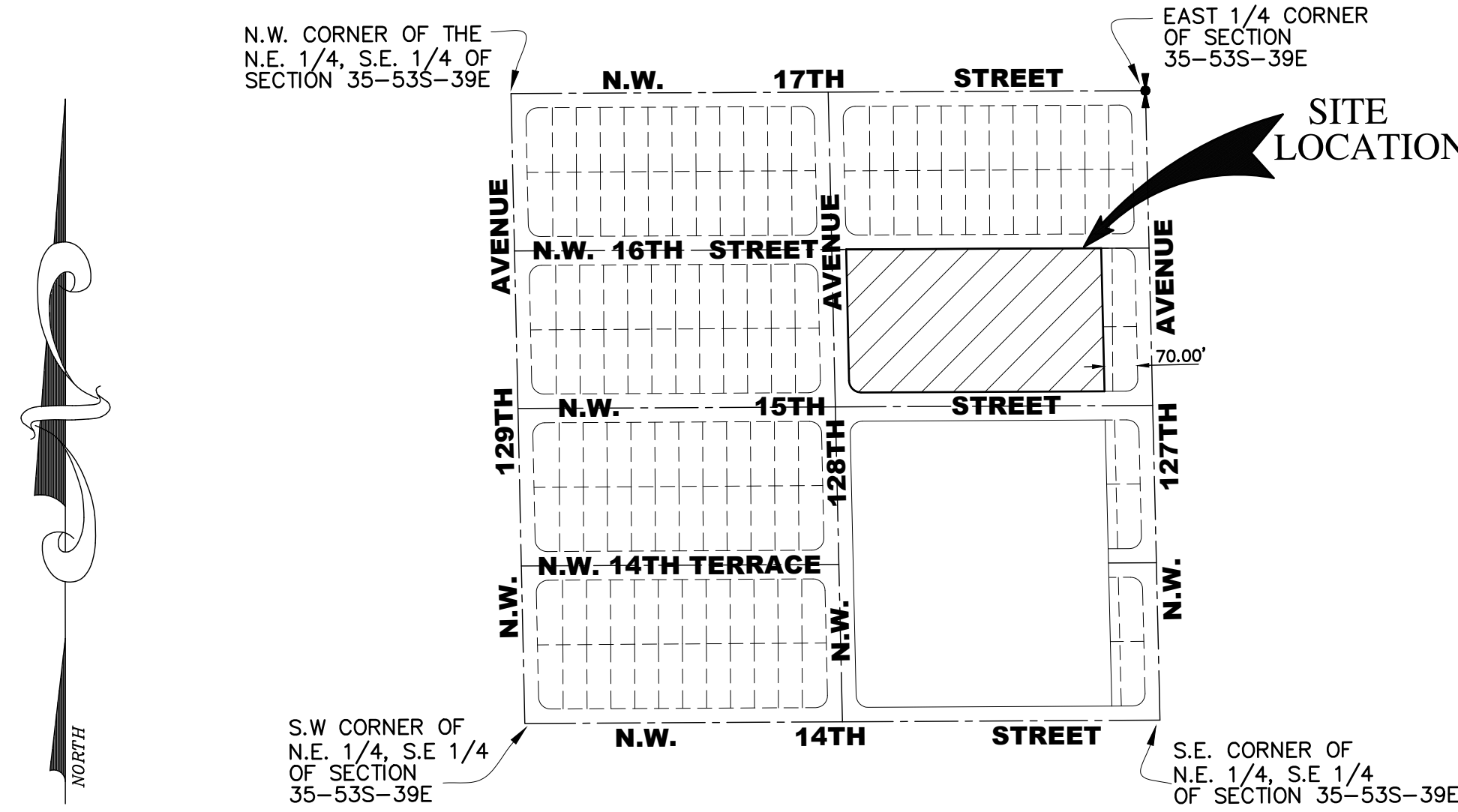
A PORTION OF RIGHT OF WAY OF N.W. 16<sup>TH</sup> STREET LOCATED BETWEEN AFOREMENTIONED BLOCK 8 AND 1, BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 8 AND BOUNDED ON THE EAST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 70.00 FEET OF SAID BLOCK 8 OF WESTERN MIAMI SECTION "B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

# TENTATIVE PLAT OF A.T.V. SUBDIVISION

A REPLAT OF ALL OF BLOCK 8, LESS THE EAST 70 FEET THEREOF, OF WESTERN MIAMI SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, AT PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF THE SOUTH 1/2, OF N.W. 16TH STREET CLOSED BY RESOLUTION NO. (CZAB5-8-17), LYING IN THE N.E. 1/4, OF THE S.E. 1/4, OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

### LEGAL DESCRIPTION:

ALL OF BLOCK 8, LESS THE EAST 70' THEREOF OF WESTERN MIAMI SECTION 'B', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH 1/2, OF THAT PORTION OF RIGHT-OF-WAY OF N.W. 16 STREET LOCATED BETWEEN AFOREMENTIONED BLOCK 8 AND BLOCK 1, BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 8 AND BOUNDED ON THE EAST BY NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 70' OF SAID BLOCK 8 OF WESTERN MIAMI SECTION 'B', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



### LOCATION MAP

A PORTION OF THE N.E. 1/4, OF THE S.E. 1/4, OF SECTION 35,  
TOWNSHIP 53 SOUTH, RANGE 39 EAST,  
MIAMI-DADE COUNTY, FLORIDA.  
(SCALE 1" = 300')

### SURVEYOR'S NOTES:

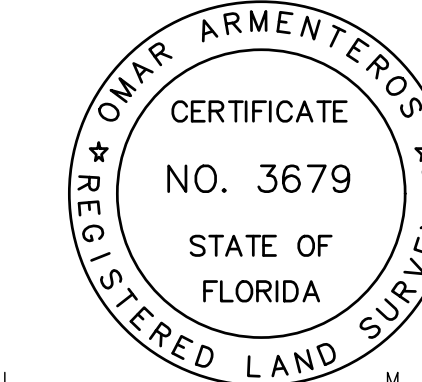
- 1) The herein captioned Property was surveyed and described based on the shown Legal: Provided by Client.
- 2) There may be additional restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County. Examination of TITLE POLICY was performed to determine recorded instruments, if any affecting this property.
- 3) Accuracy: The accuracy obtained by field measurement and office calculation of a closed geometric figure meets and exceeds the standards of practice requirements for this type of survey as defined in rule 5J-17, Florida administrative code and with 2021 minimum standard detail requirements for ALTA/NSPS land title surveys.
- Elevations of well identified features as depicted on the survey map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.
- Well identified features as depicted on the survey map were measured to an estimated horizontal position accuracy of 1/10 of a foot.
- 4) Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property unto any other adjacent property are not shown hereon.
- 5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 8) Number of Lots and Tracts: 1 Tract
- 9) Public Water to be Utilized.
- 10) Public Sewer to be utilized.
- 11) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- 12) Miami-Dade County Flood Criteria: 7.6' more or less.
- 13) AREA OF PROPERTY : 154,772 Sq Ft. or 3.55 Acres +/-.
- 14) Ownership subject to OPINION OF TITLE.
- 15) Type of Survey: Boundary and Topographic Survey for purpose of TENTATIVE PLAT.
- 16) North arrow direction shown hereon is based on S89°44'23"W along the Center Line of N.W. 15th Street as shown in Plat Book 159 Page 25, of the Public Records of Miami-Dade County, Florida.
- 17) Elevations are based on: National Geodetic Vertical Datum of 1929.
- 18) Miami-Dade Bench Mark Used: N-767 Elevation: 9.13' (N.G.V.D.29) 46' East of Center Line of Rock Road of N.W. 12th Street ---2' South of the South Edge of Pavement. N.W. 127th Avenue --- 53' East of East Edge of Pavement Bench Mark is a PK NAIL AND BRASS WASHER ON TOP OF CATCH BASIN.
- 19) Property Address: VACANT N.W. 15th Street and N.W. 128th Avenue Miami, Florida, 33182
- 20) Flood Zone: AH Base Flood Elev. 8.00' (N.G.V.D.) AS PER FEMA Map: 12086C0267L Community No.: 120635 (MIAMI-DADE COUNTY UNINCORPORATED AREAS) Panel No.: 0267 L Date: September 11, 2009.
- 21) The Sources of Data used for the preparation of this Boundary and Topographic Survey for Tentative Plat is based on WESTERN MIAMI SECTION "B", according to the map of plat thereof, as recorded in Plat Book 27, at Page 33 and INDUSTRIAL DEVELOPMENT AMARALTO, according to the map of plat thereof, as recorded in Plat Book 159, at page 25, Public Records of Miami-Dade County, Florida.
- 22) This Map of Survey is intended to be displayed at a scales of One inch equals 300 and 40 feet or smaller.
- 23) Property Folio: 25-3935-002-0425
- 24) Field Book: A-607, PG. 34     Project No.: 18-044-5800  
                    A-620, PG. 30                     18-044-5400  
Data Collector File: ATV SUBDIVISION.cr5                     Anaalav 5.TXT

### SURVEYOR'S CERTIFICATE:

I hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.052 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & FERNANDEZ, INC., L.B. 6557  
Original Field Work Survey Date: December 17th, 2018  
Revision 1: October 2nd, 2020 (UPDATE T-PLAT SURVEY)  
Revision 2: May 5th, 2021 (CHANGE OWNER'S INFORMATION)  
Revision 3: September 16th, 2022 (UPDATE T-PLAT SURVEY)  
Revision 4: March 27th, 2024 (UPDATE T-PLAT SURVEY)



By: Omar Armenteros, P.S.M. for the Firm  
Professional Surveyor and Mapper  
State of Florida, Registration No. 3679

PROPERTY INFORMATION	
OWNER:	LAND ENTERPRISE SERVICE LLC
Address:	6241 S.W. 16TH TERRACE MIAMI, FLORIDA 33155
Contact Person Information:	HENRY BELTRAN e-mail address: hbh131317@gmail.com

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	5
P.C.P.	5
LOTS AND TRACTS CORNERS	0
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

DEVELOPMENT CRITERIA TABLE	
ZONING:	IU-1 (Hearing CZAB5-8-17)
PROPOSED USES:	
BUILDING A :	Industrial Building and Parking area for Heavy Equipment
TOTAL :	80,956 Sq. Ft.

CONTACT PERSON INFORMATION	
Name:	Daniel Rodriguez
e-mail address:	Danielr@fordco.com
Name:	Omar Armenteros, P.S.M.
e-mail address:	omara@fordco.com
Name:	Cristina Pires
e-mail address:	cristinap@fordco.com
Telephone Number:	(305) 477-6472
Fax Number:	(305) 470-2805



FORD, ARMENTEROS & FERNANDEZ, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805  
L.B. No. 6557

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No.	DATE	DESCRIPTION	BY APP.			
			P.P.	R.R.	P.P.	R.R.
1	10/02/20	UPDATE T-PLAT SURVEY				
2	05/05/21	CHANGE OWNER'S INFORMATION				
3	09/16/22	UPDATE T-PLAT SURVEY				
4	03/27/24	UPDATE T-PLAT SURVEY				

A.T.V. SUBDIVISION	
TYPE OF PROJECT:	BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT
SHEET NAME:	LOCATION MAP, LEGAL DESCRIPTION AND SURVEYOR'S NOTES
CLIENT:	C/O QUICK SAND & FILL CORPORATION
CLIENT ADDRESS:	SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST, MIAMI, FLORIDA 33135
PROJECT LOCATION:	SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST, MIAMI, FLORIDA 33135
SCALE:	AS SHOWN
DRAWN BY:	R.R./JAER/P.P.
DWG. CHECKED BY:	<input type="checkbox"/>
QUALITY CONTROL:	
DATE:	MARCH 27TH, 2024
PROJECT No:	18A044-5400
SHEET:	1 OF 2 SHEETS

