

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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 23 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: ALMA APARTMENTS

2. Owner's Name: ALMA APARTMENTS, LLC Phone: 305-903-5447

Address: 901 Ponce de Leon Boulevard, Suite 101 City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: lambard@eapropertyconsulting.com

3. Surveyor's Name: Bello & Bello Land Surveying Phone: 305-251-9606

Address: 12230 S.W. 131 Avenue, Suite 201 City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: info@belloland.com

4. Folio No(s): 30-6923-000-0961 / _____ / _____ / _____

5. Legal Description of Parent Tract: See attached.

6. Street boundaries: East: SW 129th Path, South: SW 242nd Street

7. Present Zoning: PCUC Zoning Hearing No.: 2020000064

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(92 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (2820 Sq. Ft. & No. of Units 1)
(Club House)

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.

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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): LEONARDO AMBARD /

BEFORE ME, personally appeared Leonardo Ambard this 3 day of April, 2023 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 3 day of April, 2023 A.D.



Jessica Roberts
Comm.: HH 333966
Expires: November 20, 2026
Notary Public - State of Florida

Signature of Notary Public: 

(Print, Type name here: Jessica Roberts.)

11/20/26.
(Commission Expires)

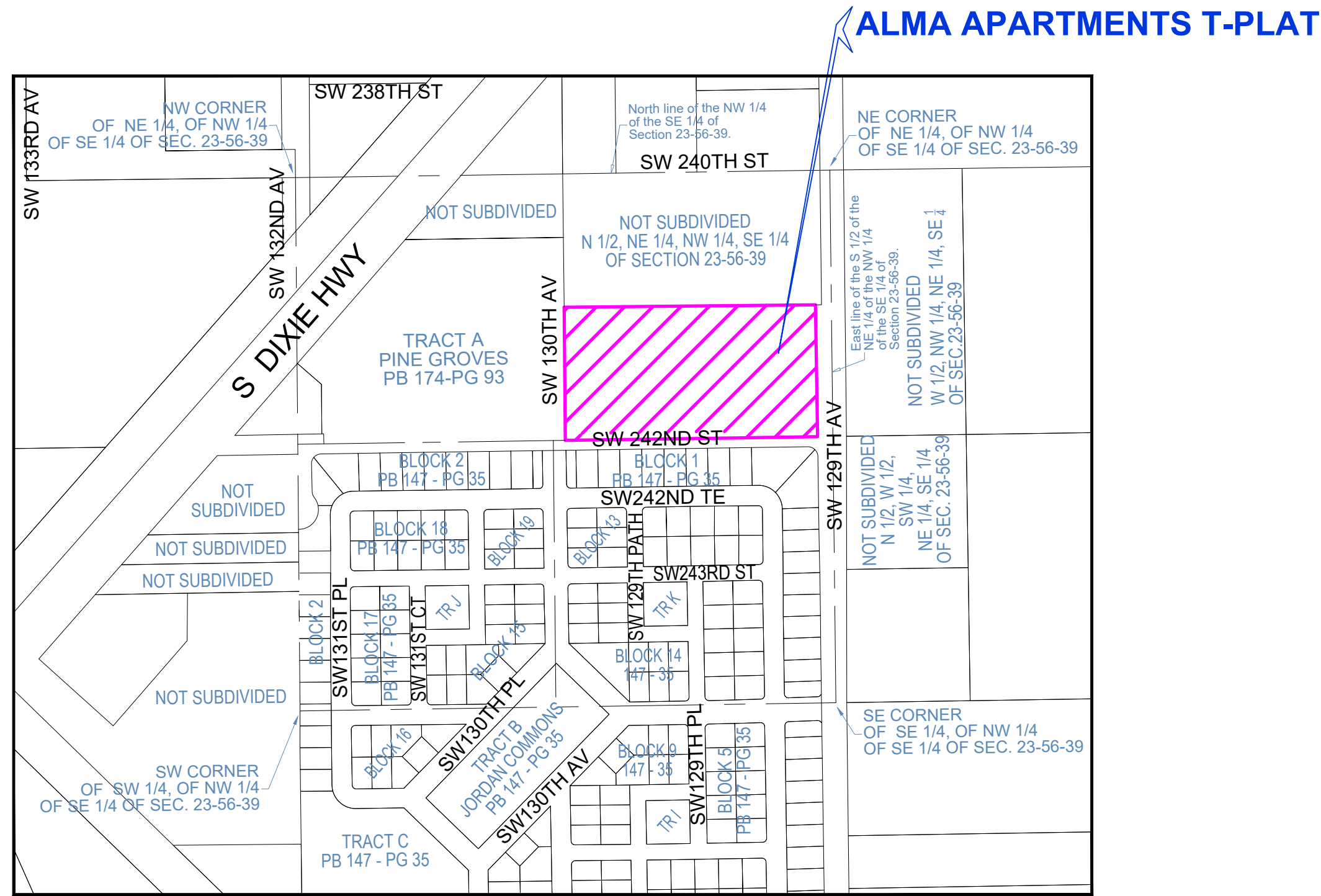
HH 333966
(Commission Number)

(NOTARY SEAL)

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

ALMA APARTMENTS - TENTAIVE PLAT BOUNDARY AND TOPOGRAPHIC SURVEY

A subdivision of the South 1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 23, Township 56 South, Range 39 East, Miami-Dade County, Florida.



LOCATION MAP
Scale 1" = 300'



LEGAL DESCRIPTION:

The South 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 less the East 35 feet of Section 23, Township 56, Range 39 East, lying and being in Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed direction of a well-established line, said line being the South line of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 23-56-39 coinciding with the centerline of SW 242nd Street and bearing S89°09'51"W.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- HORIZONTAL ACCURACY: HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for Topographic Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark G-41, Elevation = 10.85 feet (NGVD 1929)
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark G-47, Elevation = 10.18 feet (NGVD 1929).

I HEREBY CERTIFY:

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes. That this Survey is accurate and correct to the best of my knowledge and belief. That this Tentative Plat complies with the requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 • State of Florida
Field Work Date: 03/27/2023
T-Plat Update: 10/26/2023
T-Plat Update: 04/05/2024

DEVELOPMENT INFORMATION

Parcel Folio: 30-6923-000-0961

Current Zoning District:
PCUC - Princeton Community Urban Center: Edge - Residential "R"
Zoning Application: 2020000064

Current Number of Parcels: One (1)
Gross Area: +/- 214,180.95 SQFT (+/- 4.92 Acres)

Current Use: Vacant Land

Proposed Number of Tracts: One (1) Tract "A"
Proposed Tract "A" Net Area: +/- 170,031.93 SQFT (+/- 3.90 Acres)
Proposed Use: Residential Development
Four (4) Buildings with 92 Residential Units: +/- 99 404.00 SQFT
One (1) Recreational (Club House) Building: +/- 2, 820 SQ Ft

Utility Services:
Water & Sewer: Public, by Miami-Dade Water & Sewer Department.
Power: Private, by Florida Power & Light Co.

FLOODPLAIN INFORMATION:
As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120635 (Unincorporated Miami-Dade County), Panel 0592, Suffix L, Revised on Sept 09, 2009, this parcel of land falls within an area designated as Zone "X".

Miami-Dade County Flood Criteria:
± 6.5' as per Plat Book 120 Page 13, Sheet 3, Public Records of Miami-Dade County.

Note: Tree Location Survey has not been performed based on a Certified Arborist Report. Dimensions are approximate

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height (DBH)(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Pine Tree	Pinus	32	65	50
2	Pine Tree	Pinus	32	65	50
3	Unknown Tree	N/A	7	20	15
4	Unknown Tree	N/A	13	25	20
5	Unknown Tree	N/A	24	50	40
6	Ficus Tree	Ficus benjamina	36	60	50
7	Mango Tree	Mangifera indica	12	25	15
8	Ficus Tree (3 Trunks)	Ficus benjamina	312	60	80
9	Unknown Tree	N/A	18	30	20
10	Ficus Tree	Ficus benjamina	24	30	25
11	Royal Poinciana	Delonix regia	16	25	20
12	Unknown Tree	N/A	7	15	15
13	Unknown Tree	N/A	12	20	20
14	Florida Holly	Ilex opaca	6	12	12
15	Florida Holly	Ilex opaca	6	12	12
16	Unknown Tree(3 Trunks)	N/A	36	50	50
17	Unknown Tree(3 Trunks)	N/A	48	50	50
18	Royal Poinciana	Delonix regia	12	45	35
19	Royal Poinciana	Delonix regia	15	45	35
20	Royal Poinciana	Delonix regia	13	45	35
21	Royal Poinciana	Delonix regia	13	45	35
22	Royal Poinciana	Delonix regia	14	45	35
23	Royal Poinciana	Delonix regia	14	45	35
24	Royal Poinciana	Delonix regia	13	45	35
25	Royal Poinciana	Delonix regia	18	45	35
26	Ficus Tree	Ficus benjamina	36	50	50
27	Royal Poinciana	Delonix regia	18	40	40
28	Royal Poinciana	Delonix regia	18	40	40
29	Unknown Tree	N/A	18	35	30
30	Royal Poinciana	Delonix regia	15	25	20
31	Royal Poinciana	Delonix regia	18	30	30
32	Royal Poinciana	Delonix regia	17	30	30
33	Royal Poinciana	Delonix regia	15	25	20
34	Royal Poinciana	Delonix regia	17	30	30
35	Unknown Tree	N/A	7	20	15
36	Royal Poinciana	Delonix regia	13	25	25
37	Florida Holly	Ilex opaca	13	15	15
38	Unknown Tree	N/A	6	15	15
39	Florida Holly	Ilex opaca	6	15	15
40	Royal Poinciana	Delonix regia	15	35	20
41	Royal Poinciana	Delonix regia	15	35	20

CONTACT INFORMATION:

OWNER'S REPRESENTATIVE:
Leonardo Ambard
E & A Property Consulting Corp
7545 S.W. 108th Terrace
Miami, Florida 33156
Ph: 305-903-5447
lambard@eapropertyconsulting.com

SURVEYOR OF RECORD:
BELLO & BELLO LAND SURVEYING CORP
12230 SW 131 AVENUE,
STE 201, MIAMI, FL 33186
ODALYS C. BELLO, PSM
PH: 305-251-9606
INFO@BELLOLAND.COM

Property Address:
24200 S.W. 129th Avenue, Miami, Florida 33032

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

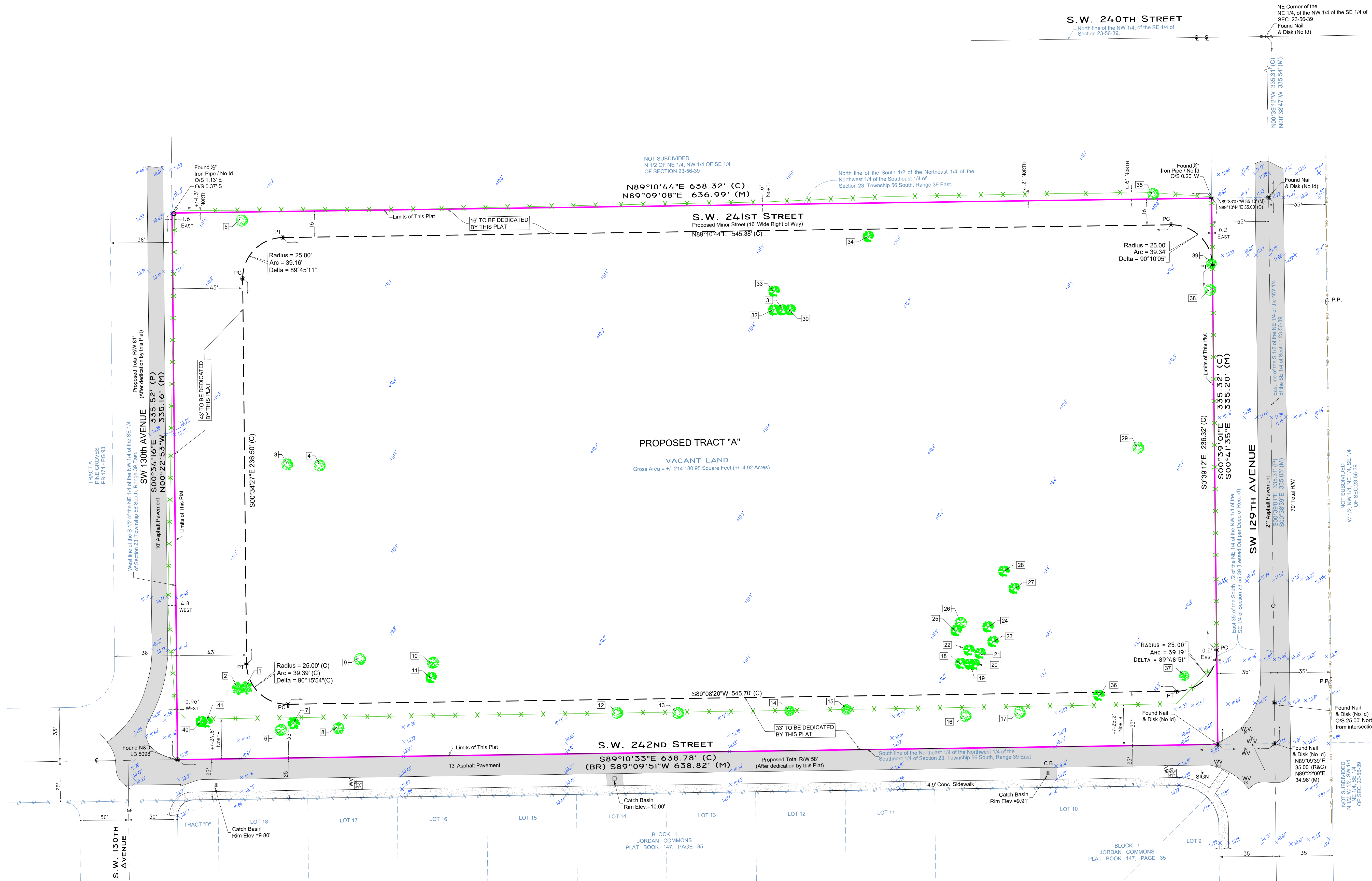
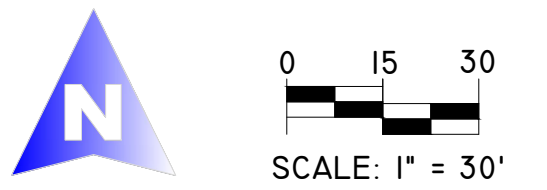
QA/QC BY: OCBI
DRAWN BY: EO
FIELD DATE: 03/27/2023
UPDATED DATE: N/A
Project No. 22907
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LEGEND, SYMBOLS & ABBREVIATIONS		
<ul style="list-style-type: none"> CONCRETE (CONC.) CONC. BLOCK WALL WOOD DECK COVERED AREA PAVERS SLAB / DRIVEWAY TILE SLAB / DRIVEWAY ASPHALT PAVEMENT CHAIN LINK FENCE (CLF) WOOD FENCE (WF) IRON METAL BARS FENCE (IF) PLASTIC FENCE (PF) LIMITED ACCESS ROW LINE OVERHEAD UTILITY LINES 	<ul style="list-style-type: none"> WATER VALVE POWER POLE GUY ANCHOR WATER METER CONC. LIGHT POLE WELL ELECTRIC BOX STREET SIGN SANITARY MANHOLE DRAINAGE MANHOLE MANHOLE FIRE HYDRANT CABLE BOX (CATV) 	<ul style="list-style-type: none"> FPL TRANSFORMER CATCH BASIN OR INLET EXISTING ELEVATION PERMANENT REFERENCE MONUMENT PROPERTY CORNER PERMANENT CONTROL POINT A/C - AIR CONDITIONER PAD BASE BUILDING LINE BENCH MARK BEARING REFERENCE MANHOLE CONCRETE BLOCK STRUCTURE CENTER LINE ELEVATION

BELLO & BELLO LAND SURVEYING
 12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
 LBH7262 • Phone: 305.251.9606 • Fax: 305.251.6057
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A subdivision of the South 1/2 of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 23, Township 56 South, Range 39 East, Miami-Dade County, Florida.



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Property Address:
24200 S.W. 129th Avenue, Miami, Florida 33032

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