

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.: 14 Twp.: 56 S Rge.: 39 E / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: MY ACADEMY

2. Owner's Name: MY ACADEMYPRESCHOOL& LEARNING CENTER II, LLC Phone: 305-316-7540

Address: 3761 SW 139TH PLACE City: MIAMI State: FL Zip Code: 33175

Owner's Email Address: hermanhdezrealtor@gmail.com

3. Surveyor's Name: American Services of Miami, Corp. Phone: 305-598-5101

Address: 3195 Ponce De Leon Blvd., Ste 200 City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: jenny@asomiami.com

4. Folio No(s): 30-6914-000-0021 / _____ / _____ / _____

5. Legal Description of Parent Tract: N.470.6 FT OF E. 235 FT OF NE 1/4 OF NE 1/4 LESS N 35 FT AND E 35FT THEREOF SEC 14 TWNShp 56 S RNgE 39 E LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

6. Street boundaries: SW 216TH STREET & SW 127TH AVENUE

7. Present Zoning: BU 1 Zoning Hearing No.: Z2021000030

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(21,050 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.

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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)

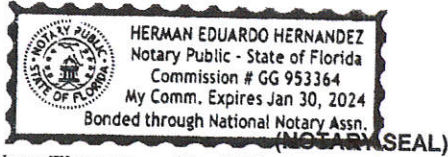
SS:

Signature of Owner: [Signature]
(Print name & Title here): Mario Castellanos-Manager

BEFORE ME, personally appeared Mario Castellanos this 17 day of March, 2021 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X 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 day of March, 2021 A.D.

Signature of Notary Public: [Signature]
(Print, Type name here: Herman Hernandez)



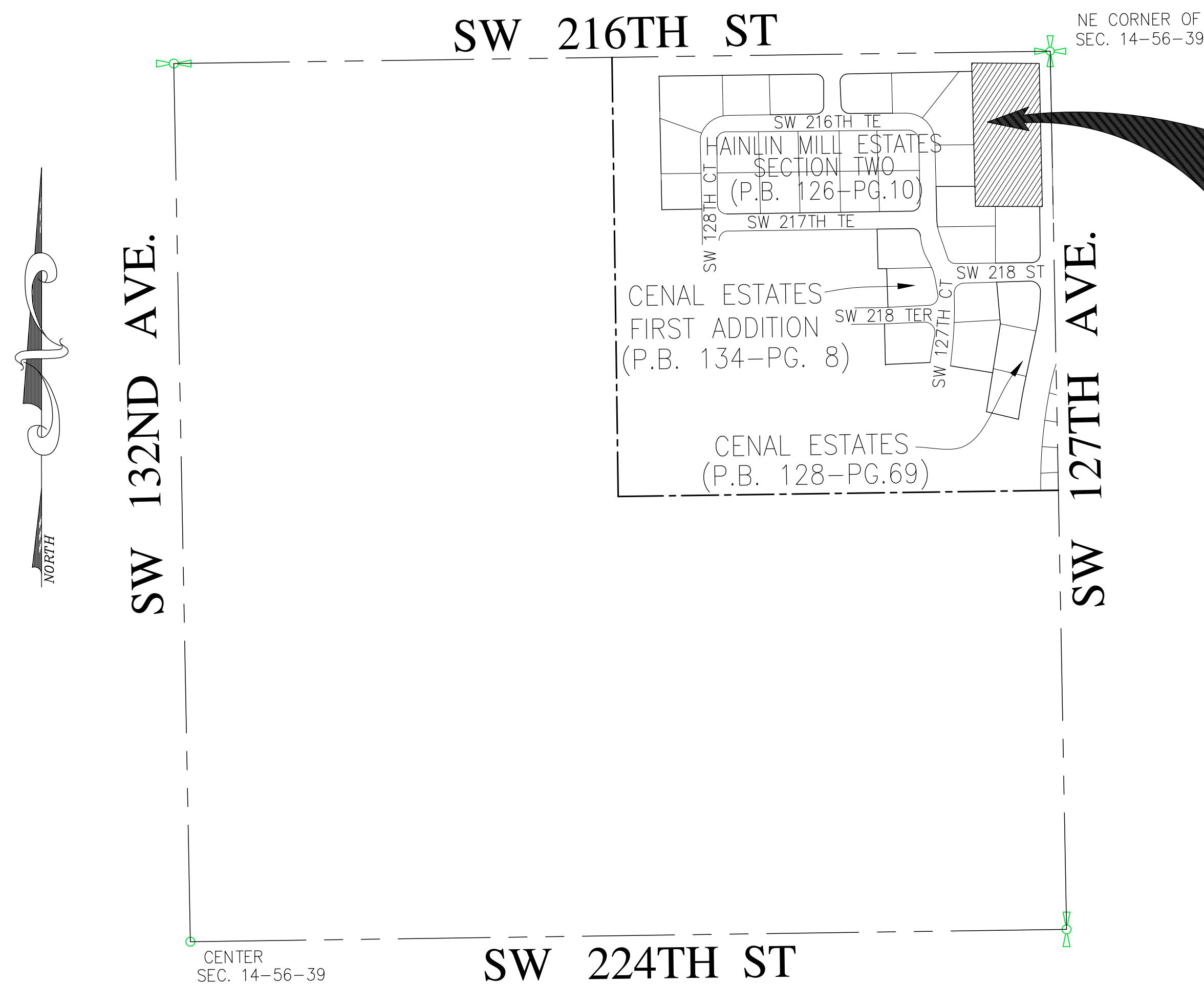
January 31, 2024 GG-953364
(Commission Expires) (Commission Number)

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

TENTATIVE PLAT FOR BOUNDARY AND TOPOGRAPHICAL SURVEY **MY ACADEMY**

A PROPOSED SUBDIVISION OF A PORTION OF THE N.E. 1/4, OF THE N.E. 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH,
RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP
SCALE: 1"=300'



THE NE 1/4 OF SECTION 14-56-39
MIAMI-DADE COUNTY, FLORIDA.

CONTACT PERSON INFORMATION
NAME: ED PINO
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM

PREPARED FOR
MY ACADEMY PRESCHOOL & LEARNING CENTER, LLC.

PREPARED BY
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS - PLANNERS-SURVEYORS
266 GIRALDA AVE., CORAL GABLES - FLORIDA - 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
WEB: ASOMIAMI.COM

SURVEYOR'S NOTES:

The Property described on this Survey Does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "X" of the Flood Insurance Rate Map identified as Community Panel No.120635-584L, bearing an effective date of September 11, 2009. Base elevation N/A

Land Area of Subject Property: 2.0 Acres(+/-)

The Property present zoning is RU-3, as per Resolution number CZAB14-3-22

The precision of traverse for this Boundary Land Title Survey is one part in 44,000.
The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assume meridian of N.01°03'45"W. for the centerline of S.W. 127th CT., as shown on Plat Book 126 at Page 10 of the Public Record of Miami Dade County, Florida.

Dade County Flood Criteria = 6.0

Number of Lots: 1 Tract

Bench Mark used: Miami Dade County BM BC-18-R, Elevation 10.00 feet (NGVD), located at SW 216th Street and SW 127th Ave.
TBM No 1: Water valve located at SW 127th Avenue, Elevation 9.72 feet (NGVD)

Development Information: Proposed Daycare/School with 300 students
200 Students Pre K to Kinder
100 Students 1st to 6th Grade
14,907 sf Bldg. for Phase 1 and 6,143 sf Bldg. for Phase 2

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/2 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY F.E.M.A. FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

CERTIFIED TO:
EB-5 CHARTER SCHOOL REDEPLOYMENT FUND, LLC
CAY TITLE LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE

LEGAL DESCRIPTION:

The North 470.6 feet of the East 235 feet of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 56 South, Range 39 East, less the North 35 feet thereof and less the East 35 feet thereof, in Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, P.S.M. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

American Services of Miami, Corp.



DATE: APRIL 5, 2024

REUSED
11/16/78

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AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVE.
CORAL GABLES, FLORIDA, 33134
PH: (305) 598-5101
FAX: (305) 598-8627
WEB: ASOMIAMI.COM

CHECKED BY: E.P.
PAGE No. 1

DRAWN BY: D.A.
FIELD BOOK No.

FOR: CASTE GROUP, LLC.
SCALE: 1"=300' DESIGNED BY: E.P.
DATE: 3/18/21 APPROVED BY: E.P.

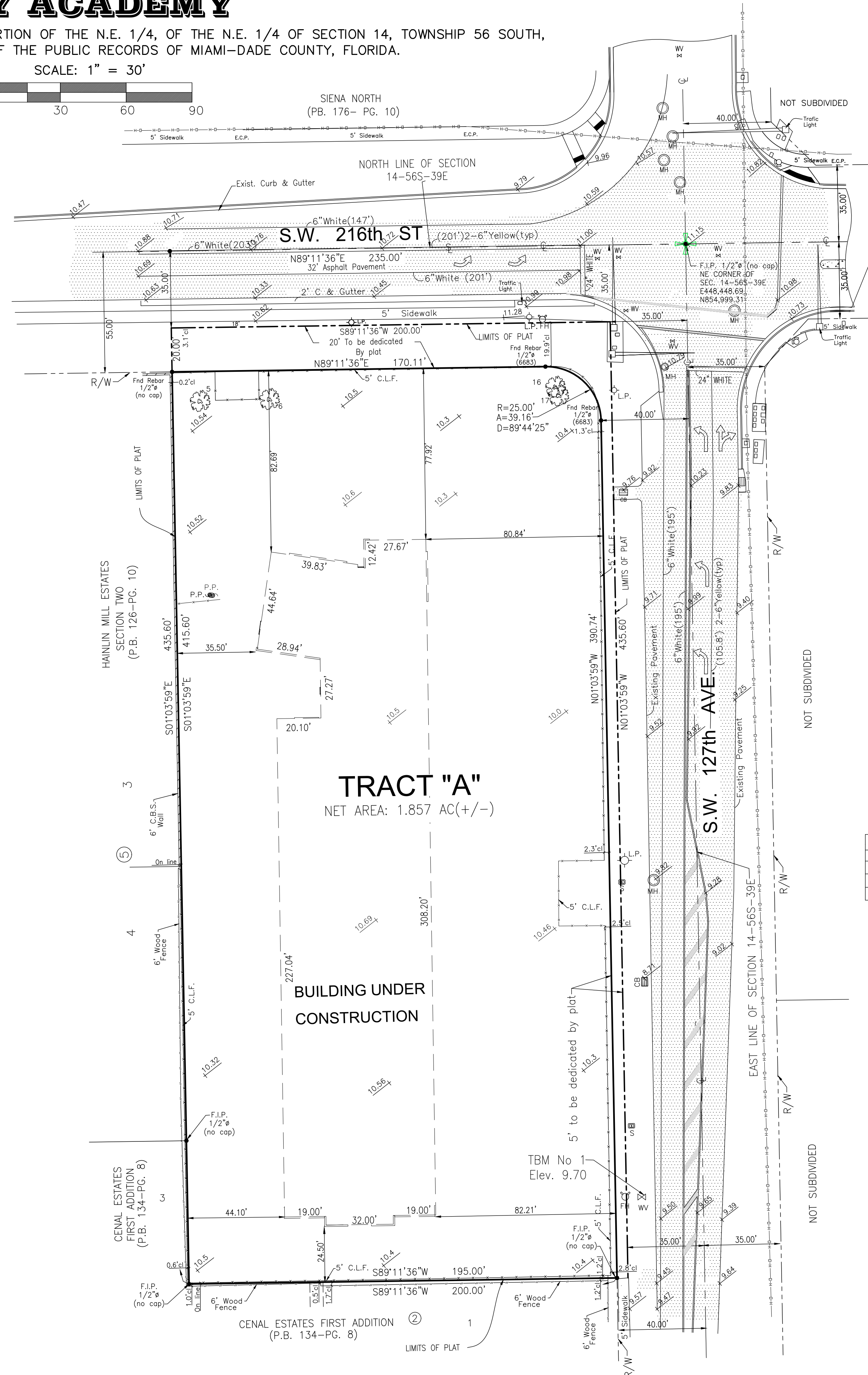
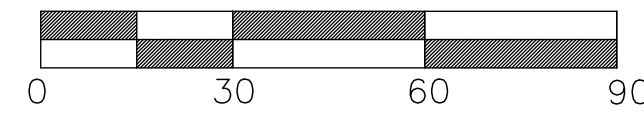
ORDER No.
21-210

SHEET 1 OF 2

TENTATIVE PLAT FOR BOUNDARY AND TOPOGRAPHICAL SURVEY MY ACADEMY

A PROPOSED SUBDIVISION OF A PORTION OF THE N.E. 1/4, OF THE N.E. 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH,
RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1" = 30'



SURVEYOR'S LEGEND (IF ANY APPLIED)

- | | | | |
|--|------------------------|--|----------------------|
| | BOUNDARY LINE | | CATCH BASIN |
| | STRUCTURE (BLDG.) | | MANHOLE |
| | CONCRETE BLOCK WALL | | O.E. OVERHEAD ELECT. |
| | METAL FENCE | | POWER POLE |
| | WOODEN FENCE | | LIGHT POLE |
| | CHAIN LINK FENCE | | HANDICAP SPACE |
| | WOOD DECK/DOCK | | FIRE HYDRANT |
| | ASPHALTED AREAS | | EASEMENT LINE |
| | CONCRETE | | WATER VALVE |
| | BRICKS OR PAVERS | | TV-CABLE BOX |
| | ROOFED AREAS | | WATER METER |
| | WATER (EDGE OF WATER) | | CONC. LIGHT POLE |
| | AIR CONDITIONER | | |
| | POOL PUMP | | |
| | WATER HEATER | | |
| | DENOTES SECTION CORNER | | |

ABBREVIATION (IF ANY APPLIED)

- | | |
|-----------------------------------|---------------------------------------|
| ARC = CURVE | P/W = PARKWAY |
| A/C = AIR CONDITIONING UNIT | P.O.B. = POINT OF BEGINNING |
| ASPH. = ASPHALT | P.O.C. = POINT OF COMMENCEMENT |
| B.M. = BENCH MARK | P.C. = POINT OF CURVATURE |
| Blk./Corn. = BLOCK CORNER | P.I. = POINT OF INTERSECTION |
| CALC.(C) = CALCULATED | P = PROPERTY LINE |
| CB = CATCH BASIN | P.P. = POWER POLE |
| C.B.S. = CONCRETE BLOCK STRUCTURE | P.R.M. = PERMANENT REFERENCE MONUMENT |
| CL = CLEAR | P.T. = POINT OF TANGENCY |
| CONC. = CONCRETE | RAD. = RADIAL |
| D.M.E. = DRAINAGE MAINT. EASEMENT | REC. (R) = RECORDED |
| Ø = DIAMETER | RES. = RESIDENCE |
| EASMT. = EASEMENT | R/W = RIGHT OF WAY |
| ELEV. = ELEVATION | SEC. = SECTION |
| ENC. = ENCROACHMENT | S.D/H = SET DRILL HOLE |
| F.D/H = FOUND DRILL HOLE | S.N/D = SET NAIL AND DISC |
| F.H. = FIRE HYDRANT | S.I.P. = SET IRON PIPE |
| F.N/D = FOUND NAIL AND DISC | S.I.R.B. = SET REBAR |
| F.I.P. = FOUND IRON PIPE | STY = STORY |
| F.S. = FOUND SPIKE | SWK. = SIDEWALK |
| L.P. = LIGHT POLE | T.O.P. = TOP OF BANK |
| MEAS.(M) = MEASURED | U.E. = UTIL. EASEMENT |
| MH = MANHOLE | W.P. = WOODEN POLE |
| M = MONUMENT | W = SECTION LINE |
| M. = MONUMENT LINE | Δ = DELTA |
| NTS = NOT TO SCALE | R = RADIUS |

| No. | TREE NAME | BOTANICAL NAME | D.B.H. | HEIGHT | SPREAD |
|-----|---------------|----------------|--------|--------|--------|
| 5 | STRANGLER FIG | FIGUS AUREA | 2.0' | 32' | 32' |
| 6 | STRANGLER FIG | FIGUS AUREA | 1.9' | 32' | 35' |
| 16 | STRANGLER FIG | FIGUS AUREA | 0.3' | 13' | 20' |
| 17 | STRANGLER FIG | FIGUS AUREA | 0.4' | 12' | 20' |

CERTIFIED TO:
 EB-5 CHARTER SCHOOL REDEPLOYMENT FUND, LLC
 CAY TITLE LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE

CONTACT PERSON INFORMATION
 NAME: ED PINO
 PHONE: (305) 598-5101
 FAX: (305) 598-8627
 E-MAIL: ED@ASOMIAMI.COM

SITE ADDRESS: 12700 S.W. 216th ST., MIAMI, FL., 33170
 JOB NUMBER: 21-210
 DATE OF SURVEY: MARCH 8, 2021, JUNE 29, 2022/ SEPTEMBER 21, 2022 (UPDATED)
 MARCH 29, 2024 (UPDATE)
 FOLIO NUMBER: 30-6914-000-0021

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DATE: APRIL 5, 2024

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 PHONE: (305) 598-8627
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FOR: CASTE GROUP, LLC.
 SCALE: 1"=30'
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DRAWN BY: D.A.
 FIELD BOOK No.

DESIGNED BY: E.P.
 APPROVED BY: E.P.

CHECKED BY: E.P.
 PAGE No. 1

ORDER No.
 21-210
 SHEET No.
 2