

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 : (10)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 1 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: LOS ALMEIDA SUBDIVISION

2. Owner's Name: ISABIANCA INVESTMENTS, LLC Phone: (305) 221-1515

Address: 2460 SW 137th Avenue, Suite 238 City: Miami State: FL Zip Code: 33175

Owner's Email Address: Vanessa.Moreton@coralmgtinc.com

3. Surveyor's Name: AVINO & ASSOCIATES, INC. Phone: (305) 265-5030

Address: 1350 SW 57th AVENUE, SUITE 207 City: WEST MIAMI State: FL Zip Code: 33144

Surveyor's Email Address: Jravino@avinoandassociates.com

4. Folio No(s): 30-7801-000-0450 / _____ / _____ / _____

5. Legal Description of Parent Tract: THE E1/2 OF THE S 1/2 OF THE S 1/2 OF THE NW 1/4 OF OF THE SE 1/4 OF SECTION 1, TWP 57 S, RGE 38 E, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

6. Street boundaries: NW CORNER OF SW 292nd STREET & SW 179th AVENUE

7. Present Zoning: EU-S Zoning Hearing No.: Z-13-24 (23-276)

8. Proposed use of Property:

Single Family Res.(10 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ 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. 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)

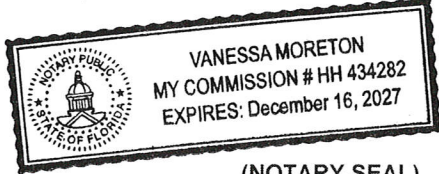
SS:

Signature of Owner: _____

(Print name & Title here): _____

BEFORE ME, personally appeared Pedro Adrian this 21 day of March, 2024 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 21 day of March, 2024 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Vanessa Moreton)

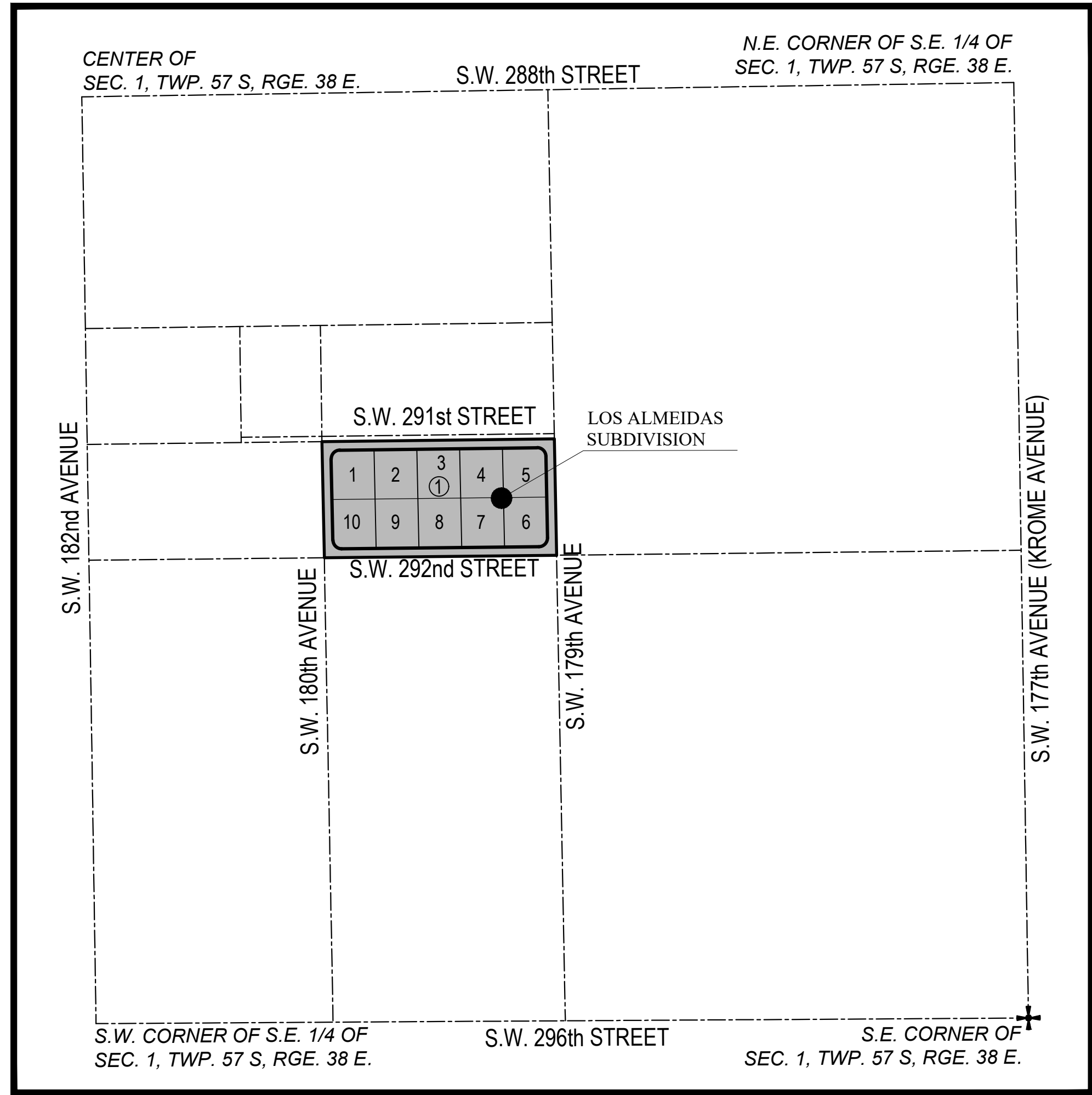
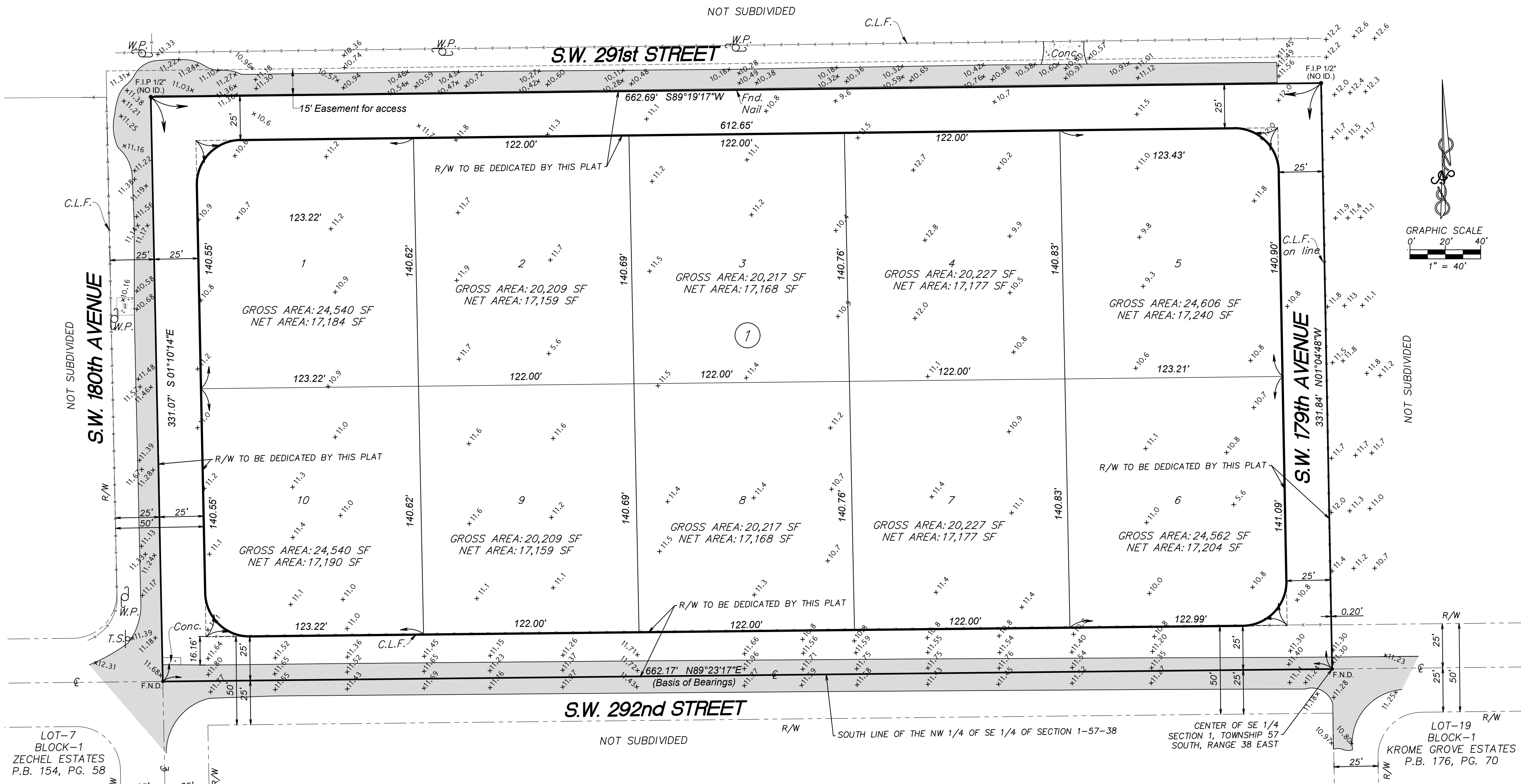
12/16/27
(Commission Expires)

HH 434282
(Commission Number)

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

TENTATIVE PLAT OF LOS ALMEIDA SUBDIVISION

A SUBDIVISION OF A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 38 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA



THE SE 1/4 OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 300'

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NO. 30-7801-000-0450

SURVEYOR'S REPORT:

- Last day of field work was performed on March 11, 2024.
- Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
- Bearings shown hereon are based on an assumed Bearing of N89°23'17"E along the centerline of SW 192nd Street, said line to be considered a well monumented line.
- By scaled determination the subject property appears to lie in Flood Zone X, Elevation N/A, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635, Map No. 12086C0590, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
- The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
- Any use of this Survey for purposes other than which it was intended, without written verification, will be the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
- All Elevations refer to National Geodetic Vertical Datum (NGVD 1929).
- Vertical Control: Field-measured control for elevation information shown upon survey maps or reports shall be based on a level loop or closure to a second benchmark. Closure in feet must be accurate to a standard of plus or minus 0.05 ft. times the square root of the distance in miles. All surveys and maps or reports with elevation data shall indicate the datum and a description of the benchmark(s) upon which the survey is based. Minor elevation data may be obtained on an assumed datum provided the base elevation of the datum is obviously different than the established datum.
- Horizontal Control: The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometry figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/7.5 foot.
- Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

- Fence ownership not determined.
- Legal descriptions provided by client or attesting title company.
- Boundary survey means a drawing and/ or a graphic representation of the survey work performed in the field, could be drawn at a shown scale and/ or not to scale; the walls or fences may be exaggerated for clarity purposes.
- DEVELOPMENT CRITERIA:
 - Present Zoning: EU-5
 - Existing Use: Vacant Lot
 - Proposed Used: 10 Single Family Homes (3,001-5,000 SF) 2 SURs
 - Size of Property:
 - Gross Area= 219,556 SQUARE FEET (5.04 ACRES ±)
 - Net Area= 171,825 SQUARE FEET (3.94 ACRES ±)
 - Miami-Dade County Criteria: 10.0 NAVD and 11.5' NGVD as per Amended Plat of Flood Criteria Map.
 - Public Water & Septic Tank: Miami-Dade Water and Sewer Department.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting 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.

MIAMI-DADE COUNTY PUBLIC WORKS DEPT. BENCHMARK USED Name: BB-18 Elev(NGVD29): 11.50 Elev(NAVD88): 9.99 Northing: 423,938.00 Easting: 825,801.00	F-10-R - ADJUSTED Name: CF-10-R Elev(NGVD29): 10.56 Elev(NAVD88): 9.04 Northing: 423,906.00 Easting: 823,090.00
Location1: SW 288 ST --- ON C/L Location2: SW 182 AVE --- ON C/L	Location1: SW 288 ST --- ON C/L Location2: SW 182 AVE --- ON C/L
Description1: DADE CO. BRASS DISC IN CONC MON AND IS THE W 1/4 1-57-38. Description1: 1 3/4" IRON PIPE IN CONC MONUMENT IN CAST IRON BOX	Description1: DADE CO. BRASS DISC IN CONC MON AND IS THE W 1/4 1-57-38. Description1: 1 3/4" IRON PIPE IN CONC MONUMENT IN CAST IRON BOX

STATE PLANE COORDINATES

All points (Northing and Easting) and bearings as depicted on the survey map are based on the North American Datum (NAD) 1983/2018 Adjustment, Florida East 901. Global Positioning Systems (GPS) Measurements were conducted in the field to acquire said coordinate values, based on the following horizontal control stations:

Establishing Agency: Miami-Dade Water and Sewer Department
 State/County: Florida/Miami-Dade County
 PID (Point Of Identification): AC4346
 Designation - H 100 DCDPW 1972 A PT
 Datum: NAD 83/18
 Latitude: N 25° 29' 29.84813"
 Longitude: W 80° 30' 21.11196"
 Northing: 421,227.60 (US Feet)
 Easting: 819,159.05 (US Feet)

Station Description: OBJECT DRIVEN INTO GROUND, DESCRIBED BY DADE COUNTY FLORIDA 1972
 SEE STATION H100 DCDPW.

CONTACT PERSON INFORMATION

NAME JORGE R. AVINO, PE, PSM
 TELEPHONE NO. 305-265-5030
 FAX NUMBER 305-265-5033
 E-MAIL jravino@avinoandassociates.com

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

ABBREVIATIONS

A/C Air Conditioner
 AFB Asphalt
 B Baseline
 BP Backflow Preventer
 C/C Callout
 C Centerline
 CA Central Angle of Curve
 C.B.D. Chord Bearing Distance
 C.L.F. Chain Link Fence
 CONC Concrete
 CO Clearcut
 C.B.S. Concrete Block Structure
 C.G. Curb & Gutter
 D Ditch
 Dim. Dimension
 DIM Diameter @ Street Height
 DIP Ductile Iron Pipe
 DWY Driveway
 DIA Drill Hole
 EB Electric Box
 E.O.W. Edge of Water
 ELEV Elevation
 ENCR Encroachment
 FDC Fire Department Connection
 F.F.E. Finish Floor Elevation
 FH Fire Hydrant
 F.I.P. Found Iron Pipe
 F.L.D. Found Laid & Disc
 G.P. Guard Post
 G.R. Guardrail
 HDPE High Density Polyethylene
 ID Identification
 L Length of Curve
 MH Manhole
 MHO Mound
 M.F. Metal Fence
 M Monument Line
 O.R.B. Official Record Book
 POB Point of Beginning
 POS Point of Commencement
 POT Point of Tangency
 P.B. Plat Book
 PD Page

LEGEND

<ul style="list-style-type: none"> Property Line Polyvinyl Chloride Rock Recorded R/W Right-of-Way SEC. Section SWK Sidewalk SF Square Feet T.O.B. Top of Bank T.O.P. Top of Pipe TYP. Typical U.E. Utility Easement VCP Vertical Clay Pipe WF Wood Fence 1-15-5 DBH-Height-Spread BBLS BUILDING BASE LINE SAN Sanitary Line STM Storm Line WL Water Line Overhead Wire 	<ul style="list-style-type: none"> Anchor Asphalt Backflow Preventer Basketball Stand Ball South Manhole Bike Rack Block Callout Catch Basin Chain Link Fence Clearcut Concrete Concrete Light Pole Cross Walk Sign Concrete Power Pole Concrete Column Drain Ductile Iron Pipe Quail Cross Walk Sign Electric Box Electric Manhole FFI Box Fiber Optic Box Fire Department Connection Fire Hydrant Gas Valve Grease Trap Guard Post Guardrail Irrigation Valve Light Pole Lot Corner Mail Box 	<ul style="list-style-type: none"> Metal Fence Metal Cover Metal Light Pole Monitoring Well Palm (Do Identified) Parking Meter Parking Bumper Pedestrian Lighting Right-of-Way Line Roofed Area Section Corner Septic Tank Sewer Manhole Sewer Valve Spot Elevation Street Lighting Box Sign Telephone Box Telephone Manhole Traffic Sign Box Tree (No Identified) Utility Concrete Power Pole Unknown Manhole Water Meter Water Valve Water Manhole Wood Fence Wood Utility Power Pole Communication Line Electric Line F.M. Fences Mark Line G. Gas Line
---	---	--

Avino & Associates
 Engineers • Planners • Surveyors
 1330 S.W. 37th Avenue, Suite 207
 West Miami, Florida 33144
 TEL: (305) 265-5030
 FAX: (305) 265-5033
 ED # 5098 ; LB # 5098
 e-mail: jravino@avinoandassociates.com

Project Name:
LOS ALMEIDAS SUBDIVISION
SW 292 ST & SW 180 AVE.
MIAMI, FL 33030
FOLIO NO.
30-7801-000-0450
 Property Owner:
REDLAND INVESTMENT LLC

Revisions		
No.	Description	Date

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

BOUNDARY & TOPOGRAPHIC SURVEY

LAND SURVEYOR & MAPPER

 Jorge R. Avino, PSM No. 4996
 Land Surveyor & Mapper

Project No. 23124.00
 Scale: AS SHOWN
 Date: 03/21/2024
 Drawn: A.B.
 Checked: J.R.A.
 Submittal: T-PLAT
 Cad File:
 Drawing Title:
SU-1
 Sheet No. 1 OF 1