

**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: Princeton Gateways 1

2. Owner's Name: Alta Princeton, LLC; c/o Danny Tharrington Phone: 954-383-4878

Address: 2950 S.W. 27th Avenue Suite 220 City: Miami State: FL. Zip Code: 33133

Owner's Email Address: Tharrington@altadevelopers.com

3. Surveyor's Name: Geoffrey Leiter, PSM Phone: 305-652-5133

Address: 520 N.W. 165th Street, Suite 209 City: Miami State: FL. Zip Code: 33169

Surveyor's Email Address: geoffrey@leiterperez.com

4. Folio No(s): 30-6923-000-1070 / 30-6923-000-1071 / 30-6923-000-1072 / \_\_\_\_\_

5. Legal Description of Parent Tract: See attached Survey / T-Plat for Legal Description of (3) Parcels.

6. Street boundaries: S/O "Proposed" S.W. 244th St.; between S.W. 127th Ave. (Burr Road) and Proposed S.W. 128th Ave. Miami-Dade County.

7. Present Zoning: Princeton Urban, RM & R-EDGE Zoning Hearing No.: ASPR A2022000110

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 308 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. 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.

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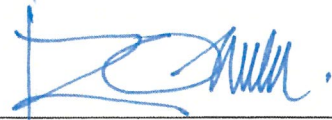
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade 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): Felipe Raimundo Onetto, Manager APM Princeton, LLC

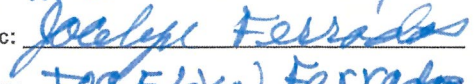
BEFORE ME, personally appeared Felipe R. ONETTO this 8 day of March, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known \_\_\_ or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 8 day of March, 2024 A.D.



JOCELYN FERRADAS  
Commission # HH 421882  
Expires July 26, 2027

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



(Print, Type name here):

JOCELYN Ferradas

(NOTARY SEAL)

7/26/2027  
(Commission Expires)

HH 421882  
(Commission Number)

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

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STATE OF FLORIDA)

SS:

Signature of Owner: [Signature]

COUNTY OF MIAMI-DADE)

(Print name & Title here): Juan Ignacio Montes Labarca, Manager APM Princeton, LLC

BEFORE ME, personally appeared JUAN I. MONTES this 8 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.

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# TENTATIVE PLAT "PRINCETON GATEWAYS I"

A SUBDIVISION OF THE NE 1/4 OF SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

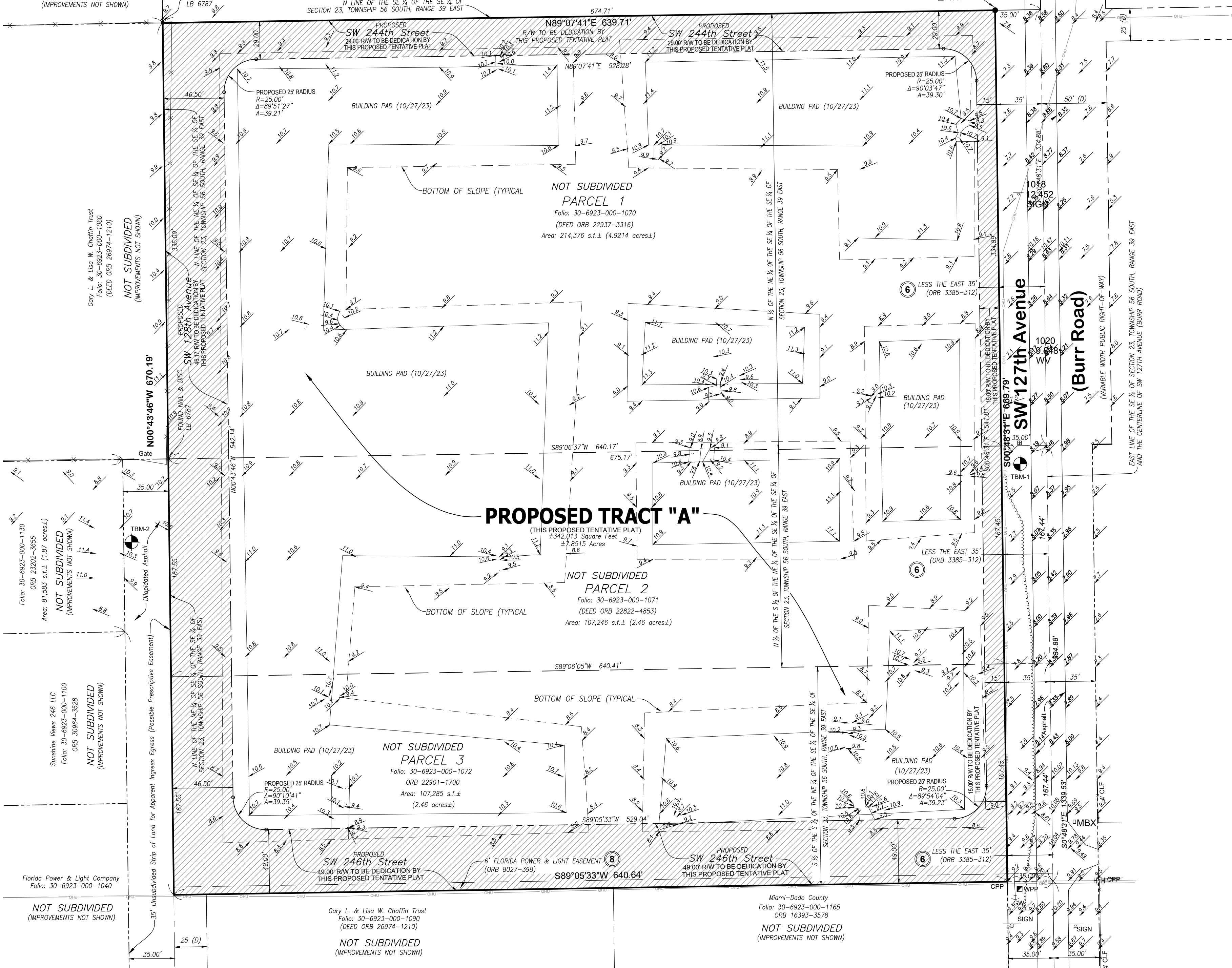
SE 1/4 OF THE NE 1/4 OF THE SE 1/4 SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST

Princeton Land Invest LLC  
Folio: 30-6923-000-0940  
(DEED ORB 22672-3347)

NOT SUBDIVIDED  
(IMPROVEMENTS NOT SHOWN)

Princeton Land Invest LLC  
Folio: 30-6923-000-0870  
(DEED ORB 23442-3658)

NOT SUBDIVIDED  
(IMPROVEMENTS NOT SHOWN)



## LEGEND & ABBREVIATIONS

- (D) Dred
- (P) Plat
- (M) Measured
- (C) Calculated
- (A) City Municipal Atlas Sheet
- (F) Found Monument (As Noted)
- (●) Found 1/2 Iron Pipe and Cap "LB678"
- (⊕) Manhole (Unknown)
- (⊙) Sewer Manhole
- (⊖) Drainage Manhole
- (⊗) Telephone Manhole
- (⊘) Electric Manhole
- (⊙) Fiber Optic Manhole
- (⊘) Grease Trap Manhole
- (⊙) Fiber Optic Handhole
- (⊘) Telephone Pedestal
- (⊙) Cable Pedestal
- (⊘) Electric Pedestal
- (⊙) Electric Transformer
- (⊘) Electric Meter
- (⊙) Electric Handhole
- (⊘) Street Light Handhole
- (⊙) Gas Meter
- (⊘) Gas Valve
- (⊙) Water Meter
- (⊘) Water Valve
- (⊙) Water Vault
- (⊘) Back-flow Preventor
- (⊙) Fire Hydrant
- (⊘) Fire Department Connection
- (⊙) Monitor Well
- (⊘) Well
- (⊙) Sewer Cleanout
- (⊘) Sewer Valve
- (⊙) Light Pole
- (⊘) Ground Light
- (⊙) Utility Vault
- (⊘) Sign
- (⊙) Irrigation Valve
- (⊘) Bollard
- (⊙) Pressure Relief Valve
- (⊘) Pressure Indicator Valve
- (⊙) Catch Basin
- (⊘) Curb or Valley Gutter Inlet
- (⊙) Traffic Pole
- (⊘) Wood Utility Pole
- (⊙) Concrete Utility Pole
- (⊘) Guy Wire
- (⊙) Air Conditioner
- (⊘) Traffic Signal Vault
- (⊙) Traffic Signal Box
- (⊘) Traffic Handhole
- (⊙) Telephone Handhole
- (⊘) Underground Utility Marker
- (⊙) Hose Bibb
- (⊘) Satellite
- (⊙) Mailbox
- (⊘) Regular Spaces/Handicap Space
- (⊙) Schedule B, Section II Items
- (⊘) Possible Apparent Physical Use
- (⊙) Site or Temporary Benchmark
- (⊘) Tree (See Arborist Report)
- (⊙) Palm (See Arborist Report)
- ORB Official Records Book and Page
- DB Deed Book and Page
- PB Plat Book and Page
- RW Right-of-Way
- LSA Landscape Area
- OHU Overhead Utilities
- Δ Delta
- R Radius
- L Length
- T Tangent
- C Chord
- CB Chord Bearing
- PC Point of Curvature
- PT Point of Tangency
- PRC Point of Reverse Curvature
- PCC Point of Compound Curvature
- ML Metal Lid
- LB Licensed Business
- ⊕ Centerline
- ⊘ Monument Line
- NAD83 North American Datum of 1983
- Adjoiner or Original Property Line
- Property Line
- Easement Line
- Setback Line
- Right-of-Way
- Edge of Woods
- Chain Link Fence
- Vinyl or PVC Fence
- Wood Fence
- Wire Fence
- Iron or Metal Fence
- Guardrail

## SITE BECKMARKS

- Offsite Benchmark**  
Designation: BB-6-R  
Miami-Dade Nail & Brass Disc in Concrete Sidewalk  
Elevation = 11.97 (NGVD)
- Temporary Benchmarks**  
Designation: TBM-1  
Nail & Brass Disc in Asphalt Driveway at #24500 (Parcel 2)  
Elevation = 10.07 (NGVD)
- Designation: TBM-2  
Nail & Brass Disc in Asphalt at 128th Avenue between Parcel 2 & 4  
Elevation = 11.10 (NGVD)

## FEMA FLOOD ZONE

Community Name: Miami-Dade Unincorporated Areas  
Community No.: 1200635  
Map Number: 12086C0592L  
Flood Zone: X (Unshaded)  
Base Flood Elevation: None  
Date of Map Panel/Index: 9/11/2009

## PROPOSED USE:

APARTMENTS

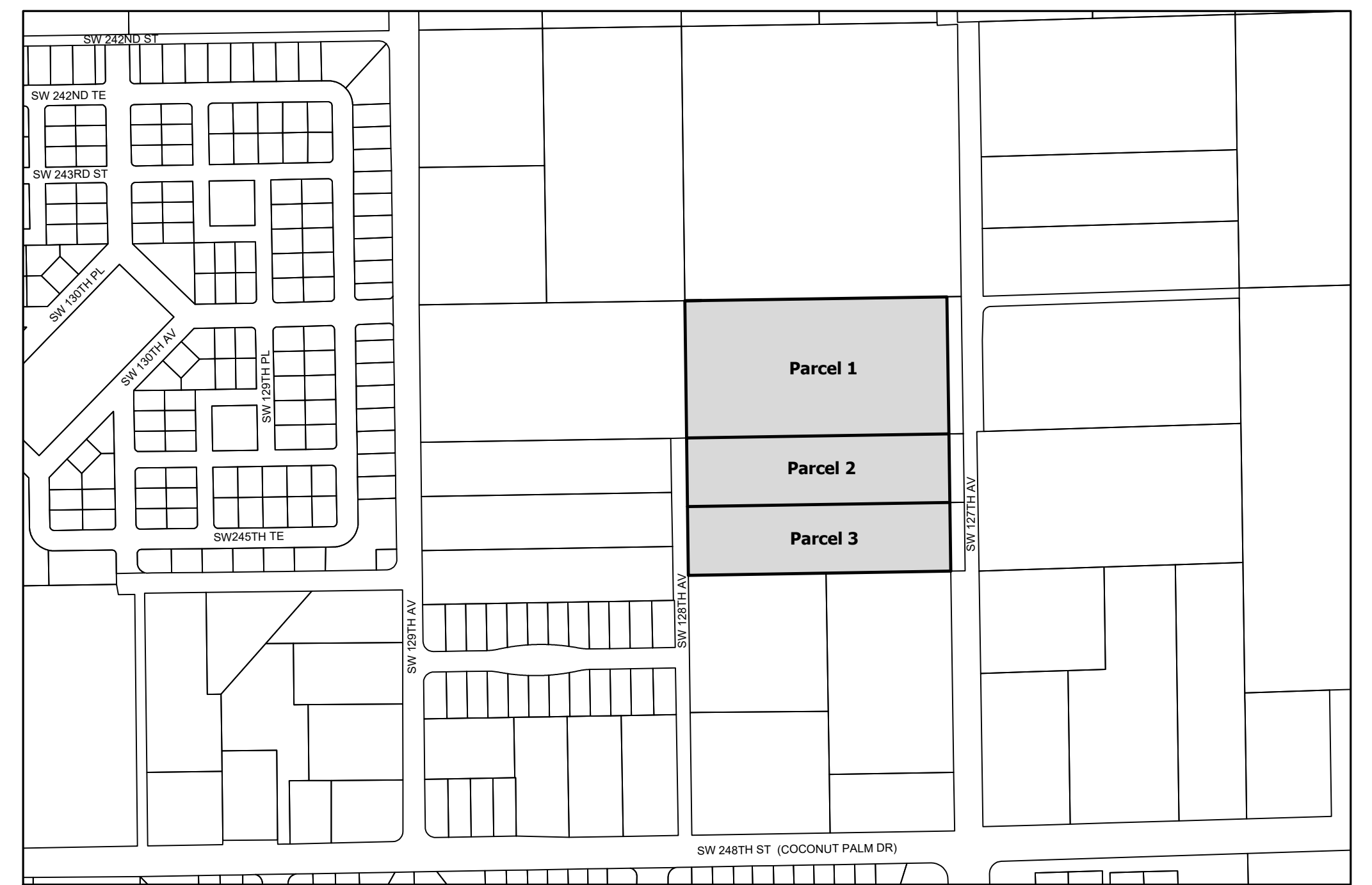
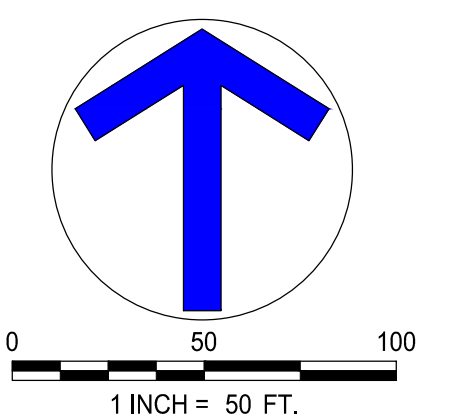
## CONTACT PERSON INFORMATION

NAME: MR. DANNY THARRINGTON  
SENIOR PROJECT MANAGER - ALTA DEVELOPERS LLC

TELEPHONE NUMBER: 954-383-4878

FAX NUMBER: 305-569-0488

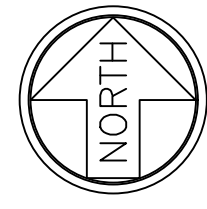
e-MAIL ADDRESS: tharrington@altadevelopers.com



## LOCATION MAP

IN SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST  
PRINCETON, MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 300'



## SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON INFORMATION CONTAINED IN THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 113687.27, EFFECTIVE DATE JUNE 17, 2021 AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE COMMITMENT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE COMMITMENT FOR ALL MATTERS OF RECORD.
- PARCELS 1, 2 & 3 HAVE DIRECT ACCESS, SW 127th AVENUE (BURR ROAD) A PUBLIC RIGHT-OF-WAY, TOGETHER WITH A STRIP OF LAND IN APPARENT USE OF A 35' WIDE STRIP OF LAND FOR ACCESS THAT IS LOCALLY KNOWN AS SW 128th AVENUE BY WAY OF AN OBSERVED POSSIBLE PRESCRIPTIVE EASEMENT, WITHOUT THE BENEFIT OF ADDITIONAL INFORMATION BEING PROVIDED IN THE TITLE COMMITMENT.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, FOUNDATIONS, PARTY WALLS, EASEMENTS, SERVITUDES, AND APPARENT USES ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON A MEASURED GPS STATE PLANE FLORIDA EAST STATE PLANE COORDINATE BEARING OF S89°03'25"W FOR THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA AS REFERENCED TO NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929, AS DETERMINED BASED ON THE MIAMI-DADE COUNTY BENCHMARK BB-6-R AS SHOWN AND REFERENCED HEREON.
- THIS IS A BOUNDARY SURVEY WITH SPOT ELEVATIONS.

## DEVELOPMENT INFORMATION:

**OWNER:**  
ALTA PRINCETON, LLC, a Florida limited liability company  
2950 SW 27th Avenue, Suite 220  
MIAMI, FL 33133  
TELEPHONE NO: 786-230-1040  
EMAIL ADDRESS: tharrington@altadevelopers.com

**NUMBER OF TRACTS:** 1  
TRACT "A" = 7.8515 ACRES

**MIAMI-DADE COUNTY FOLIO NO(s):**  
30-6923-000-1070 (PARCEL 1) 24450 SW 127th Avenue Miami, FL  
30-6923-000-1071 (PARCEL 2) 24500 SW 127th Avenue Miami, FL  
30-6923-000-1072 (PARCEL 3) 24550 SW 127th Avenue Miami, FL

**EXISTING ZONING:**  
ZONING: Princeton Community Urban Center and within the RM-Center and R-Edge subdistricts

**EXISTING LAND USE:** Vacant Residential, Vacant Land

**PROPOSED LAND USE:** Residential.

**NO EXISTING BUILDINGS TO BE DEMOLISHED**

**TRACT "A" PROPOSED DEVELOPMENT:**  
PROPOSED RESIDENTIAL BUILDING (TOTAL AREA 133,083 Square Feet)

TYPE I: (2-3-STORY BUILDINGS) (20 UNITS EACH, TOTAL 40 UNITS)  
TYPE II: (5-3-STORY BUILDINGS) (20 UNITS EACH, TOTAL 100 UNITS)  
TYPE III: (2-7-STORY BUILDINGS) (64 UNITS EACH, TOTAL 168 UNITS)

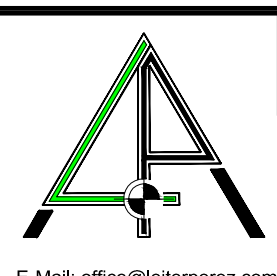
**MIAMI-DADE COUNTY FLOOD CRITERIA:**  
+2 NAVD83 PER THE MIAMI-DADE FLOOD CRITERIA MAP, MAP DATE 9-24-2021.  
ELEVATION CONVERTED TO NGVD29 USING US ARMY CORPS OF ENGINEERS CORPSCON SOFTWARE +10.52' NGVD29.

**UTILITIES:**  
MIAMI-DADE WATER & SEWER DEPARTMENT  
FLORIDA POWER & LIGHT COMPANY  
AMERICAN TELEPHONE & TELEGRAPH COMPANY

**MIAMI-DADE WATER AND SEWER SERVICE AGREEMENT:** ID NO. 31466

**ASPR APPROVAL #A2022000110.**

**PROPOSED RIGHT-OF-WAY DEDICATION:** 86,894 SF



TYPE OF SURVEY: BOUNDARY SURVEY (TENTATIVE PLAT)  
PREPARED FOR: ALTA PRINCETON, LLC

LEITER PEREZ & ASSOCIATES, INC.  
LAND DEVELOPMENT CONSULTANTS  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - ENVIRONMENTAL  
MIAMI-DADE COUNTY, FLORIDA  
520 N.W. 163th STREET ROAD, SUITE 226, MIAMI, FLORIDA 33169  
MIAMI-DADE (305) 662-5133 BROWARD (954) 824-2202 FAX: (305) 662-0411  
WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

DATE	JOB ORDER	DESCRIPTION	F.B.	PG.
1-23-2024	23-263	PROPOSED RIGHT-OF-WAY LINES		
2-28-2024	23-263	PROPOSED DEVELOPMENT		
4-08-2024	23-263	TENTATIVE PLAT NAME		

SURVEY DATE: 12-06-23  
JOB ORDER: 23-263  
FILE NO: B-2893  
FILE NAME: 23-2893PLAT.dwg  
F.B. PG.

**NOTES:**

- ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929.
- THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS (AND/OR FOUNDATIONS UNLESS OTHERWISE NOTED).
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST OTHER PARTIES, SUCH AS PARTIAL INTERESTS, RIGHTS-OF-WAYS, RESERVATIONS, ETC.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB 678.

**SURVEYOR'S CERTIFICATE:**  
WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS' CHARTER 6-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.07 FLORIDA STATUTES.

LEITER PEREZ & ASSOCIATES, INC.  
PRESIDENT  
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395  
STATE OF FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEOFFREY LEITER, P.S.M. No. 6395 State of Florida, using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the SNA authentication code must be verified on any electronic copies.

NO VALID WITHIN THE SIGNATURE AND SEAL OF THE ORIGINAL BASED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER #6395  
GEOFFREY LEITER  
Professional Surveyor and Mapper

SHEET 1 OF 1