

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 2-29-08
Tentative No.: T- 2293
Received Date: _____

DEPT. OF PLANNING / PLATTIN
FEB 19 2008

RECEIVED

Number of Sites : (5)
FEEs:
Subdivision Control----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
D.E.R.M. ----- \$210.00
AMOUNT FOR TENTATIVE WITHIN MUNICIPALITIES=> \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <<====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MEDLEY Sec.: 3 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: ALLIED INDUSTRIAL PARK

2. Owner's Name: Developers Unlimited, Inc. Phone: 305-238-6089

Address: 3901 NW 115 Avenue City: Miami State: FL Zip Code: 33178

Owner's Email Address: BobN@AlliedUniversal.com

3. Surveyor's Name: Ford, Armenteros & Manucy, Inc. Phone: 305-477-6472

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

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

4. Folio No(s): 22-3003-001-0520 / 22-3003-001-0510 / _____ / _____

5. Legal Description of Parent Tract: See attached Exhibit "A"

8200 NW 82 St
9091 NW 84 Ave

6. Street boundaries: West of NW 82 Avenue / North of NW 90 Street / East of NW 84 Avenue / South of 98 Street

7. Present Zoning: M-1 Zoning Hearing No.: N/A

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(47,448 Square .Ft.),
Business(_____ Sq. Ft.), Office(15,800 Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (15,000 Sq. Ft. STORAGE _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

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. 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.E.R.M. 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 or her 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) SS: Signature of Owner: _____
COUNTY OF MIAMI-DADE) (Print name & Title here): Robert Namoff - President

BEFORE ME, personally appeared ROBERT NAMOFF this 12 day of FEB., 2008 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 12 day of FEBRUARY, 2008 A.D.

 Catherine Guillarmod
Commission # DD359538
Expires: NOV. 14, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Signature of Notary Public: Catherine Guillarmod
(Print, Type name here: _____)

(NOTARY SEAL) (Commission Expires) (Commission Number)
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered. REV. 2- 11/01/06S

TENTATIVE PLAT OF ALLIED INDUSTRIAL PARK

TENTATIVE PLAT 22-3003-01-EXT.
 SEC. 3, TWP. 53 S, R. 40 E
 DISTRICT 12
 MEDLEY

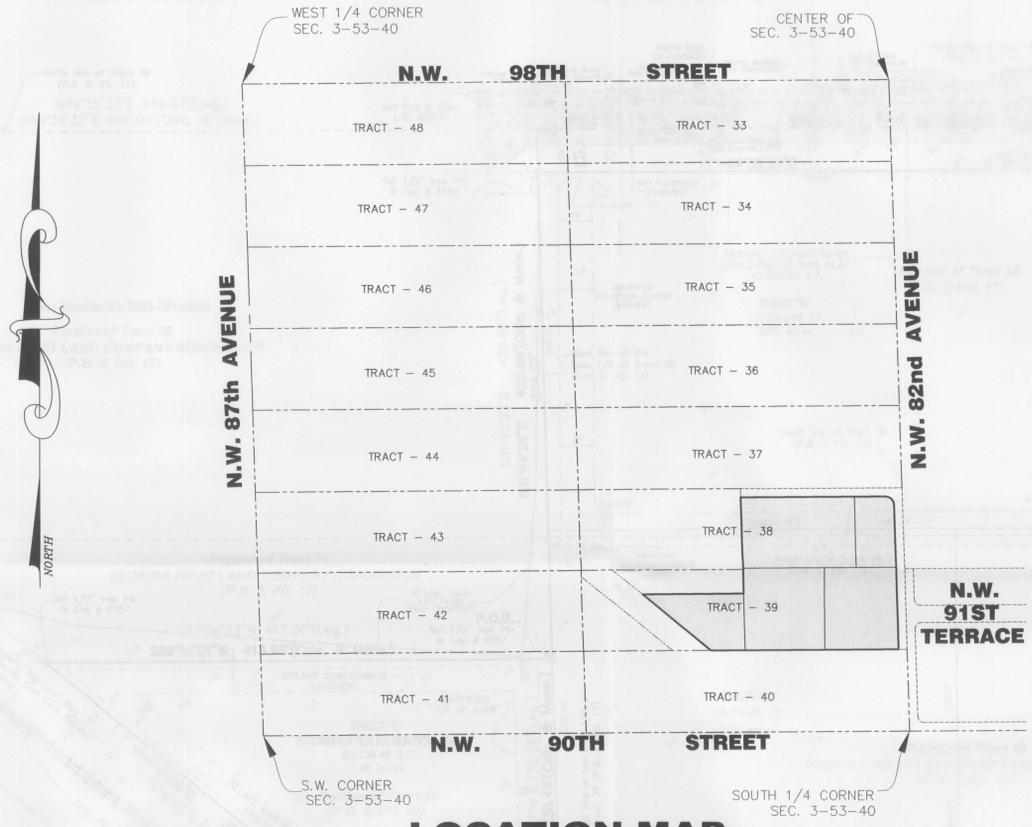


FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-8472
 FAX (305) 470-2805
 L.B. No. 6557

DRAWINGS AND SPECIFICATIONS AS NOTED HEREON ARE THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. NO OTHER REPRODUCTION OR TRANSMISSION OF ANY KIND IS PERMITTED WITHOUT THE WRITTEN CONSENT OF FORD, ARMENTEROS & FERNANDEZ, INC. EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & FERNANDEZ, INC.

CONTACT PERSON INFORMATION	
Name:	Omar Armenteros, P.S.M.
Telephone Number:	(305) 477-6472
Fax Number:	(305) 470-2805
e-mail address:	omara@fordco.com
José Milan	
e-mail address:	jmilan@fordco.com

DEVELOPMENT CRITERIA	
ZONING: M-1	
PROPOSED USES:	
TRACT "A"	
EXISTING OFFICES	--- 800 S.F.
EXISTING WAREHOUSE	--- 14,438 S.F.
EXISTING BUILDING AREA	--- 15,258 S.F.
TRACT "B"	
(3 BUILDING)	
OFFICES (500 S.F. PER BAY)	--- 5,000 S.F.
STORAGE MEZZ. (500 S.F. PER BAY)	--- 5,000 S.F.
WAREHOUSE (1,125 S.F. PER BAY)	--- 11,250 S.F.
TOTAL BUILDING AREA	--- 21,250 S.F.
TRACT "C"	
(2 BUILDING)	
OFFICES (500 S.F. PER BAY)	--- 5,000 S.F.
STORAGE MEZZ. (500 S.F. PER BAY)	--- 5,000 S.F.
WAREHOUSE (1,087 S.F. PER BAY)	--- 10,870 S.F.
TOTAL BUILDING AREA	--- 20,870 S.F.
TRACT "D"	
(2 BUILDING)	
OFFICES (500 S.F. PER BAY)	--- 5,000 S.F.
STORAGE MEZZ. (500 S.F. PER BAY)	--- 5,000 S.F.
WAREHOUSE (1,087 S.F. PER BAY)	--- 10,870 S.F.
TOTAL BUILDING AREA	--- 20,870 S.F.
TRACT "E"	
STORMWATER RETENTION AREA	



LOCATION MAP
 SOUTHWEST 1/4 SECTION 3, TOWNSHIP 53 SOUTH, RANGE 40 EAST
 TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA.
 SCALE 1"= 300'

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	7
P.C.P.	3
LOTS AND TRACTS CORNERS	7
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

TITLE REVIEW NOTES:

All the following documents, listed in the Opinion of Title prepared by Mark R. Starkman, Esq. dated January 26, 2007, covering the period from the BEGINNING to January 08, 2007, at 11:00 P.M.

LIST OF DOCUMENTS:

- All matters contained on the Plat of FLORIDA FRUIT LANDS COMPANY SUBDIVISION No. 1, as recorded in Plat Book 2, Page 17, Public Records of Miami-Dade County, Florida. (DOES APPLY, ANY MATTER WHICH MAY BE PLOTTABLE IS SHOWN HEREON)
- Easement recorded in O.R. Book 10065, Page 615, Public Records of Miami-Dade County, Florida. (DOES APPLY AS SHOWN HEREON)
- Charter of the Town of Medley recorded in O.R. Book 10395, Page 2056, Public Records of Miami-Dade County, Florida. (DOES APPLY, NOT PLOTTABLE)
- Ordinance No. 84-15 recorded in O.R. Book 12057, Page 2188, Public Records of Miami-Dade County, Florida. (DOES APPLY, NOT PLOTTABLE)
- Resolution No. R-854-84 recorded in O.R. Book 12201, Page 1955, Public Records of Miami-Dade County, Florida. As to all parcels. (DOES APPLY, NOT PLOTTABLE)

NOTE: All recording references herein shall refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

LEGAL DESCRIPTION

East 1/2 of Tracts 38 and 39, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, of Section 3, Township 53 South, Range 40 East, recorded in Plat Book 2, Page 17 of the Public Records of Miami-Dade County, Florida.

Together with:

A portion of Tract 39, lying Northeasterly of the Northeasterly Right-of-Way line of the Florida East Coast Railway Right-of-Way, being in recorded Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", of Section 3, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, Public Records of Miami-Dade County, Florida, being more particularly described as follows:
 Commence at the Northwest corner of said Tract 38; thence run N89deg35min33secE along the North line of said Tract 38, for a distance of 659.67 feet to a point; thence S01deg43min37secE, along the West line of the East 1/2 of said Tract 38 and 39 for a distance of 429.08 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence run S89deg34min53secW, for a distance of 417.30 feet to the point of intersection with the Northeasterly Right-of-Way line of said Florida East Coast Railway Right-of-Way; thence run S50deg59min03secE along said Northeasterly Right-of-Way line for a distance of 366.03 feet to a point of intersection with the South line of said Tract 39; thence run N89deg38min05secE along said South line of Tract 39, for a distance of 139.91 feet to a point of intersection with the East line of the West 1/2 of said Tract 39; thence run N01deg43min37secW along the East line of the West 1/2 of said Tract 39, for a distance of 232.56 feet to the POINT OF BEGINNING.

FOLIO NUMBER: 22-3003-001-0510 AND 22-3003-002-0520

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the shown Legal Description: Provided by Client.
- 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 COMMITMENT was performed to determine recorded instruments, if any affecting this property.
- Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (5J-17.051), is "High Risk/Commercial". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and Calculation of a closed geometric figure was found to exceed this requirement.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- 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.
- Number of Lots and Tracts: 5 TRACTS
- Public Water to be Utilized.
- Public Sewer to be Utilized.
- Zoning: M-1
- Proposed Use: SEE DEVELOPMENT CRITERIA TABLE
- Miami-Dade County Flood Criteria: 6.7' more or less.
- AREA OF PROPERTY: 498,876.12 S.F. or 11.45 Acres more or less.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary Survey for purpose of TENTATIVE PLAT. North arrow direction and Bearings shown hereon are based on: an assumed value of N01°43'51"W along the East line of S.W. 1/4 of Section 3, Township 53 South, Range 40 East, of the Public Records of Miami-Dade County, Florida.
- Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).
- The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within Flood Zone: AH= 19% AND X= 81% Base Flood Elevation= 5.00' AND N/A AS PER Community Number: 120649 FEMA Panel Number: 12086C0277L Date: September 11, 2009. 0.00' Indicates Existing Elevation.
- Elevations are referred to: National Geodetic Vertical Datum of 1929.
- Miami-Dade Bench Mark Used: N-3024 Elevation= 14.13' (N.G.V.D.)
- Bench Mark Location: N.W. 112th WAY and OKEECHOBEE RD
- Bench Mark Description: PK NAIL AND BRASS WASHER IN CONC GUARDRAIL OF BRIDGE NEAR C/L OF RIVER.
- Field Book: A-478 (54-59) Project No.: 07-011-0552 Data Collector: DEVUNLI,CRS
- This Map of Survey is intended to be displayed at a scale of One inch equals 60 feet or smaller.
- Sources of data used for the preparation of the Boundary Survey: record plats, record deeds, Miami-Dade County Township Maps.

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY 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 (Formerly 61G17-6) Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. LB 6557

Original Field Work Survey Date: February 13, 2007.

Revision 1: January 30, 2008 (REVISED AS PER CITY ATTORNEY'S COMMENTS)

Revision 2: February 05, 2015 (UPDATE TENTATIVE PLAT)

Revision 3:

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

RECORD OF REVISION		
NO.	DATE	DESCRIPTION
1	07/30/08	REVISED AS PER CITY ATTORNEY'S COMMENTS
2	02/05/15	UPDATE TENTATIVE PLAT

ALLIED INDUSTRIAL PARK
 TENTATIVE PLAT
 LEGAL DESCRIPTION, DEVELOPMENT CRITERIA, LOCATION MAP AND SURVEYOR'S NOTES
 DEVELOPERS UNLIMITED, INC
 SECTION 3, TOWNSHIP 53 SOUTH, RANGE 40 EAST
 TOWN OF MEDLEY, MIAMI-DADE COUNTY, FLORIDA

SCALE:	AS SHOWN
DRAWN BY:	E. REYES/R.J. JAER
CHK. CHECKED BY:	
QUALITY CONTROL:	
DATE:	FEBRUARY 13, 2007
PROJECT NO.:	07-011-5400
SHEET:	1
OF 2 SHEETS	

O:\FORD COMPANIES\Engineering & Surveying\Survey\Tentative Plats\07-011 (DEVELOPERS UNLIMITED SITE)\07-5400 TENTATIVE PLAT UPDATE, FEBRUARY 13, 2015.DWG

