

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

FOR OFFICIAL USE ONLY:

**FEES:**

|  |                         |                   |
|--|-------------------------|-------------------|
| P.W.W.M. -----                                   | Number of Sites : ( 1 ) | \$1,872.00        |
| Plus \$10.90 per site in excess of 6 sites ----- |                         | \$0.00            |
| P.E.R.A. -----                                   |                         | \$210.00          |
|  | <b>PRINT</b>            | <b>\$2,082.00</b> |

Agenda Date: 8-30-13  
 Tentative No.: T- 23407-1-NEW  
 Received Date: 8-6-13

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: City of Miami Sec.: 39 Twp.: 54 S. Rge.: 41 E. / Sec.: \_\_\_ Twp.: \_\_\_ S. Rge.: \_\_\_ E.

1. Name of Proposed Subdivision: Elias Subdivision

2. Owner's Name: 1700 Brickell Condo LLC Phone: 305-859-7745  
 Address: 1701 SW 2 Ave City: Miami State: FL Zip Code: 33129  
 Owner's Email Address: ML Navas @ habitatreidence.com

3. Surveyor's Name: Manuel Vera's Phone: 305-221-6210  
 Address: 13960 SW 47 St City: Miami State: FL Zip Code: 33175  
 Surveyor's Email Address: SNVIN@M6VERA.COM

4. Folio No(s): 01-4138-001-5500 / /

5. Legal Description of Parent Tract: ASTRIP OF LAND 53 FEET WIDE LYING IN SECTION 39, TOWNSHIP 54 SOUTH, RANGE 41

6. Street boundaries: SW 17 RD NORTH OF SW 2 AVE

7. Present Zoning: T6-8-0 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:  
 Single Family Res. ( \_\_\_ Units), Duplex ( \_\_\_ Units), Apartments ( 18 Units), Industrial/Warehouse ( \_\_\_ Square Ft.),  
 Business ( 1000 / Sq. Ft.), Office ( \_\_\_ Sq. Ft.), Restaurant ( \_\_\_ Sq. Ft. & No. Seats \_\_\_ ), Other ( \_\_\_ Sq. Ft. & No. of Units \_\_\_ )

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 P.E.R.A. 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: [Signature]  
 COUNTY OF MIAMI-DADE) (Print name & Title here): MARIA B. ELIAS MANAGER

BEFORE ME, personally appeared Maria Beatriz Elias this 8 day of August, 2013 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 August, 2013 A.D.

 Maria Laura Navas  
 COMMISSION #EE 845006  
 EXPIRES: OCT. 18, 2016  
 WWW.AARONNOTARY.COM

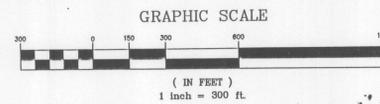
Signature of Notary Public: [Signature]  
 (Print, Type name here: Maria Laura Navas)

Oct 18, 2016 EE845006  
 (Commission Expires) (Commission Number)

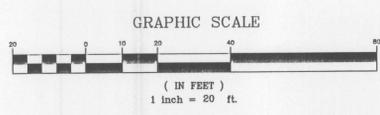
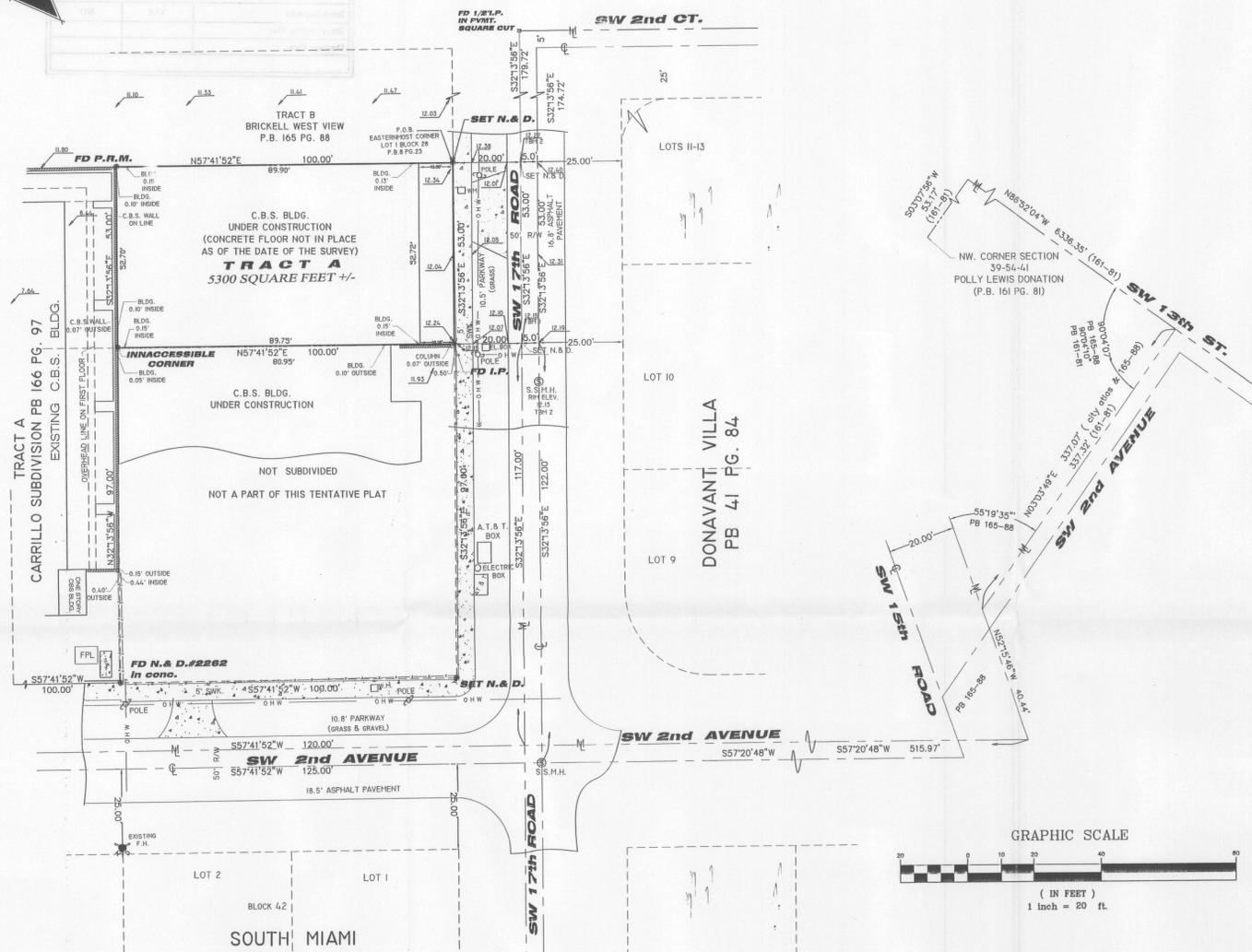
TENTATIVE PLAT L-23407-1-NEW  
ELIAS SUBDIVISION  
SEC. 39, TWP. 54, RGE. 41 DISTRICT 5  
ZONING: T8-0

# TENTATIVE PLAT AND BOUNDARY SURVEY OF ELIAS SUBDIVISION

A SUBDIVISION OF A PORTION OF THE POLLY LEWIS DONATION, IN SECTION 39, TOWNSHIP 54 SOUTH, RANGE 41 EAST,  
IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.



LOCATION SKETCH:  
SCALE: 1" = 300'  
PORTION OF SECTION 39-54-41  
(POLLY LEWIS DONATION)  
CITY OF MIAMI,  
MIAMI DADE COUNTY, FLORIDA



- ABBREVIATIONS:**
- (M.) = DENOTES MEASURE
  - (R.) = DENOTES RECORDS
  - UTIL. ESM. = DENOTES UTILITY EASEMENT
  - UTIL. = DENOTES UTILITY
  - MTN. = DENOTES MAINTENANCE
  - F.H. = DENOTES FIRE HYDRANT
  - C. = DENOTES CENTER LINE
  - ENCRO. = DENOTES ENCROACHMENT
  - ESMT. = DENOTES EASEMENT
  - R.W. = DENOTES RIGHT OF WAY
  - SWK. = DENOTES SIDEWALK
  - M.H. = DENOTES MAN HOLE
  - PKY. = DENOTES PARKWAY
  - P.V.M.T. = DENOTES PAVEMENT
  - C.B. = DENOTES CATCH BASIN
  - O.W. = DENOTES OVERHEAD WIRES
  - W.M. = DENOTES WATER METER
  - W.V. = DENOTES WATER VALVE
  - S.S.M.H. = DENOTES SANITARY SEWER MANHOLE
  - C.L. = DENOTES CLEAR
  - T.B.M. = DENOTES TEMPORARY BENCH MARK
  - F.P.L. = DENOTES FLORIDA POWER AND LIGHT
  - BELL SO. = DENOTES BELLSOUTH BOX
  - SO. FT. = DENOTES SQUARE FEET
  - CONC. = DENOTES CONCRETE
  - FD.P.K. = DENOTES FOUND P.K. NAIL
  - FD.I.P. = DENOTES FOUND 1/2" IRON PIPE (NO I.D.)
  - SET I.P. = DENOTES SET 1/2" (18" LONG) IRON PIPE WITH CAP NO. 2262
  - FD.DH. = DENOTES FOUND DRILL HOLE
  - FD.N&D. = DENOTES FOUND NAIL AND DISC
  - SET N&D. = DENOTES SET NAIL AND DISC 2262
  - FD.DH. = DENOTES FOUND DRILL HOLE
  - P.O.B. = DENOTES POINT OF BEGINNING
  - P.O.C. = DENOTES POINT OF COMMENCEMENT
  - FD. = DENOTES FOUND
  - N.A. = DENOTES NOT APPLICABLE

SOUTH MIAMI  
PB 1 PG. 87

**LIST OF TREES**

| No.  | TYPE | DIAMETER | HEIGHT | SPREAD |
|------|------|----------|--------|--------|
| N.A. | N.A. | N.A.     | N.A.   | N.A.   |

**CERTIFICATION:**

I HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED SUBJECT TO OPINION OF TITLE AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 412.027, FLORIDA STATUTES AND TO CHAPTER 63-17 OF THE F.A.C.

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

*Manuel G. Vera*  
**MANUEL G. VERA**  
PROFESSIONAL SURVEYOR AND MAPPER #2262  
STATE OF FLORIDA.

**LEGAL DESCRIPTION:**

BEGIN AT THE EASTERMOST CORNER OF LOT 1, BLOCK 28, OF HOLLEMAN PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE 23 OF THE PUBLIC RECORDS, OF MIAMI DADE COUNTY FLORIDA; THENCE SOUTHEASTERLY, 53 FEET ALONG THE SOUTHWESTERLY LINE OF SW 17th ROAD; THENCE SOUTHWESTERLY 100 FEET PARALLEL TO THE SOUTHEASTERLY LINES OF LOTS 1 AND 2, BLOCK 28, OF SAID PLAT OF HOLLEMAN PARK; THENCE NORTHWESTERLY 53 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 2; THENCE NORTHEASTERLY 100 FEET ALONG THE SOUTHEASTERLY LINES OF SAID LOTS 1 AND 2 TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 39, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

**ALSO KNOWN AS:**

A STRIP OF LAND 53 FEET WIDE CUT OFF THE NORTHWESTERLY END OF LOT 19 AND 20, BLOCK 33, AS SHOWN ON AN UNRECORDED PLAT IN THE POSSESSION OF MARY BRICKELL ENTITLED "PLAT OF A PART OF THE CITY OF MIAMI KNOWN AS THE SECOND AMENDED PLAT OF SOUTH MIAMI BY FREDERICK & BROWN, C.E., DATED MARCH A.D. 1911, BEING A PART OF THE POLLY LEWIS DONATION IN SECTION 39, TOWNSHIP 54 SOUTH, RANGE 41 EAST. SAID LANDS CONTAINS 5,300 SQUARE FEET MORE OR LESS OR 0.12 ACRES MORE OR LESS.

**SURVEYOR'S REPORT:**

- OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE PLAT OF CARRILLO SUBDIVISION (PB 166 PG. 97) ALONG THE CENTERLINE OF SW 2nd AVENUE, WHICH IS S 57°41'52" W.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES, SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED, OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 63-17 OF THE FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF CITY OF MIAMI, FLORIDA.
- BENCH MARK = CITY OF MIAMI BENCH MARK STAMPED 15.009 AT THE SW. CORNER OF SW 15th RD. AND 3rd AVE. ELEVATION 15.009 (CITY OF MIAMI) 14.75 (1929 N.G.V.D.) (P.B. 714 PG. 25). FOR TBH 1 & 2 SEE SKETCH OF SURVEY.
- FLOOD ZONE: X PANEL: 314 DATE OF FIRN: 09-11-2009 SUFFIX: L ELEVATION: N/A
- THE SURFACE INDICATIONS OF UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE SUBJECT PROPERTY, EITHER IN SERVICE OR ABANDONED, AS THE CASE MAY BE. THE SURVEYOR MAKES NO FURTHER EXPRESS OR IMPLIED GUARANTEE THAT THE UTILITIES AS DELINEATED ON THE SURVEY MAP ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT SAID DATA INFORMATION AS WAS PRESENTED AS ACCURATELY AS POSSIBLE FROM THE DATA AVAILABLE.
- THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 412.027 FLORIDA STATUTES AND TO CHAPTER 63-17 OF THE F.A.C.
- THERE ARE NO TREES WITHIN THE SUBJECT PROPERTY AS OF THE DATE OF THIS SURVEY.
- MIAMI DADE COUNTY FLOOD CRITERIA: 5.0 FEET AS PER PLAT BOOK 120, PAGE 13, SHEET 3, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA (1929 N.G.V.D.).

**DEVELOPMENT INFORMATION:**

SITE DEVELOPMENT INFORMATION SHOWN HEREON WAS FURNISHED BY THE CLIENT:  
OWNER OF THE PROPERTY = 1700 BRICKELL CONDO LLC.  
1800 SW 2 AVE MIAMI FL 33129  
PROPERTY ADDRESS = 220 SW 17th ROAD, MIAMI, FLORIDA.  
ZONING INFORMATION: T8-0 URBAN CORE ZONE, ACCORDING TO THE MIAMI 21 ZONING CODE.  
MINIMUM LOT SIZE: ALLOWED= 5,000 SQUARE FEET PROVIDED= 5,300 SQUARE FEET.  
COMMERCIAL UNITS (GROUND FLOOR) = 1,000 SQUARE FEET (PROVIDED).  
RESIDENTIAL LIVING UNITS (UPPER FLOORS) = 15,000 SQUARE FEET (PROVIDED).  
PARKING AREAS ON GROUND FLOOR.

**CONTACT PERSON INFORMATION:**  
NAME: SILVIA NUJN P.S.M. (MANUEL G. VERA & ASSOC., INC.)  
TELEPHONE NUMBER: 305-221-6210  
FAX NUMBER: 305-221-1295  
E-MAIL: SNUJN@MGVERA.COM

DATE OF SURVEY: 11-08-2012, 04-17-2013

|  |                  |   |                 |                   |
|--|------------------|---|-----------------|-------------------|
| <b>MANUEL G. VERA &amp; ASSOCIATES, INC.</b><br>ENGINEERS • SURVEYORS • MAPPERS<br>13980 SW 47th Street Miami, FL 33175 Phone (305)221-6210<br>P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295<br>www.mgvra.com • e-mail: mveras@mgvera.com <b>LB 2439</b> | DATE: 07-16-13   | REVISIONS: REVISE AS REQUESTED BY CITY OF MIAMI & REVISE ELEV. AS PER 1929 N.G.V.D. |                 |                   |
|  | DATE: 04-17-2013 | DRAWN BY: S.N.  | SCALE: AS SHOWN | F.B. - PG. 802-52 |

# ELIAS SUBDIVISION

6

TENTATIVE PLAT NO. 23407-1  
Sec. 12 Twp. 54 Rge. 41  
Municipality: MIAMI  
Zoned: T6-8-0  
RECOMMENDS APPROVAL 9-6-13  
Date . Regulatory and Economic Resources Dept. (Platting)  
RECOMMENDS APPROVAL 9-6-13 *George White*  
Date. Regulatory and Economic Resources Dept. (Zoning)

- Recommends approval subject to the City of Miami requirements and the requirements checked below:
- Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.
- The Tentative Plat recommended approval is valid for 9 months from the date indicated above. Tentative recommended approval does not necessarily guarantee final plat approval.
- Tentative Plat valid until June 6, 2014  
**Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.**
- No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of 5.00 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- Property owner/ Developer must provide the needed improvements within the right-of-way.
- For the removal of any tree a permit is required.
- See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- School Board approval required prior to final plat review.
- MDWASD approval required prior to final plat review.

- See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- Final Mylar(s) plus five (5) prints.
- Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- Paid Tax receipts (and escrow, if applicable).
- Processing fee for Final Plat.
- Recording fee for Final Plat.
- Water Control Division approval after final plat submittal. (DRER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- State Plane Coordinate Data Sheet.
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/pubworks/plats/search.asp>)