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

FOR OFFICIAL USE ONLY:
Agenda Date: 7/29/2016
Tentative No.: T- 23442
Received Date: _____

FEES:
P.W.W.M. ----------
Plus $10.90 per site in excess of 6 sites----------
P.E.R.A. ----------

Concurrency Review Fee (*6.00% of Sub-Total) --

*Not applicable within Municipalities

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: Miami Dade County **Sec.:** 33 **Twp.:** 56 **S. Rge.:** 39 **E. / Sec.:** ____ **Twp.:** ____ **S. Rge.:** ____ **E.**

1. **Name of Proposed Subdivision:** Tedville Estates II
2. **Owner's Name:** SW 280 ST, LLC **Phone:** _____
   Address: 9100 S Dadeland Blvd #912 **City:** Miami **State:** FL **Zip Code:** 33156
   Owner's Email Address: fdominguez1985@AOL.com
3. **Surveyor's Name:** Hadonne **Phone:** 305-266-1188
   Address: 1985 NW 88 CT #203 **City:** Doral **State:** FL **Zip Code:** 33172
   Surveyor's Email Address: ghadad@hadonne.com
4. **Folio No(s).:** 30-6933-000-0430 / _____ / _____ / _____
5. **Legal Description of Parent Tract:** (See Attached)
6. **Street boundaries:** SW 280 ST - SW 278 ST - SW 155 AVE
7. **Present Zoning:** EUS **Zoning Hearing No.:** _____
8. **Proposed use of Property:**
   Single Family Res.(X 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 ____)

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.

SW 280 ST, LLC

STATE OF FLORIDA)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: Frederick Dominguez
(Print name & Title here): Frederick Dominguez

BEFORE ME, personally appeared Frederick Dominguez **this** 18 **day of** October, 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** N/A **as identification and who did (not) take an oath.**

WITNESS my hand and seal in the County and State last aforesaid this 23 **day of** October, 2013 **A.D.**

Notary Public State of Florida
Dairis C Estrada
My Commission EE 206509
Expires 09/05/2016

Signature of Notary Public: Dairis C Estrada
(Print, Type name here: DAIRIS ESTRADA)

(NOTARY SEAL)
9/5/2016 **(Commission Expires)**
EE 206509 **(Commission Number)**

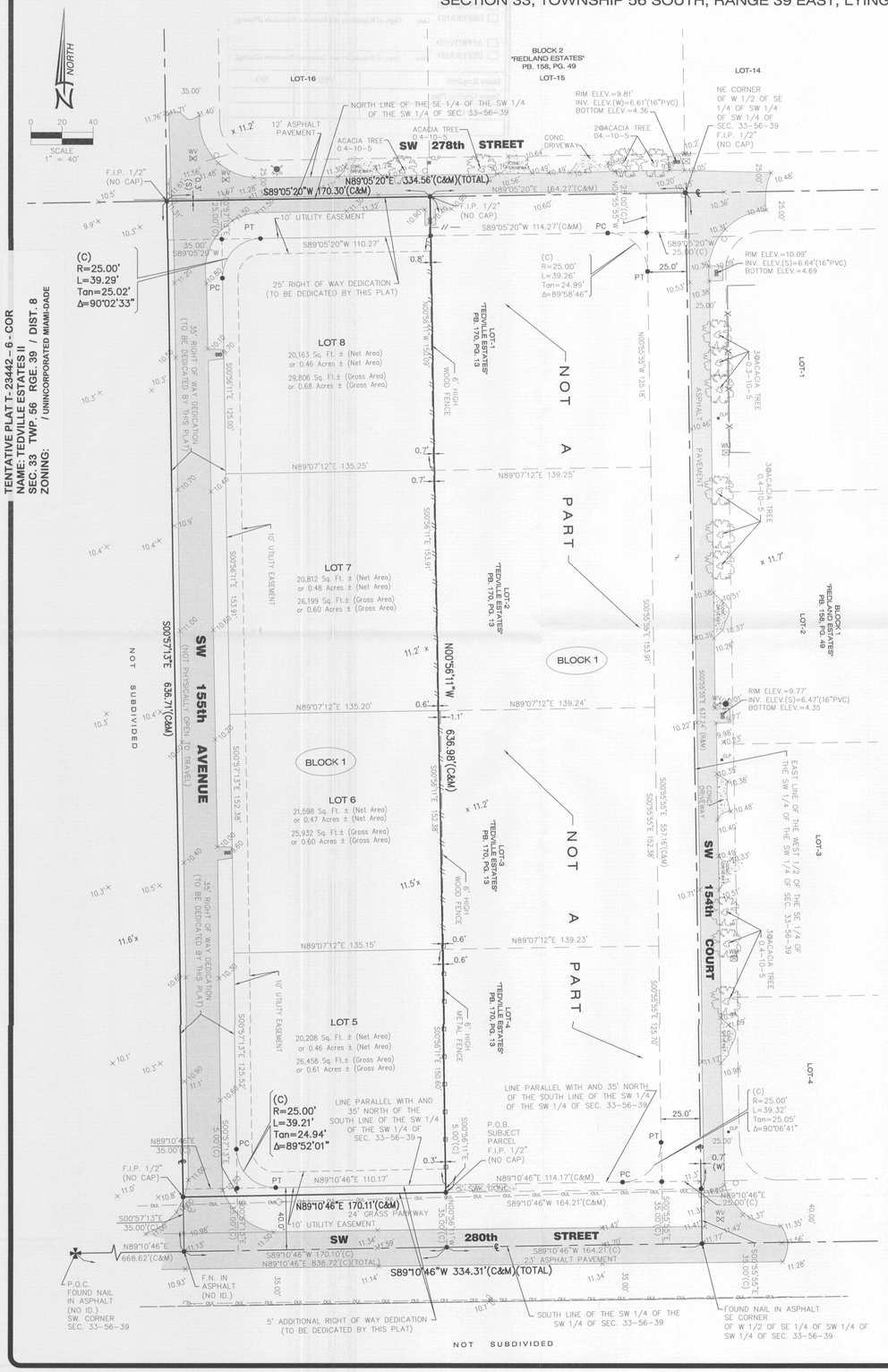
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065

TENTATIVE PLAT OF TEDVILLE ESTATES II

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

TENTATIVE PLAT T-23442 - 6 - COR
NAME: TEDVILLE ESTATES II
SEC. 33 TWP. 56 RGE. 39 / DIST. 8
ZONING: / UNINCORPORATED MIAMI-DADE



CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 201
Doral, Florida 33172
Phone No.: (305) 266-1188
E-mail: ma@hadonne.com

LEGEND:

DRWY	= DRIVEWAY	P.B.	= PAGE		= TELEPHONE MANHOLE		= RIGHT OF WAY LINE
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT	P.O.B.	= POINT OF BEGINNING		= DRAINAGE MANHOLE		= PROPERTY LINE
C.M.E.	= CANAL MAINTENANCE EASEMENT	P.L.	= PROPERTY LINE		= SANITARY SEWER MANHOLE		= EASEMENT LINE
UE	= UTILITY EASEMENT	N.T.S.	= NOT TO SCALE	T.B.M.	= TEMPORARY BENCH MARK		= IRON FENCE
A	= ARC DISTANCE		= ELEVATION		= PARKING METER		= WOOD FENCE
BLDG.	= BUILDING		= WATER OUTLET	F.F.E.	= FLAG POLE		= CHAIN LINK FENCE
C.B.	= CATCH BASIN	BL.	= BLOCK		= FINISH FLOOR ELEVATION		= OVERHEAD UTILITY LINE
C.B.S.	= CONCRETE BLOCK STRUCTURE		= CLEANOUT	ELEV.	= IRON REBAR		= BRICK
CH.	= CHORD DISTANCE		= MONUMENT LINE	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE
C	= CALCULATED VALUE		= DRAINAGE CATCH BASIN	F.N.	= FOUND NAIL		= GRAVEL
(C)	= CLASS	Δ	= CENTRAL ANGLE	P.T.	= POINT OF TANGENCY		= TILE
R	= RIVER LINE		= TRAFFIC SIGN	E.N.C.	= ENCROACHMENT		= PAVEMENT
CONC.	= CONCRETE		= CATCH BASIN (INLET)	F.I.	= FOUND IRON		= CBS WALL
P.R.C	= POINT OF REVERSE CURVE		= MAIL BOX	F.I.R.	= FOUND IRON REBAR		
P.C.	= POINT OF CURVATURE		= WOOD UTILITY POLE	L.F.E.	= LOWEST FLOOR ELEVATION		
F.N.D.	= FOUND NAIL/DISK		= ANCHOR POLE	L.P.	= LIGHT POLE		
P.C.C.	= POINT OF COMPOUND CURVE		= CONCRETE LIGHT POLE	(M)	= MEASURED VALUE		
R	= RADIUS		= CONCRETE POWER POLE	(R)	= RECORD VALUE		
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= FIRE HYDRANT		= SNAKE TREE		
INV. EL.	= INVERT ELEVATION		= ELECTRIC BOX		= PALM TREE		
P.B.	= PLAT BOOK		= CABLE TV BOX		X=TRUNK DIAMETER Y=TREE HEIGHT Z=CANOPY DIAMETER		
P.C.P.	= PERMANENT CONTROL POINT		= WIRE PULL BOX				
CMP	= CORRUGATED METAL PIPE		= WATER VALVE				
P.I.	= POINT OF INTERSECTION		= SEWER VALVE				
R/W	= RIGHT OF WAY		= METAL LIGHT POLE				
S/C	= SOLID CORNER		= WATER MANHOLE				
B	= BASIS						
BAD.	= RADIAL						
RES.	= RESIDENCE						
R/W	= RIGHT OF WAY						
S.F.	= SQUARE FEET						
S.I.P.	= SET IRON PIPE						
T.O.P.	= TOP OF PIPE						
SWK	= SIDEWALK						

TABLE OF MONUMENTS

TYPE OF MONUMENT	TOTAL
P.R.M.'s	6
P.C.P.'s	4

PROVIDED AS REQUIRED BY CHAPTER 177.091, FLORIDA STATUTES

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on January 12, 2004
2. The date of completion of the field work for the Update Survey was on June 29, 2016.

SECTION 2) LEGAL DESCRIPTION:

The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, LESS the South 35 feet thereof.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

A portion of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the SW Corner of said Section 33, Township 56 South, Range 39 East; thence N89°10'46"E along the South Line of the Southwest 1/4 of the Southwest 1/4 of said Section 33 for 838.72 feet; thence N00°56'11" W for 35.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue N00°56'11" W for 636.98 feet to a point on the North Line of the SE 1/4 of the SW 1/4 of the SW 1/4 of said Section 33; thence N89°05'20"E along said North Line of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 33 for 164.27 feet to the NE Corner of the West 1/2 of the the SE 1/4 of the SW 1/4 of the SW /4 of said Section 33; thence S00°55'55"E along the East Line of the West 1/2 of the the SE 1/4 of the SW 1/4 of the SW /4 of said Section 33 for 637.24 feet to a point on a line parallel with and 35.00 feet North of the South Line of the SW 1/4 of the SW 1/4 of said Section 33; thence S89°10'46"W along said line parallel with and 35.00 feet North of the South Line of the SW 1/4 of the SW 1/4 of Section 33 for 164.21 feet to the Point of Beginning.

(Warranty Deed dated February 4, 2013, recorded in Official Records Book 28471, at Page 4025, Miami-Dade County Records).

Containing 108,394 Square Feet or 2.49 Acres (Gross Area) and 81,782 Square Feet or 1.88 Acres (Net Area), more or less, by calculations.

SECTION 3) PROPERTY INFORMATION:

Property Address:
15401 SW 280th Street, Miami, Florida 33032
Folio No. 30-6933-000-0430

SECTION 4) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban area: (Linear 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

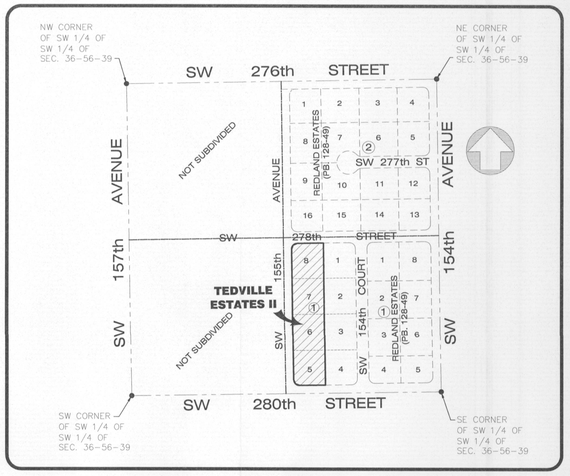
This Map of Survey is intended to be displayed at a scale of (1=40') or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the South Boundary line of the subject site with an assumed bearing of N89°10'46"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zones "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County, Unincorporated Areas), Map Panel No. 0590, Suffix L, Map Revised Date: September 11, 2009.



The SW 1/4 of the SW 1/4 of Section 33, Township 56 South, Range 39 East Miami-Dade County, Florida

LOCATION MAP

SCALE 1" = 300'

Township Map for Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division Services.

The subject property falls within Miami-Dade County Flood Criteria 7.0 Feet, more or less, as depicted on "AMENDED PLAT OF CRITERIA MAP", recorded in Plat Book 120, Page 13, Public Records of Miami-Dade County, Florida.

All elevations refer to National Geodetic Vertical Datum of 1929 and a Benchmark provided by Miami-Dade County, Public Works and Waste Management Department.

Benchmark No. BB-13
Elevation =+ 11.35 feet
Description: PK Nail & brass washer in concrete sidewalk located at SW 280th Street and SW 155th Avenue, Miami-Dade County, Florida.

SECTION 6) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

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, improvements and/or utilities were located or shown hereon.

SECTION 7) CLIENT INFORMATION:

This Map of Boundary and Topographic Survey was prepared at the insistence of and certified to:

SW 280 ST LLC
Contact: Frederick Dominguez
9100 S. Dadeland Blvd # 912
Miami, Fl., 33156
Phone: 786.319.3272
email: fdominguez@aeo.com

SECTION 8) DEVELOPMENT INFORMATION :

1. EXISTING ZONING DESIGNATION: EU-S (Estate Use, Single Family 25,000 Square Feet)
2. Land Use: Vacant, Unprotected
3. Number of Lots: 4
4. Number of Blocks: 1

SECTION 9) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT & T
POTABLE WATER: Miami Dade Water and Sewer Department
SANITARY SEWER: Septic Tank

SECTION 10) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE Corp. , a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida

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.

HADONNE CORP LB7097
PROFESSIONAL LAND SURVEYORS AND MAPPERS
1985 NW. 88th Court, Suite 201, Doral, Florida, 33172
phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com

TENTATIVE PLAT
for
SW 280 ST LLC.
of
15401 SW 280th Street, Miami, Florida 33032

REVISIONS

1- 01-15-14 ADD FPL EASEMENT
2- 11-15-2013 UPDATE
3- 06-30-2016 UPDATE
4-
5-
6-
7-
8-
9-
10-
11-
12-
13-
14-
15-
16-
17-
18-
19-

Job No.:	13150
Drawn:	BG
Checked:	
Scale:	1:40
Field Book:	FILE

1/1

TEDVILLE ESTATES II

TENTATIVE PLAT NO. **23442-6-COR.**

Sec. 33 Twp. 56 Rge. 39

Municipality: MIAMI-DADE

Zoned: EU-S

RECOMMENDS APPROVAL 8-5-16
Date. Regulatory and ~~Economic~~ Resources Dept. (Platting)

RECOMMENDS APPROVAL 8-5-16
Date. Regulatory and Economic Resources Dept. (Zoning)

☑ Recommends approval subject to the requirements checked below:

☑ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.

☑ Concurrency capacity reservation is valid until August 4, 2017 if tentative plat is kept active.

☑ Tentative Plat valid until May 5, 2017

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 Department of Transportation and Public Works. 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 7.0 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.IR.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.

☑ The Highway Division of the Miami Dade County Department of Transportation and Public Works shall approve Paving and Drainage plans for Section and Half Section Line roads.

☑ Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.

☑ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.

☑ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).

☑ Any existing structure, including fences on proposed public right-of-way must be removed prior to Final Plat review. An up-dated survey or a letter from a registered Land Surveyor stating that said improvement has been removed is required.

☑ See attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.

☑ MDWASD approval required prior to final plat review.

☑ School Board approval required prior to final plat review.

☑ Street Lights are required along Section Line roads. Contact Julio Navarro at (305) 592-8925 for details.

☑ 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.

☑ **One (1) SUR required prior to Final Plat review. Proper notation on the final plat is required.**

☑ **Note: Release of permits for models is contingent to the submittal of the required SUR's. Zoning Division approval is required.**

☑ 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.

☑ Processing fee for Permanent Reference Monument Verification.

☑ Water Control Division approval after final plat submittal. (DRER)

☑ Approval regarding method of water supply.

☑ Approval regarding method of sewage disposal.

☑ 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/platstatus)