IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

Number of Sites : (1)

FEES:

D.R.E.R.	$1,872.00
Plus $10.90 per site in excess of 6 sites	$0.00
D.R.E.R enviromental	$210.00
PRINT	$2,082.00

FOR OFFICIAL USE ONLY:
Agenda Date: 12-20-13
Tentative No.: T-23443-1-NEW
Received Date: 12-10-13

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 UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNICORPORATED MIAMI-DADE COUNTY Sec.: 35 Twp.: 56 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: ANSALDOBREDA FACILITY
2. Owner's Name: MIAMI DADE COUNTY - INTERNAL SERVICES DEPARTMENT Phone: ____
   Address: 111 NW 1ST STREET SUITE 2460 City: MIAMI State: FL Zip Code: 33128-1929
   Owner's Email Address: SOLAL@MIAMIDADE.GOV
3. Surveyor's Name: KEITH AND SCHNARS, P.A. Phone: 954.776.1616
   Address: 6500 N ANDREWS AVENUE City: FT. LAUDERDALE State: FL Zip Code: 33309-2132
   Surveyor's Email Address: tgray@KSFLA.COM
4. Folio No(s).: 30-6935-000-0390 / 30-6935-000-0400 / 30-6935-000-0410 / 30-6935-000-0052
5. Legal Description of Parent Tract: A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST
6. Street boundaries: SW 132ND AVE / SW 272ND ST / SW 127TH AVE
7. Present Zoning: RU-1 / RU-3M Zoning Hearing No.: Z13-100
8. Proposed use of Property:
   Single Family Res.(____ Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(549,395 Square .Ft.),
   Business(____ Sq. Ft.), Office(18,200 Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ___), Other (____ Sq. Ft. & No. of Units ____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants 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. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty.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 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:
COUNTY OF MIAMI-DADE)

Signature of Owner: [signature]
(Print name & Title here): LESTER SOLA, DIRECTOR, ISD

BEFORE ME, personally appeared LESTER SOLA this 3 day of DECEMBER, 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 03 day of DECEMBER, 2013 A.D.

EDWIN G. MORALES
MY COMMISSION # EE222706
EXPIRES September 13, 2016
(407) 398-0153 FloridaNotaryService.com

Signature of Notary Public: [signature]
(Print, Type name here: EDWIN G. MORALES)

(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- 11/01/065

TENTATIVE PLAT T-23443-1-NEW
ANSALDOBREDA FACILITY
SEC. 35, TWP. 56 S, RGE. 39 E DISTRICT 9
ZONING: RU-1, RU-3M MIAMI-DADE COUNTY

ANSALDOBREDA FACILITY

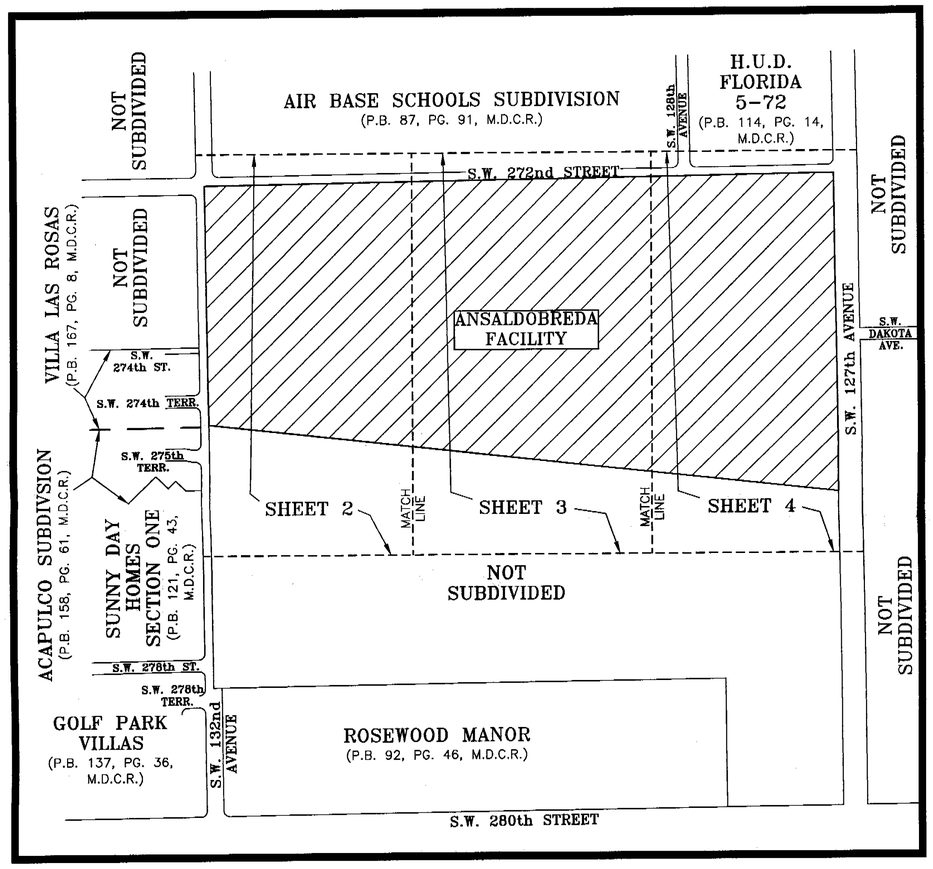
A PORTION OF SECTION 35,
TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(954) 776-1616

Z:\Projects\18107\00\SURVEY\CADD\18107-TENTATIVE-PLAT.dwg
NOVEMBER 2013

AS-BUILT TABLE

STRUCTURE #	RIM EL.	PIPE INFORMATION	INVERT EL.
#1-CB	7.39'	N, 15" PVC	3.93'
#2-SMH	7.41'	N, 9" PVC	(-)3.47'
		S, PLUGGED	(-)3.43'
#3-CB	7.81'	N, 24" PVC	3.31'
#4-SMH	8.12'	N, 9" PVC	(-)2.69'
		S, 9" PVC	(-)2.75'
#5-SMH	8.35'	N, 9" PVC	(-)1.72'
		S, 9" PVC	(-)1.88'
		W, 9" PVC	(-)1.76'
#6-SMH	8.72'	CHECK VALVE	N/A
#7-CB	7.98'	N, 24" PVC	3.33'
#8-CB	8.11'	S, 24" PVC	3.16'
#9-SMH	8.21'	S, 9" PVC	(-)0.76'
		W, 9" PVC	(-)0.80'
#10-SMH	7.72'	CHECK VALVE	N/A
#11-CB	8.20'	E, 1.8'x2.3' CONC	3.46'
#12-CB	8.45'	W, 1.8'x2.3' CONC	3.65'
#13-SMH	9.59'	CHECK VALVE	N/A
#14-CB	8.69'	E, 1.8'x2.3' CONC	3.32'
#15-CB	8.67'	W, 15" PVC	5.09'
#16-CB	9.48'	N, 36" PVC	3.18'
		W, 15" PVC	4.45'
#17-CB	7.93'	S, 15" CMP	4.36'
#18-CB	7.94'	S, 15" CMP	4.79'
#19-CB	8.33'	W, 1.8'x2.3' CONC	3.66'



LOCATION SKETCH
(1" = 300')
A PORTION SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST

LEGEND:

Δ	CENTRAL ANGLE (DELTA)
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CLF	CHAIN LINK FENCE
CLP	CONCRETE LIGHT POLE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE POLE
CO	CLEANOUT
CONC	CONCRETE
DWS	DETECTABLE WARNING SURFACE
DOT	DEPARTMENT OF TRANSPORTATION
EB	ELECTRIC BOX
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FND	FOUND
FOCM	FIBER OPTIC CABLE MARKER
FPL	FLORIDA POWER AND LIGHT
GA	GUYWIRE ANCHOR
GV	GATE VALVE
IP	IRON PIPE
IRC	IRON ROD WITH CAP
L	ARC LENGTH
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
MH	MANHOLE
MP	METAL POLE
OH	OVERHEAD WIRES
P.B.	PLAT BOOK
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PG.	PAGE
PROJ.	PROJECT
R	RADIUS
RGE.	RANGE
R/W	RIGHT OF WAY
SEC.	SECTION
SBT&T	TELEPHONE AND TELECOMMUNICATIONS
SMH	SANITARY MANHOLE
STR.#	STRUCTURE NUMBER
TSB	TRAFFIC SIGNAL BOX
TWP.	TOWNSHIP
WF	WOOD FENCE
WLP	WOOD POLE WITH LIGHT
WP	WOOD POLE
W/	WITH
⊙	TREE
✳	PINE TREE
🌴	PALM TREE

TREE LEGEND:

A	AURILLEA
B	AURILLEA
C	BLACK OLIVE
D	EAR LEAF ACIA
E	INVASIVE LEAD
F	FICUS
H	UMBRELLA
I	OAK
J	PINE

TENTATIVE PLAT

CONTACT PERSON INFORMATION

NAME: ROBERT K. KRISAK, PSM
TELEPHONE NUMBER: 954-776-1616
FAX NUMBER: 954-351-7643
E-MAIL ADDRESS: rkrisak@keithandschnars.com

LEGAL DESCRIPTION:
A PORTION OF THE NORTH HALF OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI -DADE COUNTY, FLORIDA. BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35, THENCE NORTH 00°45'41" WEST, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 1344.58 FEET; THENCE SOUTH 89°14'04" WEST, 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTHWEST 127th AVENUE; THENCE, ALONG SAID RIGHT OF WAY LINE, NORTH 00°45'41" WEST, A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°35'33" WEST, A DISTANCE OF 2662.70 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 35; THENCE ALONG SAID WEST LINE, NORTH 00°50'28" WEST, A DISTANCE OF 1000.51 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE ALONG SAID NORTH LINE, NORTH 89°11'34" EAST, A DISTANCE OF 2643.28 FEET TO THE SAID WEST RIGHT OF WAY LINE OF SOUTHWEST 127th AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 00°45'41" EAST, A DISTANCE OF 1334.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.84 ACRES, MORE OR LESS.

NOTES:
1. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO FLORIDA COORDINATE SYSTEM EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION, BASED ON THE TRANSFORMATION TO THE NAD83 DATUM (2011 ADJUSTMENT) REFERENCE BEARING OF N00°45'41"W ALONG THE EAST LINE OF SECTION 35-56-39.
3. THE METES AND BOUNDS LAND DESCRIPTION HEREON WAS PREPARED BY THE SURVEYOR. SAID LEGAL DESCRIPTION IS A PORTION OF THE LEGAL DESCRIPTION CONVEYED TO MIAMI-DADE COUNTY ON AUGUST 12, 2004, AS RECORDED ON DECEMBER 8, 2004 IN OFFICIAL RECORDS BOOK 22889, PAGES 2565-2574, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY
4. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. MEASURED DISTANCES AND DIRECTIONS AGREE WITH RECORDED DISTANCES AND DIRECTIONS UNLESS OTHERWISE NOTED. MEASUREMENTS ARE US SURVEY FEET.
7. THE SYMBOLS SHOWN IN THE LEGEND AND ON THE MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES.
8. ON-SITE DRAINAGE WAS NOT LOCATED, EXCEPT AS SHOWN.
9. ELEVATIONS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND GIVEN IN UNITED STATES SURVEY FEET. VERTICAL CONTROL IS FIRST ORDER, CLASS II, BASED ON A TRIANGULATION STATION DISK SET IN A CONCRETE POST STAMPED "WALDIN 1962" ACCORDING TO THE NATIONAL GEODETIC SURVEY DATA SHEET POINT IDENTIFICATION NUMBER "AC1998" WITH AN ELEVATION OF 1.957 METERS, AND CONVERTED, USING THE CORPSCON PROGRAM VERSION 6, TO BE AN ELEVATION OF 7.943 FEET.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
11. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12086C0594-L OF MIAMI-DADE COUNTY, FLORIDA AND INCORPORATED AREAS, IN THE COMMUNITY (120635) OF UNINCORPORATED AREAS, HAVING A PANEL NUMBER OF 0594, SUFFIX L AND A MAP REVISION DATE OF SEPTEMBER 11, 2009; THE SURVEYED PROPERTY IS LOCATED IN FLOOD ZONE X WITH A BASE FLOOD ELEVATION UNDETERMINED. THE INDEX MAP NUMBER FOR THIS PROJECT IS 12086CIND 1A AND 2A, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009.

    THE SURVEYED PROPERTY, ACCORDING TO THE AMENDED PLAT OF FLOOD CRITERIA MAP, AS RECORDED IN PLAT BOOK 120, PAGE 13, DATED MARCH 1982, ACCORDING TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IS LOCATED IN THE 5.0' ELEVATION AREA BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
12. ACCORDING TO THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S OFFICE, THE FOLIO NUMBERS OF THE SUBJECT PARCEL AND RESPECTIVE ZONING CLASSIFICATIONS ARE AS FOLLOWS (AS OF 11/27/2013):
    30-6935-000-0390 - ZONING: RU-3M (MINIMUM. APARTMENT HOUSE)
    30-6935-000-0400 - ZONING: RU-1 (SINGLE FAMILY RESIDENTIAL)
    30-6935-000-0410 - ZONING: RU-1 (SINGLE FAMILY RESIDENTIAL)
    30-6935-000-0052 - ZONING: RU-1 (SINGLE FAMILY RESIDENTIAL).

    THE OWNER OF THE LANDS REPRESENTED BY THE ABOVE FOLIO NUMBERS:
    MIAMI DADE COUNTY
    GSA - R/E MGMT
    111 NW 1ST ST SUTE 2460
    MIAMI, FLORIDA 33128-1929
13. PLAT ACREAGE:
    LANDS DESIGNATED AS RIGHT OF WAY: 2.91 ACRES, +/-,
    PARCEL A, EXCLUDING LANDS DESIGNATED AS RIGHT OF WAY: 67.93 ACRES +/-
    TOTAL ACREAGE (PARCEL A): 70.84 ACRES, +/-

NOTE:
SUBJECT PROPERTY WAS UNDERGOING DEMOLITION AT THE TIME OF SURVEY, ITEMS SHOWN HEREON MAY HAVE BEEN REMOVED. TOPOGRAPHIC AND PLANIMETRIC FEATURES REFLECT EXISTING CONDITIONS ON THE DATE OF SURVEY AS SHOWN HEREON.

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS SURVEYED UNDER MY DIRECTION ON OCTOBER 10, 2013. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS

BY: TIMOTHY H. GRAY, PSM
FLORIDA REGISTRATION NO. 6604

Z:\Projects\18107\00\SURVEY\CADD\18107-TENTATIVE-PLAT.dwg

KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL. 33309-2132 (954)776-1616

DATE	REVISIONS

DATE	11-05-2013
SCALE	AS SHOWN
FIELD BOOK	1365
DRAWN BY	DP/JV/TG
CHECKED BY	RKK

BOUNDARY AND TOPOGRAPHIC SURVEY
ANSALDOBREDA FACILITY

A PORTION OF SECTION 35,
TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SHEET NO. 1
OF 4 SHEETS
PROJECT NO. 18107C

ANSALDOBREDA FACILITY

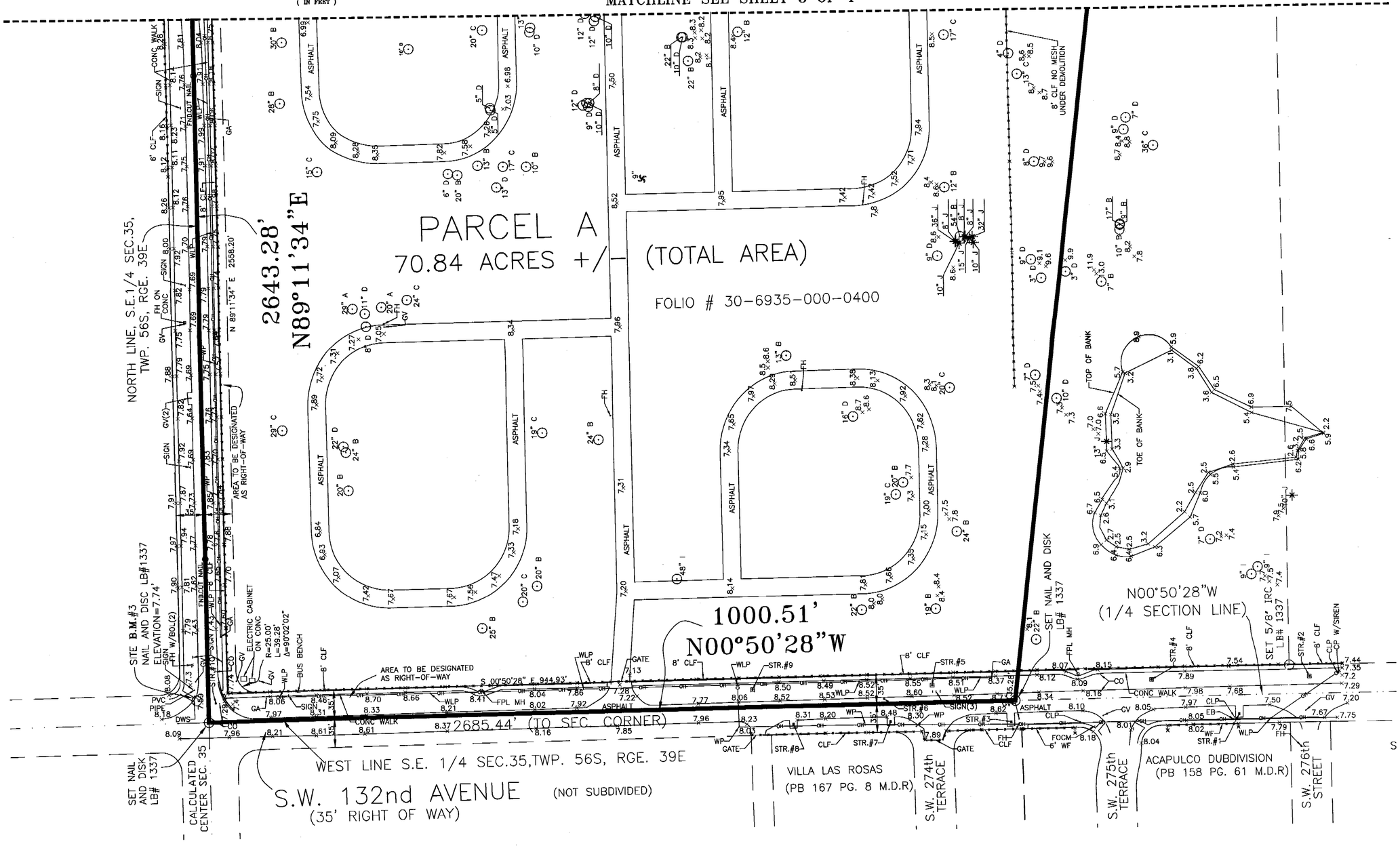
A PORTION OF SECTION 35,
TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(954) 776-1616
Z:\Projects\18107\00\SURVEY\CADD\18107-TENTATIVE-PLAT.dwg
NOVEMBER 2013

NOTE:
SEE SHEET 1 OF 4 FOR LEGEND, NOTES, AND CERTIFICATE

GRAPHIC SCALE
60' 0 60'
(IN FEET)

MATCHLINE SEE SHEET 3 OF 4



Z:\Projects\18107\00\SURVEY\CADD\18107-TENTATIVE-PLAT.dwg

KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL. 33309-2132 (954)776-1616

DATE	REVISIONS

DATE	11-05-2013
SCALE	AS SHOWN
FIELD BOOK	1365
DRAWN BY	DP/JV/TG
CHECKED BY	RKK

BOUNDARY AND TOPOGRAPHIC SURVEY
ANSALDOBREDA FACILITY

A PORTION OF SECTION 35,
TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

SHEET NO. 2
OF 4 SHEETS
PROJECT NO. 18107C

ANSALDOBREDA FACILITY

A PORTION OF SECTION 35,
TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI–DADE COUNTY, FLORIDA

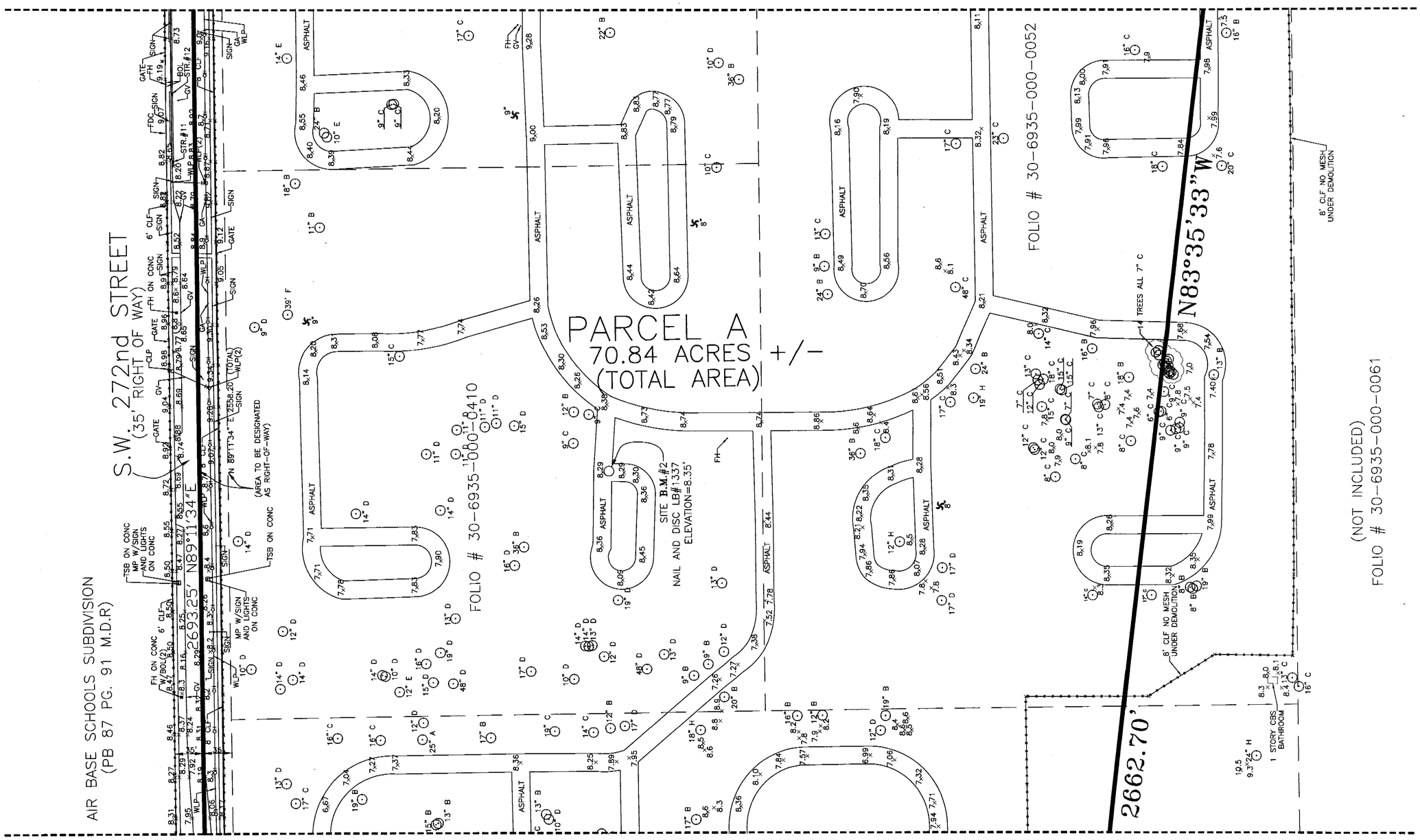
PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS – PLANNERS – SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(954) 776–1616

Z:\Projects\18107\00\SURVEY\CADD\18107–TENTATIVE–PLAT.dwg
NOVEMBER 2013

GRAPHIC SCALE
60′ 0 60′
(IN FEET)

NOTE:
SEE SHEET 1 OF 4 FOR LEGEND, NOTES, AND CERTIFICATE

MATCHLINE SEE SHEET 4 OF 4



MATCHLINE SEE SHEET 2 OF 4

Z:\Projects\18107\00\SURVEY\CADD\18107–TENTATIVE–PLAT.dwg

KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL. 33309–2132 (954)776–1616

DATE	REVISIONS

DATE	11–05–2013
SCALE	AS SHOWN
FIELD BOOK	1365
DRAWN BY	DP/JV/TG
CHECKED BY	RKK

BOUNDARY AND TOPOGRAPHIC SURVEY
ANSALDOBREDA FACILITY

A PORTION OF SECTION 35,
TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI–DADE COUNTY, FLORIDA

SHEET NO. 3
OF 4 SHEETS
PROJECT NO.
18107C

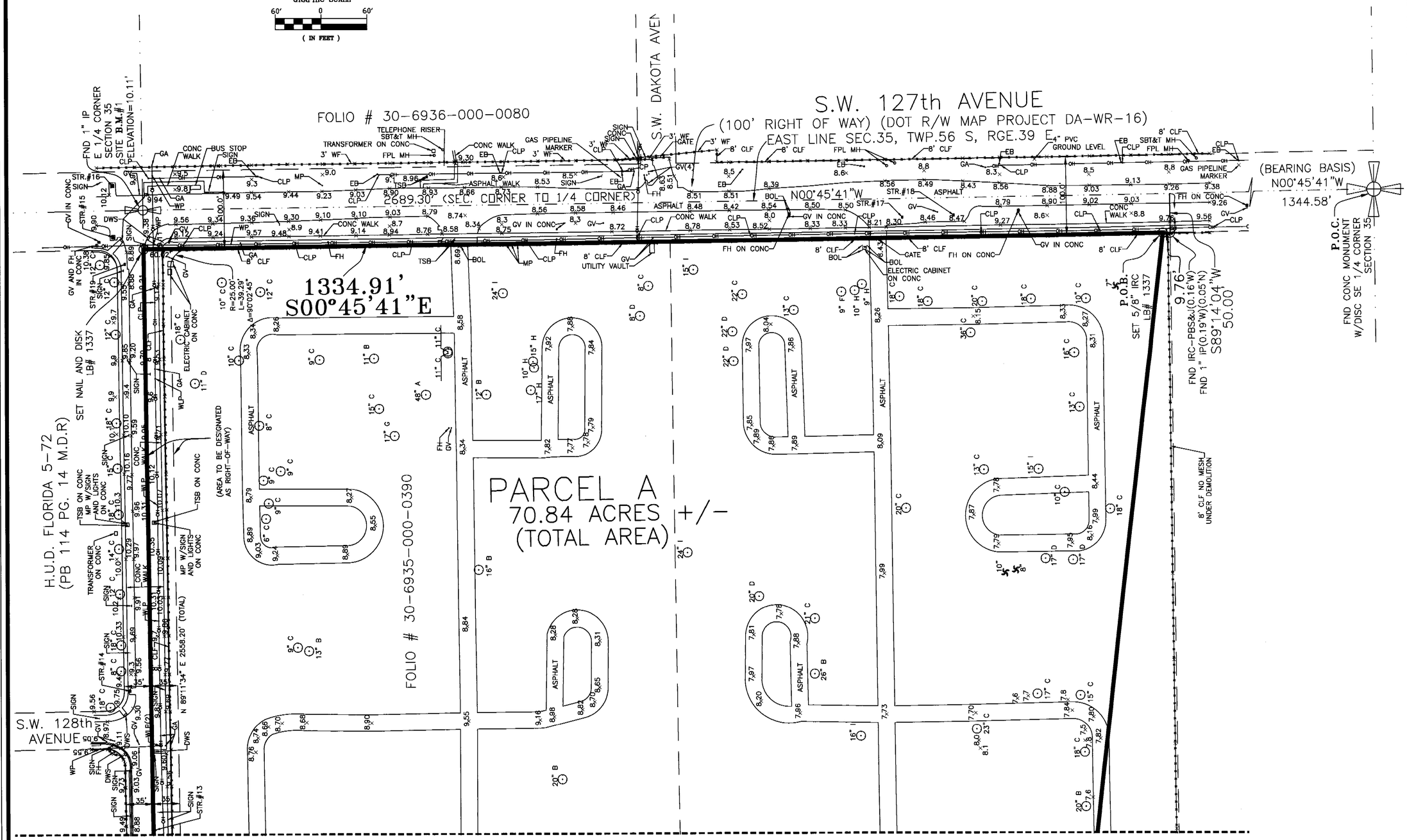
ANSALDOBREDA FACILITY

A PORTION OF SECTION 35,
TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI–DADE COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS – PLANNERS – SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(954) 776–1616
Z:\Projects\18107\00\SURVEY\CADD\18107–TENTATIVE–PLAT.dwg
NOVEMBER 2013

NOTE:
SEE SHEET 1 OF 4 FOR LEGEND, NOTES, AND CERTIFICATE

GRAPHIC SCALE
60' 0 60'
(IN FEET)



KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL. 33309-2132 (954)776-1616

Z:\Projects\18107\00\SURVEY\CADD\18107-TENTATIVE-PLAT.dwg

DATE	REVISIONS

DATE	11-05-2013
SCALE	AS SHOWN
FIELD BOOK	1365
DRAWN BY	DP/JV/TG
CHECKED BY	RKK

BOUNDARY AND TOPOGRAPHIC SURVEY
ANSALDOBREDA FACILITY

A PORTION OF SECTION 35,
TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI–DADE COUNTY, FLORIDA

SHEET NO. 4
OF 4 SHEETS
PROJECT NO.
18107C