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

Number of Sites : (84)

FEES:

D.R.E.R.	$1,872.00
Plus $10.90 per site in excess of 6 sites	$850.20
D.R.E.R enviromental	$210.00
PRINT	$2,932.20
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

FOR OFFICIAL USE ONLY:
Agenda Date: 2-7-14
Tentative No.: T-23454-1-NEW
Received Date: 1-27-14

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: DORAL Sec.: 17 Twp.: 53 S. Rge.: 40 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: DORAL PALMS SOUTH
2. Owner's Name: Terra Acon Doral Palms, LLC Phone: 305-777-3050
   Address: 2665 S. Bayshore Drive, Suite 1020 City: Miami State: FL Zip Code: 33133
   Owner's Email Address: aadler@terragroup.com
3. Surveyor's Name: Schwebke-Shiskin & Associates, Inc. Phone: 305-652-7010
   Address: 3240 Corporate Way City: Miramar State: FL Zip Code: 33025
   Surveyor's Email Address: mjohnson@shiskin.com
4. Folio No(s).: 35-3017-001-0219 / 35-3017-001-0231 / 35-3017-001-0221 / ____
5. Legal Description of Parent Tract: see attached Exhibit "A"
6. Street boundaries: South of N.W. 69 Terrace between 102 Ave. and 104 Ave.
7. Present Zoning: "X" & AH (EI 5 Zoning Hearing No.: ____
8. Proposed use of Property:
   Single Family Res.(80 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: 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 itle 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: ____

(Print name & Title here): David Martin, Manager

BEFORE ME, personally appeared David Martin this 8 day of January, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ✓ or produce personally known 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 January, 2014 A.D.

SANDRA RAMOS
Commission # EE 178548
My Commission Expires
April 30, 2016

Signature of Notary Public: ____

(Print, Type name here: Sandra Ramos)

4/30/2016 (Commission Expires) EE178548 (Commission Number)

(NOTARY SEAL)

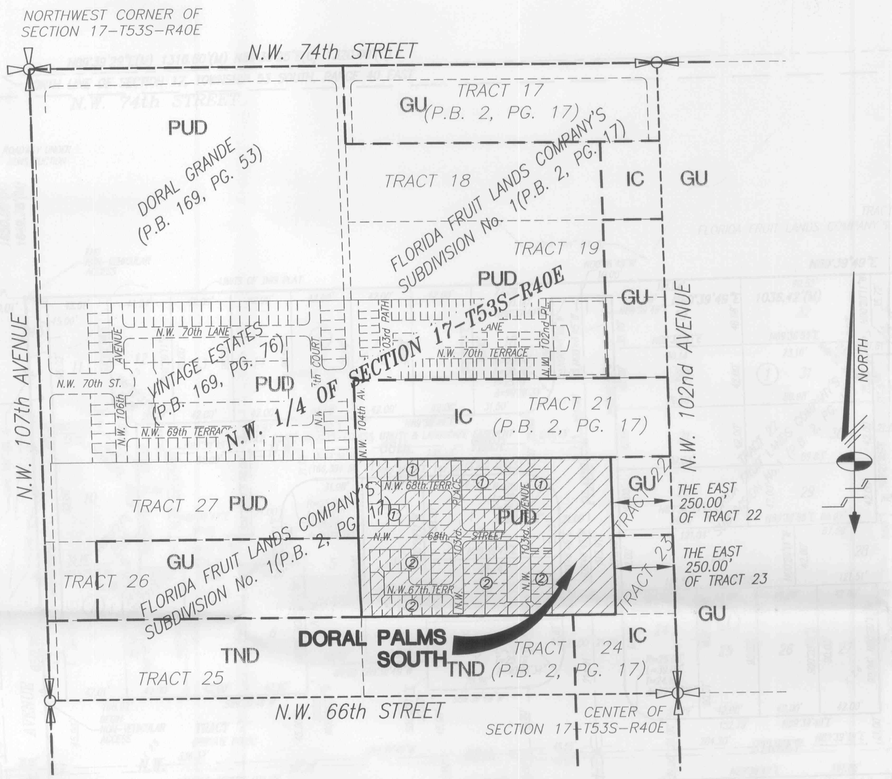
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/06

TENTATIVE PLAT T-23454-2-COR.
DORAL PALMS SOUTH
SEC. 17, TWP. 53 S, RGE. 40 E DISTRICT 12
ZONING: PUD CITY OF DORAL

DORAL PALMS SOUTH

A REPLAT OF A PORTION OF TRACT 22 AND TRACT 23, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP
N.W. 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST
SCALE 1"=300'

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N01°42'58"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE N.W. 1/4 OF SECTION 17.

2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.

3) PROPERTY AS DESCRIBED HEREON CONTAINS 703,571 SQ.FT. OR 16.151 ACRES.

4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.

5) PREPARED FOR: TERRA ACON DORAL PALMS, LLC.

6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE X, AND FEDERAL FLOOD HAZARD ZONE AH (EL 5) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120041 0278 L, MAP NUMBER 12086C0278L, MAP DATED 09-11-2009.

8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.

9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.

10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS.

11) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.

12) BENCHMARKS
a) MIAMI-DADE COUNTY BENCHMARK (N-3129) ELEVATION (NGVD 29) 8.46
NW 58 ST --- SOUTH OF EXTENDED SOUTH EDGE OF PAVEMENT
NW 107 AVE --- 27' EAST OF WEST EDGE OF PAVEMENT
DESCRIPTION: PK NAIL AND BRASS WASHER IN CONC MEDIAN.
b) MIAMI-DADE COUNTY BENCHMARK (H-331-R) ELEVATION (NGVD 29) 7.17
NW 58 ST --- ON C/L, NW 97 AVE --- ON C/L,
DESCRIPTION: DADE CO. BRASS DISC IN CONC MON IN MIDDLE OF INTERSECTION AND IS THE S.E. CORNER 17-53-40.

13) MIAMI-DADE COUNTY, FLORIDA, TAX FOLIO NUMBERS:
TRACT 22: FOLIO NO. 35-3017-001-0219 & 30-3017-001-0221
TRACT 23: FOLIO NO. 35-3017-001-0231

14) THIS SKETCH REPRESENTS A "BOUNDARY SURVEY" FOR TENTATIVE PLAT PURPOSES.

15) THE ACCURACY OBTAINED BY FIELD MEASUREMENTS 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).

16) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS FIFTY FEET OR SMALLER.

17) DISTANCES AND BEARINGS ALONG BOUNDARY OF SUBJECT PROPERTY LABELED "(R)" ARE BASED THE RECORDED PLAT OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO.1, SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

TRACTS 22 AND 23, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA: LESS THAT PORTION OF SAID TRACTS 22 AND 23 LYING WITHIN THE EAST 250 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 17.

LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "TENTATIVE PLAT" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR BOUNDARY SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwebke-Shiskin & Associates, Inc.

By: _____
MARK STEVEN JOHNSON SEC'Y & TREAS.
PROFESSIONAL LAND SURVEYOR #4775 STATE OF FLORIDA

AREA TABULATION

GROSS AREA (PLAT LIMITS)		703,571 sq.ft. / 16.151 acres
ADDITIONAL PROPOSED RIGHT OF WAY:		19,797 sq.ft. / 0.454 acres
TRACT "A"	(INGRESS-EGRESS, LANDSCAPE AND UTILITY EASEMENT)	166,384 sq.ft. / 3.819 acres
TRACT "B"	(CLUB HOUSE TRACT)	11,097 sq.ft. / 0.255 acres
TRACT "C"	(STORM WATER MANAGEMENT AREA)	170,395 sq.ft. / 3.912 acres
TRACT "D"	(STORM WATER MAINTENANCE ACCESS)	1,081 sq. ft. / 0.025 acres
AGGREGATE TOTAL LOT AREA (80 SINGLE FAMILY LOTS)		334,817 sq.ft. / 7.686 acres
NET AREA	(PLAT LIMITS LESS PROPOSED RIGHT OF WAY)	683,774 sq.ft. / 15.697 acres

CONTACT INFORMATION

NAME: MICHAEL P. PIAZZA
TELEPHONE NUMBER: 305-416-4556
FAX NUMBER: 305-416-2771
E-MAIL ADDRESS: mpiazza@terragroup.com

ZONING: PUD (PLANNED UNIT DEVELOPMENT)
SINGLE FAMILY ATTACHED UNITS: 0
SINGLE FAMILY DETACHED UNITS: 80
MULTI-FAMILY UNITS: 0
TOTAL ACREAGE:
NET AREA = 15.697± ACRES (683,774 sq. ft.)
GROSS AREA = 16.151± ACRES (703,571 Sq. ft)

DEVELOPMENT INFORMATION

1. OWNER: TERRA ACON DORAL PALMS, LLC.
1900 NORTH BAYSHORE DRIVE, SUITE 204-A
MIAMI, FLORIDA 33132
2. NUMBER OF TRACTS: 4
(SEE "AREA TABULATION")
NUMBER OF LOTS: 80
3. UTILITY SERVICE: WATER AND SEWER-MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT
4. EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
5. MIAMI-DADE COUNTY, FLORIDA, FLOOD CRITERIA: 7.1 FEET N.G.V.D. 1929
(PER PLAT BOOK 120, PAGE 13, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)
6. PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X," AND FEDERAL FLOOD HAZARD ZONE "AH" (BASE FLOOD ELEVATION=5) PER F.I.R.M. COMMUNITY NO. 120041, PANEL NO. 0278, SUFFIX L, AS SHOWN ON MAP NUMBER 12086C0278L, MAP DATED 09-11-2009.
7. MIAMI-DADE COUNTY, FLORIDA, PROPERTY APPRAISER TAX FOLIO NO.:
TRACT 22: 35-3017-001-0219 &
35-3017-001-0221
TRACT 23: 35-3017-001-0231

PROPOSED USE:

SINGLE FAMILY DETACHED HOMES	80 UNITS
CLUB HOUSE WITH KITCHEN	4,725 SQ. FT.

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CATV CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CPP CONCRETE POWER POLE
CONTROL POINT
CURB INLET
EL ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
FPL F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GP GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
OVERHEAD WIRES (APPROXIMATE)
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PRM PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SHMESE CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WM WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

R	denotes RADIUS
Δ	denotes DELTA ANGLE
L	denotes ARC DISTANCE
T	denotes TANGENT DISTANCE
PCP	denotes PERMANENT CONTROL POINT
PRM	denotes PERMANENT REFERENCE MONUMENT
PB	denotes PLAT BOOK
PG	denotes PAGE
POC	denotes POINT OF COMMENCEMENT
POB	denotes POINT OF BEGINNING
OHW	denotes OVERHEAD UTILITY WIRES
ORB	denotes OFFICIAL RECORDS BOOK
PC	denotes POINT OF CURVATURE
CBS	denotes CONCRETE BLOCK STRUCTURE
CONC	denotes CONCRETE
CLF	denotes CHAINLINK FENCE
WF	denotes WOOD FENCE
F.I.P.	denotes FOUND IRON PIPE
S.I.P.	denotes SET IRON PIPE & LB-87 CAP
F.N.D.	denotes FOUND NAIL & BRASS DISC
S.N.D.	denotes SET LB-87 NAIL & BRASS DISC
CL	denotes CLEAR
ENCR.	denotes ENCROACHMENT
S.W.M.A.	denotes STORM WATER MANAGEMENT AREA
SQ. FT.	denotes SQUARE FEET
(D)	denotes DEED DISTANCE
(L)	denotes DISTANCE BY LEGAL DESCRIPTION
(M)	denotes MEASURED DISTANCE
(R)	denotes RECORD OR PLATTED DISTANCE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)
COMM COMMUNICATION
DRAIN DRAINAGE
FPL ELECTRIC
FM FORCE MAIN
IRRIG IRRIGATION
GAS NATURAL GAS
SM SANITARY SEWER
WM WATER

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 435-3288
CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: Dino	Survey Date: 08-14-2013	Checked By: MSJ	Date:
Order No. 201616	F.B. No.: 2204/A Pg. 74	Scale: AS SHOWN	
File No. AJ-6004		Sheet 1 of 2 Sheet(s)	

TENTATIVE PLAT
PREPARED FOR
TERRA ACON DORAL PALMS, LLC
1900 NORTH BAYSHORE DRIVE, SUITE 204-A
MIAMI, FLORIDA 33132
Section 17, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:

FILE NO. AJ-6004

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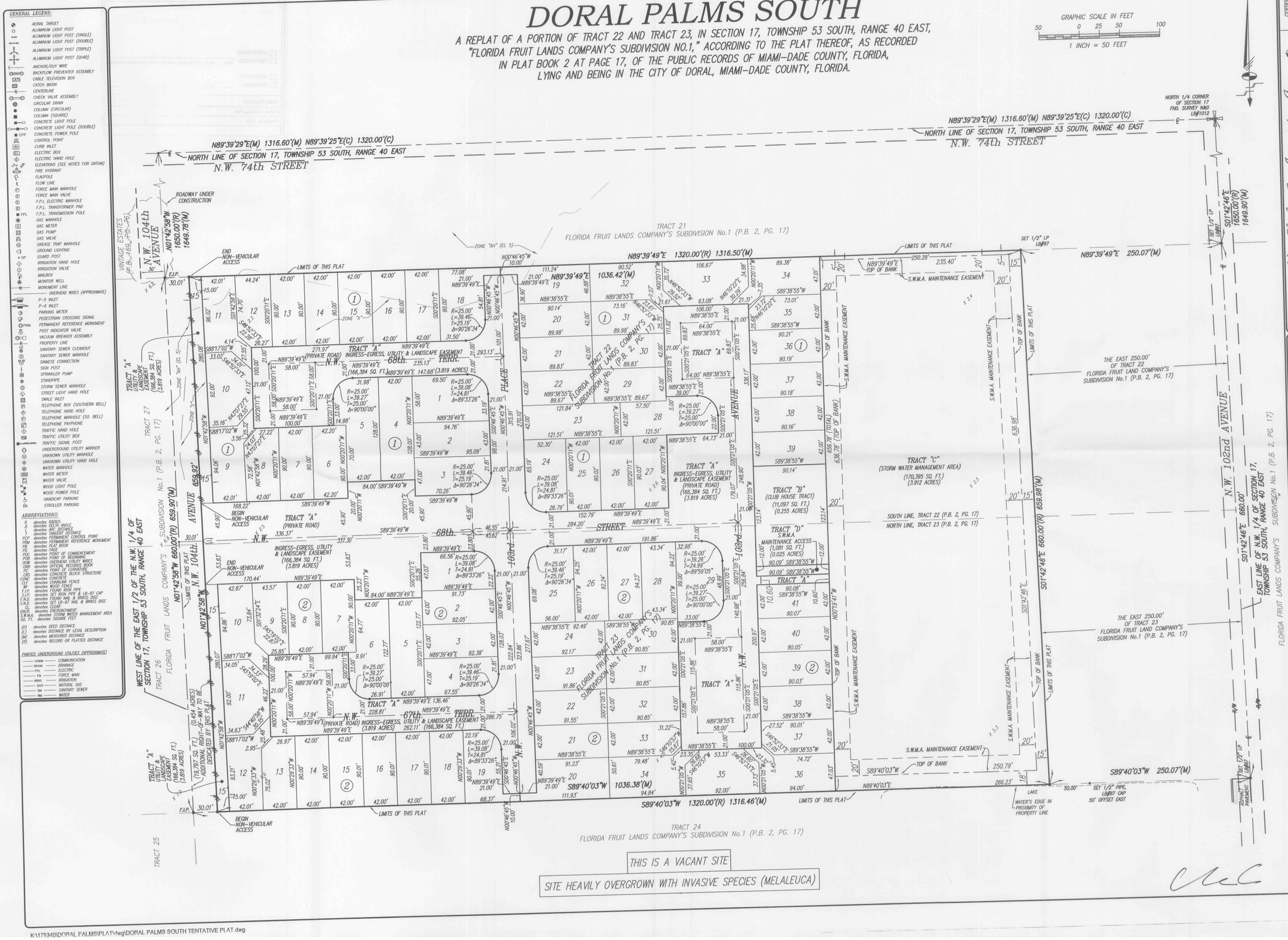
DORAL PALMS SOUTH

A REPLAT OF A PORTION OF TRACT 22 AND TRACT 23, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA.



THIS IS A VACANT SITE

SITE HEAVILY OVERGROWN WITH INVASIVE SPECIES (MELALEUCA)

GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
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TELEPHONE PAYPHONE
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TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
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PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

CONM — COMMUNICATION
DRAIN — DRAINAGE
TPL — ELECTRIC
FM — FORCE MAIN
IRRIG — IRRIGATION
GAS — NATURAL GAS
SM — SANITARY SEWER
WM — WATER

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CERTIFICATE OF AUTHORIZATION No. LB-87

Drawn By: Dino	Order No. 201617	Survey Date: 08-14-2013	F.B. No.: 229/A Pg. 74
Checked By: MSJ	Date:	Scale: AS SHOWN	Sheet 2 of 2 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

File No. AJ-6004

TENTATIVE PLAT

PREPARED FOR
TERRA ACON DORAL PALMS, LLC
1900 NORTH BAYSHORE DRIVE, SUITE 204-A
MIAMI, FLORIDA 33132

Section 17, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida

REVISIONS

Date:	Order No.	Field Book	Remarks:	By:

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K:\175340\DORAL PALMS\PLAT\dwg\DORAL PALMS SOUTH TENTATIVE PLAT.dwg