

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

FOR OFFICIAL USE ONLY:

Agenda Date: 2-28-14
Tentative No.: T-23465-1-NEW
Received Date: 2-18-14

	Number of Sites : (1)	
FEES:		
P.W.W.M. -----		\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----		\$0.00
P.E.R.A. -----		\$210.00
	PRINT	\$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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 34 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: SOUTH POINTE VILLAS

2. Owner's Name: 137 HOLDINGS, LLC Phone: 305-969-2000

Address: 12448 SW 127th AVENUE City: MIAMI State: FL Zip Code: 33186

Owner's Email Address: Omar.Fonte@garco.net

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101

Address: 9360 SW 72nd STREET, SUITE 200 City: MIAMI State: FL Zip Code: 33173

Surveyor's Email Address: ED@ASOMIAMI.COM

4. Folio No(s): 30-6934-000-0320 / 30-6934-000-0331 / 30-6934-000-0340 /

5. Legal Description of Parent Tract: PORTION OF NW 1/4, NE 1/4, SE 1/4 OF SECTION 44, TWP 56S, RG 39E

6. Street boundaries: SW 272nd STREET AND SW 137th AVENUE

7. Present Zoning: MULTI FAMILY Zoning Hearing No.:

8. Proposed use of Property:
Single Family Res.(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.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

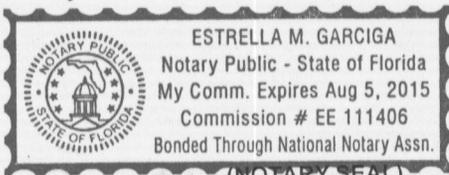
Signature of Owner:

(Print name & Title here):

Martha Fernandez Manager

BEFORE ME, personally appeared Martha Fernandez this 12 day of February, 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 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, 2014 A.D.



Signature of Notary Public:

(Print, Type name here):

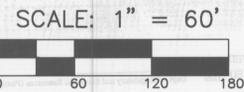
Estrella G. Garcia

08-05-14
(Commission Expires)

EE111406
(Commission Number)

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

TENTATIVE PLAT T-23465-6-COR.
SOUTH POINT VILLAS, S.E. 1/4 SEC. 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY
ZONING: RU-4M



TENTATIVE PLAT OF SOUTH POINTE VILLAS

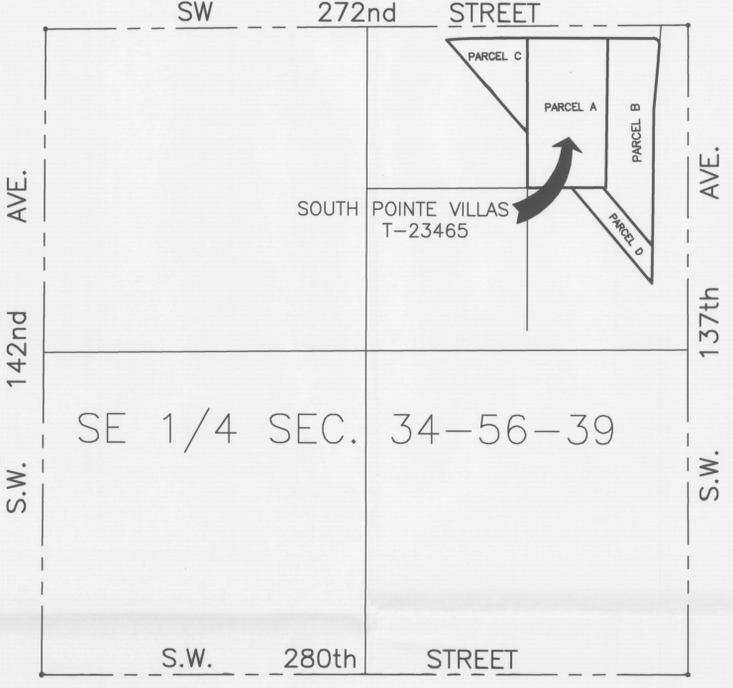
A PROPOSED SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI - DADE COUNTY, FLORIDA

ABBREVIATION (IF ANY APPLIED)

- A = CURVE
- A/C = AIR CONDITIONING UNIT
- ASPHL = ASPHALT
- B.M. = BENCH MARK
- BM/CORN = BLOCK CORNER
- CALC(C) = CALCULATED
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CH.B.R. = CHORD BEARING
- C.L.F. = CHAIN LINK FENCE
- CL = CLEAR
- CONC. = CONCRETE
- D.M.E. = DRAINAGE MAINT. EASEMENT
- Ø = DIAMETER
- EASMT. = EASEMENT
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- F.D.H. = FOUND DRILL HOLE
- F.H. = FIRE HYDRANT
- F.N/D = FOUND NAIL AND DISC
- F.I.P. = FOUND IRON PIPE
- L.P. = LIGHT POLE
- MEAS(M) = MEASURED
- MH = MANHOLE
- M = MONUMENT
- M = MONUMENT LINE
- NTS = NOT TO SCALE
- P.W. = PARKWAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- P.L. = PROPERTY LINE
- P.P. = POWER POLE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- RAD. = RADIAL
- REC (R) = RECORDED
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.D/H = SET DRILL HOLE
- S.N/D = SET NAIL AND DISC
- S.I.P. = SET IRON PIPE
- S.R.B. = SET REBAR
- STY = STORY
- SWK. = SIDEWALK
- T.O.P. = TOP OF BANK
- U.C. = UTIL. EASEMENT
- W.P. = WOODEN POLE
- § = SECTION LINE
- CP = CONCRETE POLE

LOCATION MAP

SCALE: 1"=300'



SITE ADDRESS: 137XX S.W. 272nd STREET, MIAMI FLORIDA 33032
JOB NUMBER: 14-130
DATE OF SURVEY: DEC. 11, 2015

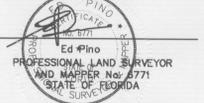
GENERAL SURVEYOR'S NOTES:

- THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
- SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
- UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.
- PURSUANT TO THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.
- THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
- THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
- THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
- THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/2 FOOT FOR NATURAL GROUND SURFACES AND 1/16 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
- THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
- ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.
- IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 51-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.
- NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.
- NOT VALID UNLESS SEALED WITH AN EMBESSED SURVEYOR SEAL.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORDS ON THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED 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 472.027, OF THE FLORIDA STATUTES AND TO CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE.

American Services of Miami, Corp.



TENTATIVE FOR SOUTH POINTE VILLAS

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers - Planners - Surveyors

1370 S.W. 72nd STREET, SUITE 200
MIAMI, FLORIDA 33150
PH: (305) 598-5900
FAX: (305) 598-8877
ADMINISTRATIVE

FOR: 137 HOLDINGS, LLC
SCALE: 1"=60'
DATE: 12/11/15 APPROVED BY: E.P.

DRAWN BY: C.A.
FIELD BOOK No.

CHECKED BY: E.P.
PAGE No. 1

ORDER No. 14-130
SHEET No. 1

SURVEYOR'S NOTES:

The Property described on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AH" of the Flood Insurance Rate Map identified as Community Panel No. 120635-0533L, bearing an effective date of September 11, 2009. Base elevation of 7.00.

Land Area of Subject Property: 10.70 Acres(+/-)
The Property is Zoned RU-4M (Resolution No. CZAB 15-1-14)
The precision of traverse for this Boundary Land Title Survey is one part in 44,000. The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).
There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are refer to an assume meridian of N.00°10'47"W. for the centerline as S.W. 137th AVE.
Dade County Flood Criteria = 6.0

Number of Lots: One Tract for 252 Apartment units on 4 Buildings
Bench Mark used: Bench Mark used: BM No. 122, Elevation 8.13 at S.W. 280th Street and Homestead Airbase

Proposed use: 252 Apartment units on a single Tract "A"
Owner Info: 137 Holdings LLC
2990 Ponce de Leon Blvd, Suite 500
Miami, Florida 33134

PARCEL C
Folio No. 30-6934-000-0331
Net Area: 63,377 SF (+/-)
or 1.455 AC (+/-)

PARCEL A
Folio No. 30-6934-000-0329
Net Area: 207,414 SF (+/-)
or 4.742 AC (+/-)

PARCEL B
Folio No. 30-6934-000-0340
Net Area: 181,669 SF (+/-)
or 4.140 AC (+/-)

PROPOSED TRACT "A"
Net Area: 466,481.23 SF (+/-)
or 10.708 AC (+/-)

CONTACT PERSON INFORMATION
NAME: ED PINO
PHONE: (305) 598-5101
FAX: (305) 598-8827
E-MAIL: ED@ASOMIAMI.COM