

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee payable to: MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:

Agenda Date: 6-6-14

Tentative No.: T-23498-1-NEW

Received Date: 5-22-14

FEES:

D.R.E.R. 1872.00
Plus \$10.90 per site in excess of 6 sites 0
D.R.E.R environmental 210.00

PRINT 2082

Concurrency Review Fee (\*6.00% of Sub-Total) -- 124.92 \*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> 2206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: HOMESTEAD Sec.: 17 Twp.: 97 S. Rge.: 99 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: TROPICAL VILLAS

2. Owner's Name: SR Acquisitions Homestead LLC Phone: 305-445-9855

Address: 782 NW 42nd Ave #630 City: MIAMI State: FL Zip Code: 33126

Owner's Email Address: Tony@SFLD.NET

3. Surveyor's Name: JULIO QUINTANA Phone: 786-402-4475

Address: 7971 NW 186 TERRACE City: MIAMI State: FL Zip Code: 33019

Surveyor's Email Address: QUINTANA\_J@COMCAST.NET

4. Folio No(s): 10, 7917, 001, 0101

5. Legal Description of Parent Tract: N. 467.81 TRACTS 15, 16 & 17, BK 1, MIAMI LAND CO.

SW 17. 97: 99 PD. S K. 10 MIAMI-DADE COUNTY. FLA.

6. Street boundaries: SW 162nd AVE. (VIANT) PL 17 FIVE (THEO. SOUTH)

7. Present Zoning: AGRICULTURE. Zoning Hearing No.:

8. Proposed use of Property: Single Family Res. (20 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.

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)

COUNTY OF MIAMI-DADE)

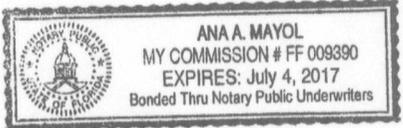
SS:

Signature of Owner:

(Print name & Title here): ANTONIO A. GONZALEZ

BEFORE ME, personally appeared Antonio Gonzalez this 11th day of April, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 11th day of April, 2014 A.D.



Signature of Notary Public:

(Print, Type name here): ANA A-MAYOL

July 4, 2017 (Commission Expires) FF 009390 (Commission Number)

(NOTARY SEAL)

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

**CONTACT PERSON INFORMATION**

Name **JULIO QUINTANA, PSM # 6214**  
 Telephone number **305-829-8600**  
 Fax number **305-760-2231**  
 e-mail address **quintana\_j@comcast.net**

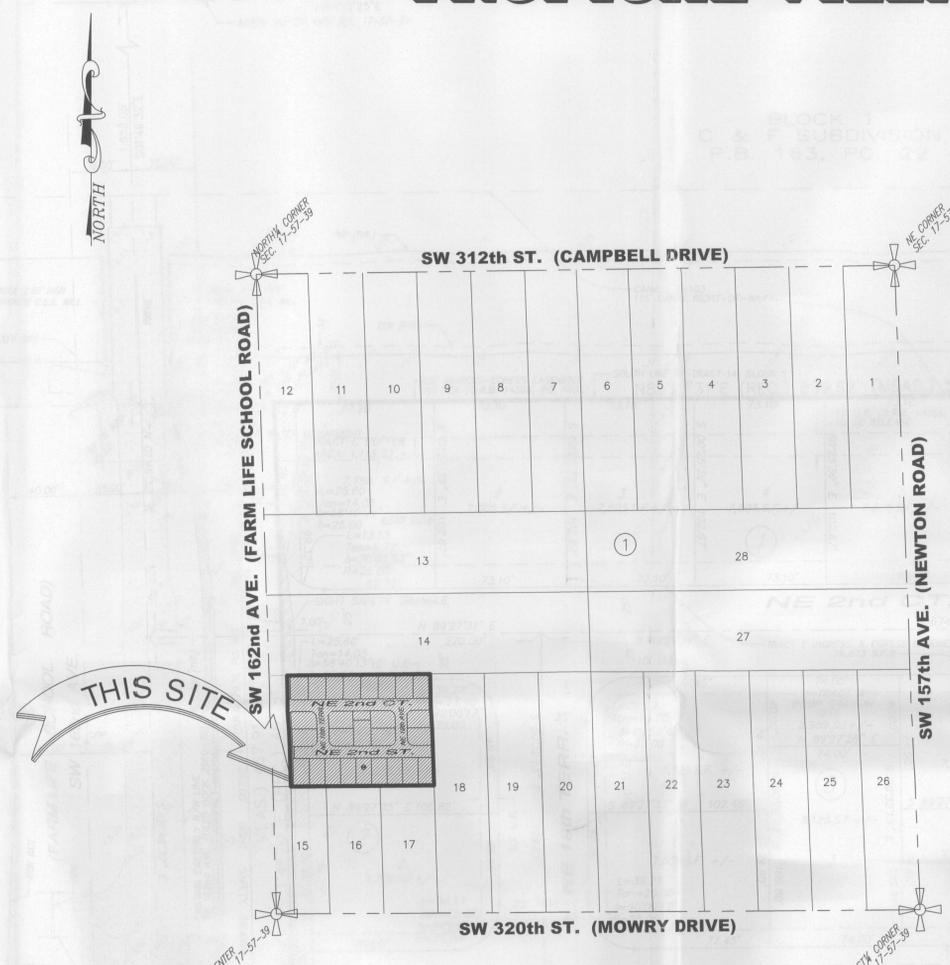
# TENTATIVE PLAT "TROPICAL VILLAS"

**SURVEYOR'S REPORT:**

- No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.
- Bearings are based on an assumed value of S01°46'32"E along the West line of the NE¼ of Section 17 Township 57 South, Range 39 East of Miami-Dade County, Florida.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Unless otherwise noted record and measured data are in substantial agreement.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.
- Set Iron Pipe or Pin with cap #6214 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- No underground installations or improvements have been located.
- The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.
- The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.
- The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.
- Accuracy:  
 The expected use of the land, as classified in the Minimum Technical Standards (5J-17.051FAC), is "High Risk/Residential". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and Calculation of a closed geometric figure was found to exceed this requirement.
- Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.
- Elevations shown are based on a closed level loop using third order procedure and are relative to The National Geodetic Vertical Datum of 1929. BENCHMARK USED: MIAMI-DADE R 752, ELEVATION: 9.18 Locator: 7942 SW, Description: Brass Bar in conc. SWK @ S.E. cor. of Bridge over C-103-S Canal.
- OWNERS: SRA ACQUISITIONS HOMESTEAD, LLC  
 C/O TONY GONZALEZ  
 782 NW 42nd AVE. SUITE 630  
 MIAMI, FL 33126
- SURVEYOR: JULIO A. QUINTANA P.S.M.  
 7971 NW 186th TERRACE  
 MIAMI, FLORIDA 33015
- The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within Flood Zone AH Base Flood Elevation= 5.00'  
 Community No. 120645 Map No. 12086C0727L Suffix: L Panel: 0727  
 Date: July 17, 1995. Revised: September 11, 2009  
 0.00' Indicates Existing Elevation.
- PRESENT ZONING CLASSIFICATION: R-1 FAMILY DISTRICT
- FLOOD ZONE: AH
- BASE FLOOD ELEVATION: 5.00
- DADE COUNTY FLOOD CRITERIA: 5.7 ±
- NUMBER OF SITES: 26 LOTS AND (1) TR. "PUMP STATION SITE"  
 (1) TRACT B BUFFER AREA/LANDSCAPE  
 (1) TRACT C BUFFER AREA/LANDSCAPE  
 (1) TRACT D BUFFER AREA/LANDSCAPE  
 (1) TRACT E INGRESS & EGRESS EASEMENT
- WATER AND SEWER SERVICES: MIAMI-DADE WATER AND SEWER DEPARTMENT  
 PUBLIC WATER TO BE UTILIZED.  
 PUBLIC SEWER TO BE UTILIZED.
- Field Survey Date: 04-10-2013

**LEGEND:**

- A/C Air Conditioning
- ANC Anchor
- ASPH Asphalt
- DWY Asphalt Driveway
- BL Base Line
- BM Bench Mark
- C Centerline
- CA Central Angle Of Curve
- CHD Chord, Distance, and Bearing
- CDWY Concrete Driveway
- CLF Chain Link Fence
- CONC. Concrete
- CULV. Culvert
- C&G Curb & Gutter
- CWF Chicken Wire Fence
- DC Deep Cut
- DH Drill Hole
- DKW Deco Wall
- EW Edge of Water
- F.F.E. Finish Floor Elevation
- FAR Floor Area Ratio
- FND Found
- GR Guard Rail
- GRD Ground
- IF Iron Fence
- IP Iron Pipe
- L Length of Curve
- M Measured
- M Monument Line
- N&D Nail & Disc
- O.R.B. Official Record Book
- PC Point of Curvature
- PF Plastic Fence
- PG Page
- PI Point of Intersection
- PS Parking Spaces
- PT Point of Tangent
- P.B. Plat Book
- POB Point of Beginning
- PCC Point of Commence
- POT Point of Terminus
- PORT. Portable
- R Property Line
- R Radius
- (R) Record
- R/W Right-of-Way
- SN Set Nail
- SWK Sidewalk
- SF Square Feet
- TOB Top of Bank
- TOC Top of Curb
- TPY Typical
- UE Utility Easement
- WF Wood Fence
- Tree
- Valve Unknown
- Water Meter
- Water Valve
- Wood Power Pole
- Underground Sewer Line
- Underground Telephone Line
- Underground Water Line
- Basketball Stand
- Back Flow Preventer
- Bell South Utility Box
- Bell South Manhole
- Bus Stop
- Catch Basin
- Clean Out
- Concrete Light Pole
- Concrete Power Pole
- Concrete Traffic Signal Pole
- Drain
- Drainage Manhole
- Electric Box
- Electric Manhole
- Electric Meter
- Flow Arrow
- FPL Box
- FPL Manhole
- Fire Hydrant
- Gas Meter
- Gas Valve
- GPS Point
- Grease Manhole
- Guard Post
- Handicap
- Hedges
- Drainage Inlet
- Irrigation Control Valve
- Irrigation Valve
- Light Meter
- Light Pole
- Mail Box
- Manhole Unknown
- Metal Light Pole
- Metal Power Pole
- Metal Traffic Signal Pole
- Monitoring Well
- Overhead Cable
- P.C.P. (Permanent Control Point)
- P.R.M. (Permanent Reference Monument)
- Palm
- Pedestrian Signal Control Box
- Phone Manhole
- Plastic Light Pole
- Post Indicator Valve
- Rail Road Control Utility Box
- Sloamse Pump
- Sanitary Sewer Manhole
- Sewer Valve
- Storm Sewer Manhole
- Street Sign
- T.V. Box
- Telephone Box
- Traffic Meter
- Traffic Pole
- Traffic Signal Control Box
- Transformer
- Underground Cable TV Line
- Underground Electrical Line
- Underground Gas Line



**LOCATION SKETCH**

A PORTION OF THE NE¼ OF SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1"=300'

**TOTAL AREA:**

280,804.50 S.F. OR 6.45 Acres more or less.

**FOLIO No.**

10-7917-001-0101

**LEGAL DESCRIPTION:**

The North 467.81 feet of Tracts 15, 16 and 17, Block 1, of "MIAMI LAND AND DEVELOPMENT COMPANY", in Section 17, Township 57 South, Range 39 East, according to the Plat thereof recorded in Plat Book 5, at Page 10 of the Public Records of Miami-Dade County, Florida, less the Westerly 75.00 feet thereof for Right-of-Way purposes.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this Boundary Survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.

**TABLE OF MONUMENTS**

TYPE OF MONUMENT	TOTAL
P.R.M.	4
P.C.P.	8
LOTS AND TRACTS CORNERS	74

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

T-PLAT# T-23498

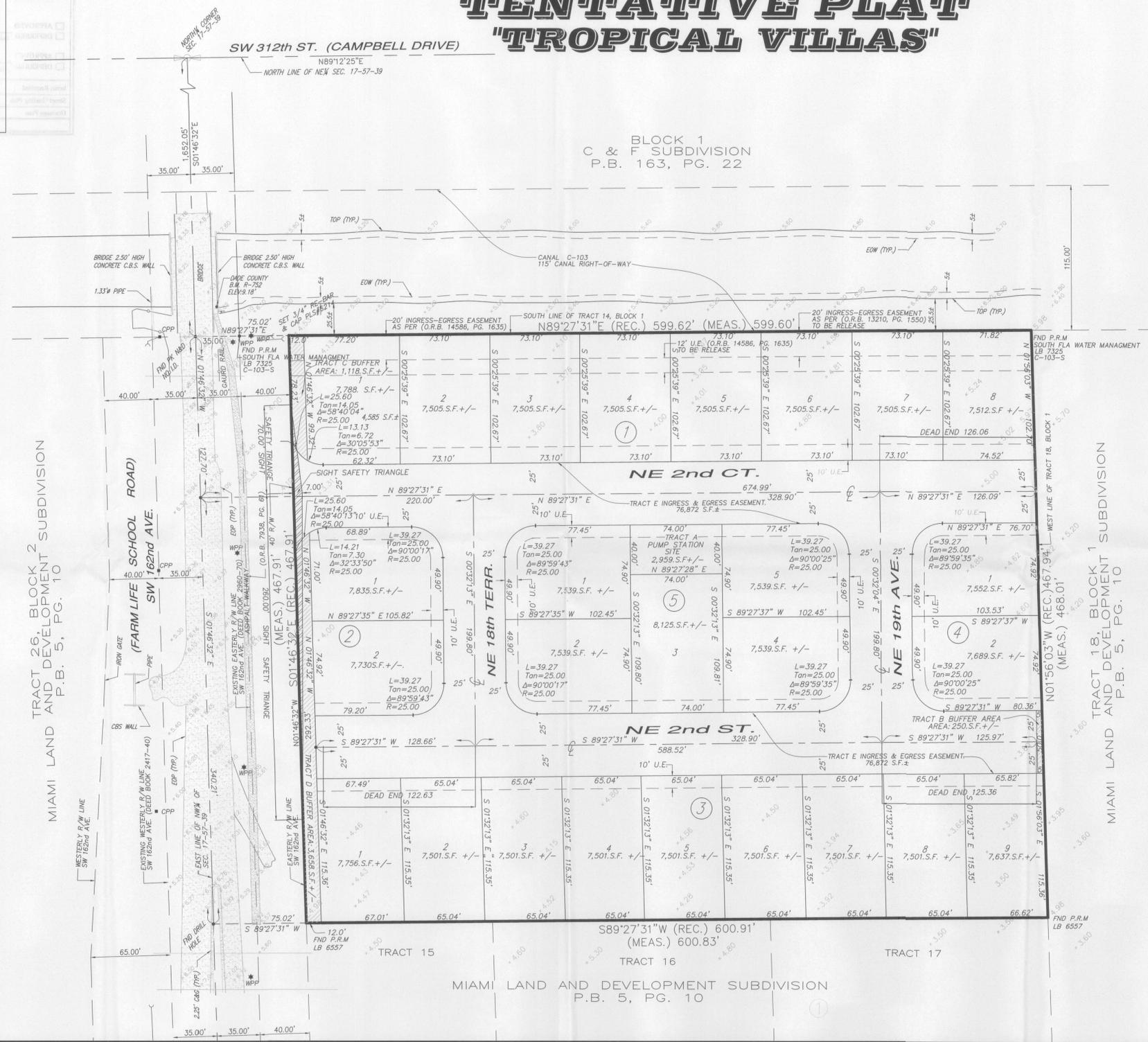
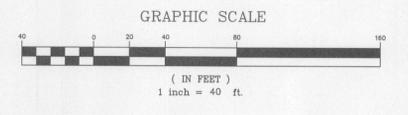
DATE 10-22-2013	REVISIONS PLAT SITE REVISION AS PER CITY OF HOMESTEAD.	DATE	REVISIONS	 <b>TRANSAMERICA, ESM, Inc.</b> 7971 N.W. 186th TERRACE MIAMI, FLORIDA 33015 L.B.# 8018 OFFICE: (305)829-8600 (786)402-4475 FAX: (305)256-6524 E-MAIL: QUINTANA_J@COMCAST.NET	<b>TROPICAL VILLAS</b>  <b>SAN REMO HOMES AT HOMESTEAD, LLC</b> 782 NW 42nd AVENUE, SUITE 635, MIAMI FL 33126	<b>TENTATIVE PLAT</b>  <b>SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST</b> <b>MIAMI DADE, FLORIDA</b>	Drawn by: AJ Approved by: J.A. Quintana Date: 04-15-2013 Scale: As Shown Project No.: 2013-001TP	<b>SHEET:</b> <b>1</b> OF 2 SHEETS

**CONTACT PERSON INFORMATION**  
 Name **JULIO QUINTANA, PSM #6214**  
 Telephone number **305-829-8600**  
 Fax number **305-256-6524**  
 e-mail address **quintana\_j@comcast.net**

**NOTE:**  
 SEE SHEET 1 OF 2 SHEETS  
 FOR LEGEND AND NOTES.

# TENTATIVE PLAT "TROPICAL VILLAS"

BLOCK 1  
 C & F SUBDIVISION  
 P.B. 163, PG. 22



TRACT 26, BLOCK 2  
 MIAMI LAND AND DEVELOPMENT SUBDIVISION  
 P.B. 5, PG. 10

TRACT 18, BLOCK 1  
 MIAMI LAND AND DEVELOPMENT SUBDIVISION  
 P.B. 5, PG. 10

MIAMI LAND AND DEVELOPMENT SUBDIVISION  
 P.B. 5, PG. 10

T-PLAT# T-23498

DATE	REVISIONS	DATE	REVISIONS
10-22-2013	T-PLAT SITE REVISION AS PER CITY OF HOMESTEAD.		

**TRANSAMERICA, ESM, Inc.**  
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**TROPICAL VILLAS**  
**SAN REMO HOMES AT HOMESTEAD, LLC**  
 782 NW 42nd AVENUE, SUITE 635, MIAMI FL 33126

**TENTATIVE PLAT**  
**SECTION 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST**  
**MIAMI DADE, FLORIDA**

Drawn by:	AJ
Approved by:	J.A. Quintana
Date:	04-15-2013
Scale:	As Shown
Project No.:	2013-001TP

**SHEET:**  
**2**  
 OF 2 SHEETS