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

Number of Sites : (24)

FEES:

Subdivision Control----------	$1,872.00
Plus $10.90 per site in excess of 6 sites----------	$196.20
D.E.R.M. ----------	$210.00
AMOUNT FOR TENTATIVE WITHIN MUNICIPALITIES=>	$2,278.20
Concurrency Review Fee (*6.00% of Sub-Total) --	Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>	<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:
Agenda Date: 8-15-14
Tentative No.: T-23521-1-NEW
Received Date: 8-5-14

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: PALMETTO BAY Sec.: 33 Twp.: 55 S. Rge.: 40 E. / Sec.: 33 Twp.: 55 S. Rge.: 40 E.

1. Name of Proposed Subdivision: Palmetto Bay Estates
2. Owner's Name: Isabianca Investments, LLC, a Florida Limited Liability Co. Phone: 305-221-1515
   Address: 2460 SW 137th Avenue # 238 City: Miami State: Florida Zip Code: 33175
   Owner's Email Address:
3. Surveyor's Name: Juan R. Martinez and Associates Phone: 305-552-7007
   Address: 8550 West Flagler Street Suite #106 City: Miami State: Florida Zip Code: 33144
   Surveyor's Email Address: martinez.associates@live.com
4. Folio No(s).: 33-5033-000-0770 / 33-5033-000-0410 / / /
5. Legal Description of Parent Tract: See attached EXHIBIT A
6. Street boundaries: Between SW 93rd Avenue and SW 94th Avenue along SW 174th Street
7. Present Zoning: RU-1 Zoning Hearing No.:
8. Proposed use of Property:
   Single Family Res.(24 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 D.E.R.M. 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): Alvaro Adrian

BEFORE ME, personally appeared Alvaro Adrian this 1 day of August, 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 1ST day of August 2014 A.D.

Signature of Notary Public:

JUAN R MARTINEZ
Notary Public - State of Florida
My Comm. Expires Aug 26, 2017
Commission # FF 015458
(NOTARY SEAL) Through National Notary Assn.

(Print, Type name here): Juan R. Martinez

August 26 2017 (Commission Expires) FF015458 (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-23521-3-COR.
PALMETTO BAY ESTATES
SEC. 33, TWP. 55 S, RGE. 40 E DISTRICT 8
ZONING: R-1 PALMETTO BAY

LEGAL DESCRIPTION:

THE SOUTH 208.75 FEET OF THE WEST 208.75 FEET OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ LESS THE SOUTH AND WEST 25 FEET THEREOF FOR THE ROAD PURPOSES OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO #:33-5033-000-0770

DESCRIBED AS FOLLOWS:

THE SOUTH 66 FEET OF N$\frac{1}{2}$ OF THE N.W.$\frac{1}{4}$ OF THE S.E.$\frac{1}{4}$ OF THE N.W.$\frac{1}{4}$ AND THE SOUTH $\frac{1}{2}$ OF THE N.W.$\frac{1}{4}$ OF THE S.E.$\frac{1}{4}$ OF THE N.W.$\frac{1}{4}$ LESS THE SOUTH 208.75 FEET OF THE WEST 208.75 FEET AND LESS R/W OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

FOLIO #:33-5033-000-0410

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT:
THE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS OF RECORD OTHER THAN THOSE SHOWN HEREON, AND THAT THIS "BOUNDARY SURVEY" HAS BEEN PREPARED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE "MINIMUM TECHNICAL STANDARDS", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LOCATION SKETCH
SCALE 1" = 300'

SURVEYOR'S NOTES:

1. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY, AFFECTING THIS PROPERTY.
2. LOCATION AND IDENTIFICATION OF UTILITIES AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT, IF ANY.
3. OWNERSHIP IS SUBJECT TO "OPINION OF TITLE".
4. TYPE OF SURVEY: "BOUNDARY SURVEY & TENTATIVE PLAT".
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. ALL RIGHTS-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
7. THIS SURVEY HAS A TRAVERSE CLOSURE OF NO LESS THAN 1.0 FOOT IN 7,500 FEET.
8. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
9. PROPERTY ZONING: R-1
10. NUMBER OF ACRES: 6.26 ACRES, MORE OR LESS
11. NUMBER LOTS: 19 LOTS
12. WATER SERVICE: CENTRAL
13. SEWER SERVICE: CENTRAL
14. FLOOD CRITERIA ELEVATION: 8.30
15. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
16. BEARINGS ARE BASED ON A STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE 1974 ADJUSTMENT WHERE THE CENTERLINE OF SW 173RD TERRACE, BEARS N87°53'56"E
17. PUBLIC WATER: MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT.
18. SANITARY SEWER:MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

PANEL NUMBER: 12086C/0602L
SUFFIX: L
PANEL REVISED DATE: 09/11/2009
FLOOD ZONE: X
BASE FLOOD EL.: N/A AS PER DADE COUNTY, FLORIDA.
BENCH MARK USED: BM.# BC-12-R ELEVATION= 12.24 FT N.G.V.D.

BOUNDARY SURVEY & TENTATIVE PLAT
PALMETTO BAY ESTATES

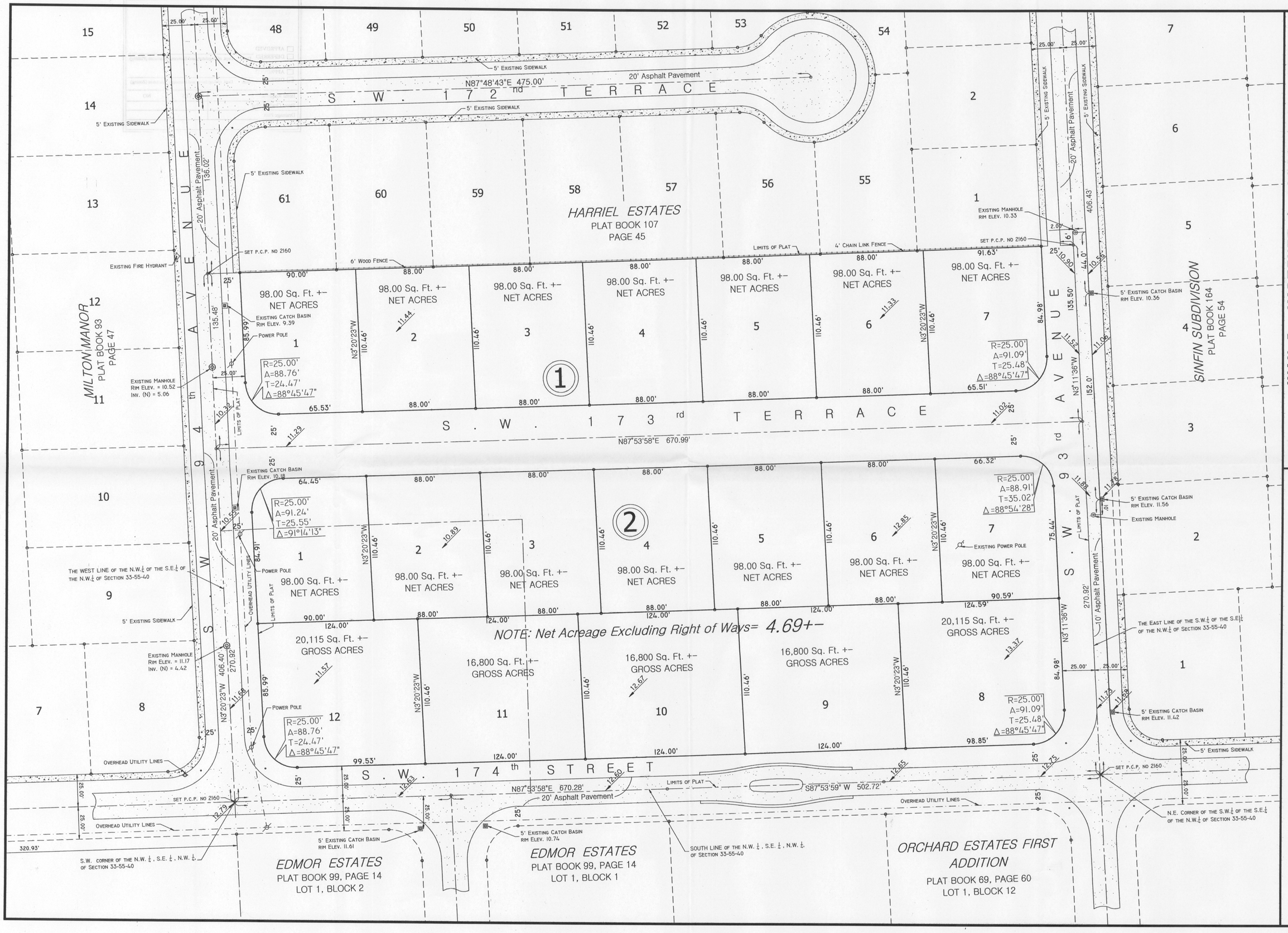
FOR:ISABIANCA LLC.

T- 23521

JUAN R. MARTINEZ & ASSOCIATES, INC.
ENGINEERS · LAND PLANNERS · LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 107, MIAMI, FLORIDA, 33144, PHONE (305)552-7007 FAX (305) 552-7016

BY: JUAN R. MARTINEZ
PROFESSIONAL LAND SURVEYOR NO.: 2160
STATE OF FLORIDA
CERTIFICATE NO. L.B. 1751

DRAWN BY: SALOME M.	DATE: 09-30-2014	FILE NO.
CHECKED BY: J.R.M.	DATE: 09-30-2014	SCALE : 1" = 300'
ORDER NO.	SHEET No. 1 OF 2 SHEETS	



BOUNDARY SURVEY & TENTATIVE PLAT
PALMETTO BAY ESTATES

FOR: ISABIANCA, LLC.

JUAN R. MARTINEZ & ASSOCIATES, INC.
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BY: JUAN R. MARTINEZ
PROFESSIONAL LAND SURVEYOR NO.: 2160
STATE OF FLORIDA
CERTIFICATE NO. L.B. 1751

DRAWN BY: SALOME M.	DATE: 09-30-2014
CHECKED BY: J.R.M.	DATE: 09-30-2014
ORDER NO.	SHEET No. 2 OF 2 SHEETS
FILE NO.	SCALE: 1" = 30'