

IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payab.

MIAMI-DADE COUNTY

Number of Sites : (22)

FEES:

D.R.E.R.-----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$174.40
D.R.E.R enviromental-----	\$210.00
PRINT	\$2,256.40

FOR OFFICIAL USE ONLY:

Agenda Date: 8-28-15
Tentative No.: T- 23526-3-NO
Received Date: 8-18-15

Concurrency Review Fee (*6.00% of Sub-Total) -- \$135.38 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,391.78 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: DORAL Sec.: 8 Twp.: 53 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.

- Name of Proposed Subdivision: Midtown at Doral
- Owner's Name: HDMA Management, Inc, as Trustee, Midtown Doral Land Trust Phone: (305) 203-5177
Address: c/o L. Riquezes 782 NW 42 Ave Ste 332 City: Miami State: FL Zip Code: 33126
Owner's Email Address: lr@optintdev.com
- Surveyor's Name: Omar Armenteros c/o Ford, Armenteros and Fernandez, Inc Phone: (305) 477-6472
Address: 1950 NW 94th Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172
Surveyor's Email Address: omara@fordco.com
- Folio No(s): 35-3008-000-0041 / / /
- Legal Description of Parent Tract: See Attached Exhibit "A"
- Street boundaries: E. side of NW 107th Avenue, lying between approximagtely NW 78th Street and theo. NW 79th Street
- Present Zoning: TND (Mixed Use) Zoning Hearing No.:
- Proposed use of Property:
Single Family Res.(Units), Duplex(Units), Apartments(258 Units), Industrial/Warehouse(Square .Ft.),
Business(40,128 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.

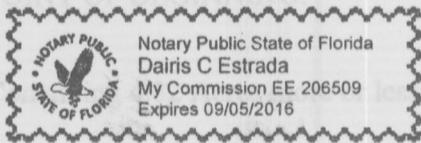
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS: Signature of Owner: [Signature]
HDMA Management, Inc. As Trustee of the
(Print name & Title here): Midtown Doral Land Trust; Aurelio Piedra, President

BEFORE ME, personally appeared Aurelio Piedra this 10 day of August, 2015 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 10 day of August, 2015 A.D.



(NOTARY SEAL)

Signature of Notary Public: [Signature]

(Print, Type name here: DAIRIS ESTRADA

9/5/16 EE206509
(Commission Expires) (Commission Number)

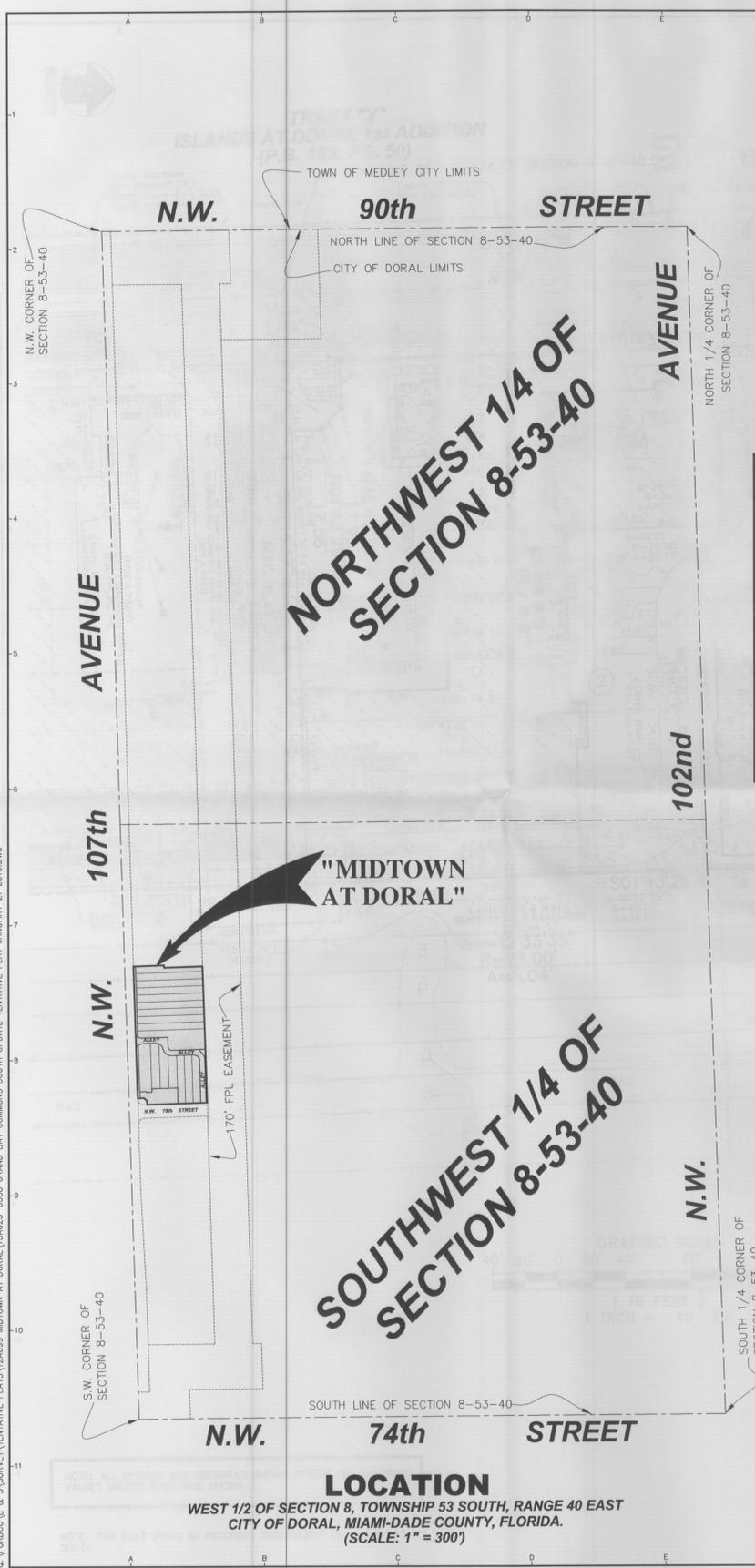
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23526-4-EXT.
 DISTRICT 12
 SEC. 08, TWP. 53 S., RGE. 40 E.
 DORAL
 ZONING: TND

TENTATIVE PLAT OF "MIDTOWN AT DORAL"

FORD, ARMENTEROS & FERNANDEZ, INC.
 1850 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-8472
 FAX (305) 470-2805
 L.B. No. 6557

DRAWING AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE SOLE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. NO PART OF THIS DRAWING OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FORD, ARMENTEROS & FERNANDEZ, INC. APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & FERNANDEZ, INC.



DEVELOPMENT CRITERIA TABLE	
ZONING: TND (Traditional Neighborhood District)	
PROPOSED USES: Condominium Apartment	
• Building No. 3 = 153 Units (Apartments)	
• Commercial = 24,182 square feet	
• Building No. 4 = 105 Units (Apartments)	
• Commercial = 15,946 Square feet	
• Total Building Apartments = 258 Units	
• Total Commercial Area = 40,128 Square feet	
Tracts Designation Table	
Tract "A" Park/ Common Area	
Tract "B" Private Drive (Alley)	
Tract "C" Public Access, Pedestrian Ingress-Egress & Utility Easement	
Tract "D" Public Access, Pedestrian Ingress-Egress & Utility Easement	
Tract "E" Landscaping/ Wall Maintenance Easement	

LEGAL DESCRIPTION:

A portion of Section 8, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01°43'29"E, along the West Line of the Northwest 1/4 of said Section 8, for a distance of 240.07 feet; thence N89°39'28"E for a distance of 40.01; thence continue N89°39'28"E for a distance of 310.09 feet; thence S01°43'29"E, along the West Line of a 170 feet Wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 379.33 feet to a point hereinafter referred to as Reference Point "A"; thence from the aforementioned Reference Point "A"; continue S01°43'29"E, along the West Line of a 170 feet Wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 60.00 feet; thence continue S01°43'29"E, along the last described line for a distance of 508.24 feet to a point hereinafter referred to as Reference Point "B"; thence from the aforementioned Reference Point "B"; continue S01°43'29"E, along the West Line of a 170 feet Wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 50.00 feet; thence continue S01°43'29"E, along the last described line for a distance of 1363.29 feet to a point hereinafter referred to as Reference Point "C"; thence from the aforementioned Reference Point "C"; continue S01°43'29"E, along the West Line of a 170 feet Wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 60.00 feet; thence continue S01°43'29"E, along the last described line for a distance of 697.19 feet to a point hereinafter referred to as Reference Point "E" and the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01°43'29"E, along the last described line for a distance of 511.45 feet to a point of curvature of a circular curve to the left, concave to the East; thence Southeasterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 12°33'35" for an arc distance of 5.04 feet; thence S88°16'31"W for a distance of 270.09 feet; thence N01°43'29"W for a distance of 17.56 feet; thence N46°43'29"W for a distance of 17.98 feet; thence S88°16'31"W for a distance of 27.75 feet to its intersection with a line 40.00 feet East of and parallel with the West Line of the Northwest 1/4 of said Section 8, said line also being the Easterly Right-of-way Line of N.W. 107th Avenue as recorded in Official Records Book 24939, at Page 4001 of the Public Records of Miami-Dade County, Florida; thence N01°43'29"W, along the last described line for a distance of 586.51 feet; thence N88°16'31"E, for a distance of 137.00 feet; thence S01°43'29"E, for a distance of 10.00 feet; thence N88°16'31"E, for a distance of 173.00 feet to a point on the said West Line of a 170 feet Wide Florida Power and Light Easement; thence S01°43'29"E along the last described line for a distance of 90.34 feet to the POINT OF BEGINNING.

Containing 4.32 Acres more or less.

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the shown Legal Description. Provided by Surveyor.
- 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.
- Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (5J-17.051), is "Commercial High Risk Area". 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.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 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.
- Number of Blocks and Tracts: 2 Blocks, 5 Tracts.
- Public Water to be Utilized.
- Public Sewer to be utilized.
- Zoning: TND
- Proposed Use: (SEE TABLE)
- Miami-Dade County Flood Criteria: 7.0' more or less.
- AREA OF PROPERTY: 188,334.20 Square Feet or 4.32 Acres more or less.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary Survey for purpose of TENTATIVE PLAT.
- North arrow direction and Bearings shown hereon are based on assumed value of N01°43'29"W along the West Line of Section 8, Township 53 South, Range 40 East, as shown on the Section Sheet thereof of the Public Records of Miami-Dade County, Florida.
- Unless otherwise noted, this Firm has not attempted to Locate footings and/or Foundations (underground).
- The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within Flood Zone: "AH" Based Flood Elevation: 5.00' AS PER Community Number: 120041 FEMA Map Number: 12086C0276L Effective Date: September 11, 2009
- Elevations are referred to: National Geodetic Vertical Datum of 1929.
- Miami-Dade Bench Mark Used: N-3129 Elevation = 8.51' (N.G.V.D.)
- Bench Mark Location: N.W. 58th ST.--42' South of extended South Edge of Pavement. N.W. 107th AVE.--27' East of West Edge of Pavement. PK Nail and Brass Washer on Top of Concrete Bullnose.
- Field Book: A-452, 4-10 Order No.: 13A025-0551
- This Map of Survey is intended to be displayed at a scale of One inch equals 60 feet or smaller.
- Property Folio Numbers: 35-3008-000-0041

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon. I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6) Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc. LB 6557
 Original Field Work Survey Date: October 25, 2013.

- Revision 1: Tentative Plat
- Revision 2: Update Field Work
- Revision 3: Update T-Plat as per new Site Plan
- Revision 4: Update T-Plat as per Engineer
- Revision 5: Update T-Plat
- Revision 6: Update Development Criteria
- Revision 7: Update Development Criteria
- Revision 8: Update Tentative Plat
- Revision 9:

By:
 Omar Armenteros, P.S.M. for the Firm.
 Professional Surveyor and Mapper
 Florida, Registration No. 3679.

CONTACT PERSON INFORMATION	
Name: OMAR ARMENTEROS, P.S.M.	
Telephone Number: (305) 477-6472	
Fax Number: (305) 470-2805	
e-mail address: omara@fordco.com	
e-mail address: jmilan@fordco.com	

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	10
P.C.P.	6
TRACTS AND LOTS CORNERS	69
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091	

TENTATIVE PLAT
 UPDATE FIELD WORK
 O.A.
 E.R.

RECORD OF REVISION				
No.	DATE	DESCRIPTION	BY	APP.
1	11/19/13	UPDATE FIELD WORK	E.R.	O.A.
2	11/25/13	UPDATE FIELD WORK	E.R.	O.A.
3	12/16/13	UPDATE TENTATIVE PLAT AS PER NEW SITE PLAN	E.R.	O.A.
4	01/24/14	UPDATE TENTATIVE PLAT AS PER CIVIL ENGINEER	E.R.	O.A.
5	02/14/14	UPDATE T-PLAT AS PER CITY SURVEYOR'S COMMENTS	E.R.	O.A.
6	3/4/14	UPDATE DEVELOPMENT CRITERIA	JAER	O.A.
7	07/09/14	UPDATE DEVELOPMENT CRITERIA	JAER	O.A.
8	01/25/16	UPDATE TENTATIVE PLAT	JAER	O.A.

MIDTOWN AT DORAL

TENTATIVE PLAT
 LOCATION MAP, LEGAL DESCRIPTION & SURVEYOR'S NOTES
 107 AVENUE, DORAL PROPERTIES, LLC
 SECTION 8, TOWNSHIP 53 SOUTH, RANGE 40 EAST
 MIAMI-DADE COUNTY, FLORIDA

SCALE:	AS SHOWN
DRAWN BY:	E.R./JAER
CHK. DECKED BY:	<input type="checkbox"/>
QUALITY CONTROL:	
DATE:	OCTOBER 25th, 2013.
PROJECT NO.:	13A025-558
SHEET:	1 OF 2 SHEETS