

IMPORTANT NOTICE TO APPLICANT:

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

FOR OFFICIAL USE ONLY:

Agenda Date: 5/13/16

Tentative No.: T- 23794-1-New

Received Date: 5/3/16

FEES:

D.R.E.R.-----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$0.00
D.R.E.R enviromental-----	\$210.00
PRINT	\$2,082.00

Number of Sites : (1)

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

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNICORPORATED MIAMI-DADE COUNTY Sec.: 35 Twp.: 53 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: Flightway West Tract

2. Owner's Name: Flightway Eleven LLC Phone: 305-381-0825

Address: 890 South Dixie Hwy City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: Hceballos@ccbp-cpas.com

3. Surveyor's Name: Royal Point Land Surveyors, Inc. Phone: 305-822-6062

Address: 6175 NW 153 Street City: Miami Lakes State: FL Zip Code: 33014

Surveyor's Email Address: rubenc@royalpointls.com

4. Folio No(s): 30-3935-002-0420 / 30-3935-002-0421 /

5. Legal Description of Parent Tract: See attached Exhibit 'A'

6. Street boundaries: NW 17th Street & NW 127th Ave

7. Present Zoning: BU-1A Zoning Hearing No.: Z14-115 (15-2-CZAB5-1)

8. Proposed use of Property:
Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square Ft.),
Business(31,950 Sq. Ft.), Office(31,950 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 County. 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.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: Haydee Ceballos Vazquez

(Print name & Title here): HAYDEE CEBALLOS VAZQUEZ, MGR.

BEFORE ME, personally appeared Haydee Ceballos Vazquez this 28th day of April, 2016 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 28th day of April, 2016 A.D.



Gabrielle Bestulich
Commission #FF935326
Expires: November 11, 2019
Bonded thru Aaron Notary

(NOTARY SEAL)

Signature of Notary Public: [Signature]

(Print, Type name here: Gabrielle Bestulich)

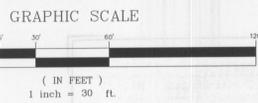
Nov. 11, 2019 FF 935326
(Commission Expires) (Commission Number)

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

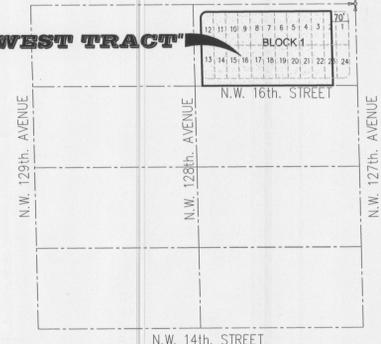
BOUNDARY & TOPOGRAPHIC SURVEY OF TENTATIVE PLAT OF "FLIGHTWAY WEST TRACT"

A REPLAT OF LOTS 2 THRU 23, BLOCK 1 OF, "WESTERN MIAMI SECTION B", AS RECORDED IN
PLAT BOOK 27 AT PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LYING IN THE S.E. 1/4 OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

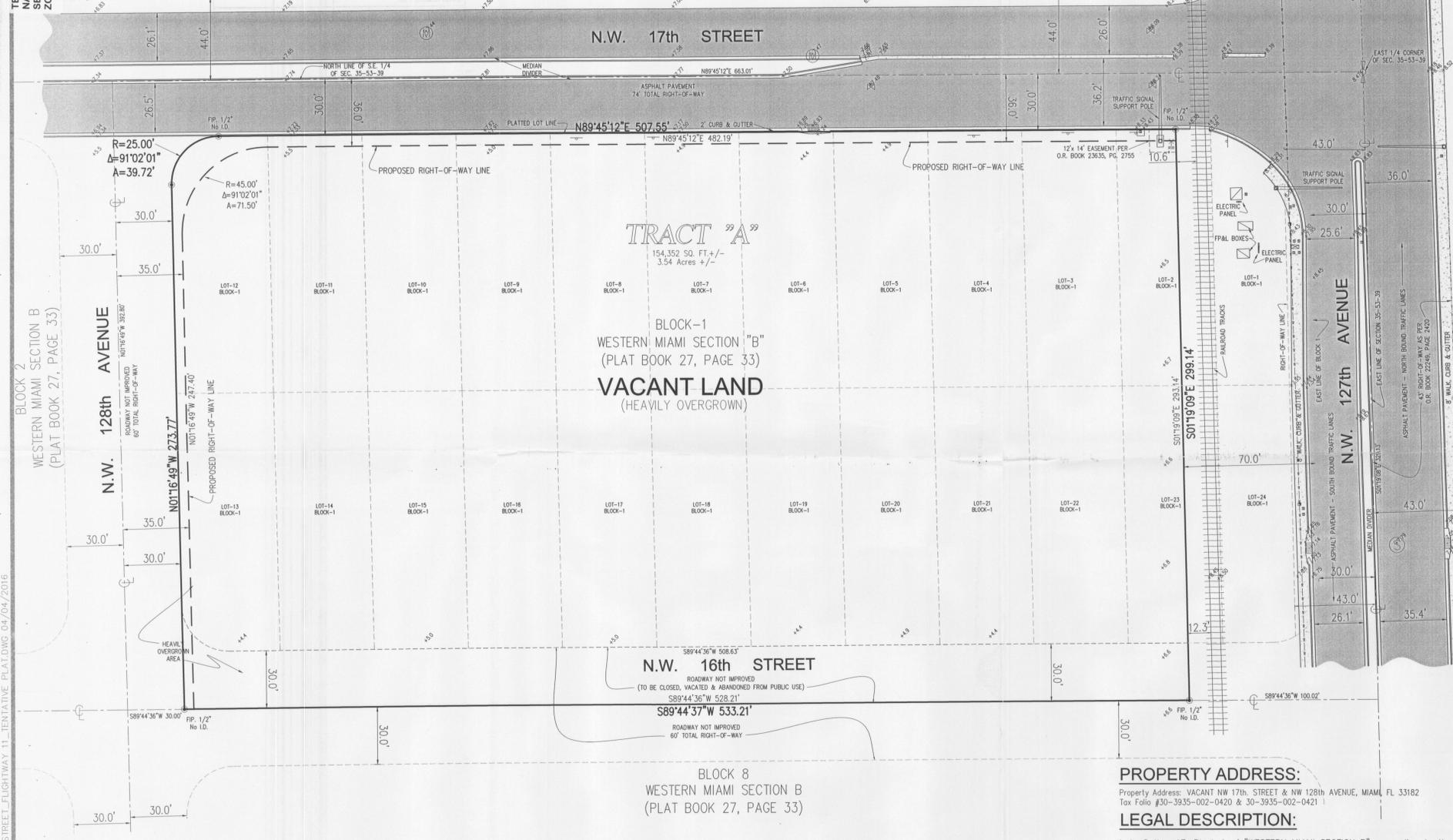
TENTATIVE PLAT T-23754-2 - CORR
NAME: FLIGHTWAY WEST TRACT
SEC. 35 TWP. 53 RGE. 39 / DIST. 12
ZONING: / UNINCORPORATED MIAMI-DADE



EAST 1/4 CORNER
OF SEC. 35-53-39



N.E. 1/4, S.E. 1/4, SECTION 35-53-39
LOCATION SKETCH
SCALE: 1" = 300'



SURVEYOR'S NOTES:

- 1) The Legal Description to the Property was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment Title Insurance.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- 3) An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Agent's File No.: 6023.23, effective date: July 16, 2014 @ 12:05 PM, and Agent's File No.: 6023.21, effective date: July 3, 2014 @ 3:04 PM was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- 4) Accuracy:
The expected use of the land, as classified in the Standards of Practice (5J-17FAC), is "Residential High Risk". 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.
- 5) All measurements shown herein are made in accordance with the United States Standard Feet.
- 6) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown herein.
- 7) 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 are prohibited without written consent of the signing party or parties.
- 8) Underground utilities are not depicted herein, 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 herein.
- 9) The surveyor does not determine fence and/or wall ownership.
- 10) Ownership subject to OPINION OF TITLE.
- 11) Type of Survey: ALTA / ACSM LAND TITLE SURVEY.
- 12) The North arrow and bearings shown herein are based on recorded plot of "BEACON LAKES PHASE 2" according to the Plat thereof, as recorded in Plat Book 165, at Page 80, of the Public Records of Miami-Dade County, Florida.
- 13) Flood Zone Data: Community/ Panel #20635/0267/L Dated: 9/11/2009
Flood Zone: "A1" Base Flood Elevation = +8.0'
- 14) Elevations shown herein are based on National Geodetic Vertical Datum (1929 Mean Sea Level).
- 15) Benchmark Used: Miami-Dade County Benchmark #N-767-R. Elevation = +7.16'
- 16) Legal Description shown herein as per above noted title commitment.
- 17) Present Zoning: GU (General - Interim)
- 18) Building Setbacks: Not determined until specific zoning district is established
- 19) Subject property has access to a public right-of-way: NW 17th Street and NW 128th Avenue
- 20) All visible above ground utilities noted on survey sketch.
- 21) Flood Criteria: +7.6' (as shown on AMENDED PLAT OF FLOOD CRITERIA MAPS, as recorded in Plat Book 91, Page 69 of the public records of Miami-Dade County, Florida.)
- 22) Site Development Data: Number of Tracts = 1
Proposed 31,950 square feet of retail area (First Floor)
Proposed 31,950 square feet of office area (Second Floor)
- 23) All utilities available for this site shown on survey.
- 24) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any unnamed party.
- 25) The express purpose of this plat is to close, vacate and abandon the North 1/2 of a 60 foot right-of-way lying South of and adjacent to the South line of Block 1 of "WESTERN MIAMI SECTION B", according to the Plat thereof as recorded in Plat Book 27, at Page 33, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:
- FLIGHTWAY ELEVEN, LLC, a Florida Limited Liability Company
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- MARQUEZ & MARCELO-ROBAINA, P.A.

THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary and Topographic Survey meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

I HEREBY CERTIFY THAT: the attached Tentative Plat, and legal description associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

Copies of this Boundary and Topographic Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

BY: 
PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5880
State of Florida
Date of Survey: 04/04/2016
Date of Last Revision: 06/24/2016 (per County's Reviews)

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062/ Fax: 305-827-9669

PROPERTY ADDRESS:

Property Address: VACANT NW 17th STREET & NW 128th AVENUE, MIAMI, FL 33182
Tax Folio #30-3935-002-0420 & 30-3935-002-0421

LEGAL DESCRIPTION:

Lots 8 thru 17, Block 1 of "WESTERN MIAMI SECTION B", according to the Plat thereof as recorded in Plat Book 27, at Page 33, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:
Lots 2, 3, 4, 5, 6, 7, 18, 19, 20, 21, 22 and 23, of Block 1 of "WESTERN MIAMI SECTION B", according to the Plat thereof as recorded in Plat Book 27, at Page 33, of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT THEREFROM:
The East 70 Feet of Block 1, "WESTERN MIAMI SECTION B", according to the Plat thereof as recorded in Plat Book 27, at Page 33, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:
The North 1/2 of adjacent 60 foot right-of-way bounded on the West by the West line of said Block 1, prolonged Southerly and bounded on the East by the East 70 feet of said Block 1, prolonged Southerly.

Said described lands containing 159,329 square feet (3.66 +/- acres)

TITLE REVIEW NOTES:

- SCHEDULE B - SECTION II**
TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Agent's File No.: 6023.23, effective date: July 16, 2014 @ 12:05 PM
- Items 1 through 6: "General & Special Exceptions".
7. All matters contained on the Plat of Western Miami Section "B", as recorded in Plat Book 27, Page 33, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Record Plat)
 8. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 2473, Page 17, corrected in O.R Book 849, Page 677, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Platable Survey Item)
 9. Affidavit of Disclosure recorded in O.R Book 19983, Page 4172, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Platable Survey Item)
 10. Easement Agreement recorded in O.R Book 23635, Page 2755, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Plotted on Survey)

CONTACT INFORMATION	
OWNER: FLIGHTWAY ELEVEN, LLC	
CONTACT: DIEGO MARTINEZ	
TEL: (305) 592-3322	
EMAIL: diego@rmcc.biz	
SURVEYOR:	
PABLO ALFONSO, PSM	
ROYAL POINT LAND SURVEYORS	
6175 NW 153rd STREET SUITE 321	
MIAMI LAKES, FL 33014.	
OFFICE: (305) 822-6062	
FAX: (305) 827-9669	
EMAIL: pabloa@royalpointlls.com	

<p>LEGEND</p> <ul style="list-style-type: none"> --- Wood Fence --- Chain Link Fence --- Iron Fence --- Monument Line --- Centerline --- Property Line A=Arc BRG=Bearing CH=Chord Δ=Delta L=Length R=Radius T=Tangent ∅=Diameter 	<ul style="list-style-type: none"> ⊕ Existing Elevations ⊕ Catch Basin ⊕ Water Meter ⊕ Electric Box ⊕ Sanitary Manhole ⊕ Sprinkler Pump ⊕ Wood Pole ⊕ Conc. Pole ⊕ Light Pole ⊕ Fire Hydrant ⊕ Valve ⊕ Inlet ⊕ Cable Tv Box ⊕ Electric Meter Box ⊕ Traffic Signal Box ⊕ Gas Valve ⊕ Monitoring Valve ⊕ Manhole 	<ul style="list-style-type: none"> A/C=Air Conditioner Conc.=Concrete C.B.S.=Concrete Block & Stucco D.E.=Drainage Easement D.M.E.=Drainage Maintenance Easement F.D.H.=Found Drill Hole F.F.E.=Finish Floor Elevation F.I.P.=Found Iron Pipe/Pin F.I.R.=Found Iron Rebar F.N.&D.=Found Nail & Disc F.P.L.=Florida Power Light Transformer H=Height L.M.E.=Lake Maintenance Easement M=Measured P=Plotted P.O.B.=Point of Beginning P.O.C.=Point of Commencement R=Record Res.=Residence SIP/R=Set Iron Pin/Rebar S=Spread U.E.=Utility Easement
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<p>ROYAL POINT LAND SURVEYORS, INC. LB# 7282</p> <p>6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL. 305-822-6062 ** FAX 305-827-9669</p>	<p>FLIGHTWAY ELEVEN, LLC N.W. 17th STREET & N.W. 127th AVENUE, MIAMI, FLORIDA</p>															
<p>TYPE OF PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT</p>	<p>RECORD OF REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION														
<p>DRAWN: J.C.</p> <p>CHECKED: P.J.A.</p> <p>SCALE: 1" = 30'</p> <p>FIELD DATE: 04/04/2016</p> <p>JOB NO.: RP16-0197</p> <p>SHEET: 1</p> <p style="text-align: right;">OF 1 SHEET</p>																