IMPORTANT NOTICE TO APPLICANT:
Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

Number of Sites : (1)

FEES:

D.R.E.R.	$2,500.00
Plus $100.00 over 1 site	$0.00
D.R.E.R enviromental	$210.00
AMOUNT FOR TENTATIVES WITHIN MUNICIPALITIES	$2,710.00
Concurrency Review Fee (*6.00% of Sub-Total) --	$162.60 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>	$2,872.60 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:
Agenda Date: 10/28/2016
Tentative No.: T- 23849
Received Date: 10/18/2016

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI-DADE COUNTY Sec.: 23 Twp.: 56 S. Rge.: 39 E. / Sec.: ___ Twp.: ___ S. Rge.: ___ E.

1. Name of Proposed Subdivision: REDLAND MARKET

2. Owner's Name: REDLAND MARKET VILLAGE INC. Phone: (786) 554-6802
   Address: 24220 S. DIXIE HWY City: HOMESTEAD State: FL Zip Code: 33020
   Owner's Email Address: REDLANDMARKETVILLAGEINC@YAHOO.COM

3. Surveyor's Name: E.R. BROWNELL & ASSOCIATES, INC. Phone: (305) 860-3866
   Address: 2525 SW 27 AVE., SUITE 100 City: MIAMI State: FL Zip Code: 33133
   Surveyor's Email Address: ALOPEZ@ERBROWNELL.COM

4. Folio No(s).: 30-6923-000-0540 / 0550,0580 / 0630,0640,0680 / 0684,0685,0686

5. Legal Description of Parent Tract: (SEE ATTACHED)

6. Street boundaries: US#1 - SW 137 AVENUE

7. Present Zoning: PCUC Zoning Hearing No.: ___

8. Proposed use of Property:
   Single Family Res.(___ Units), Duplex(___ Units), Apartments(___ Units), Industrial/Warehouse(___ Square .Ft.),
   Business(219,554 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 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)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: REDLAND MARKET VILLAGE INC.

(Print name & Title here): JOSE R. INFANTE

BEFORE ME, personally appeared JOSE R. INFANTE this 13th day of Oct., 2016 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 13th day of October, 2016 A.D.

Notary Public State of Florida
Marta T Tabernilla
My Commission FF 956818
Expires 03/15/2020

Signature of Notary Public: Marta T. Tabernilla

(Print, Type name here: MARTA T. TABERNILLA)

03/15/2020 (Commission Expires) FF 956818 (Commission Number)

(NOTARY SEAL)

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

REF. 2- 11/01/05

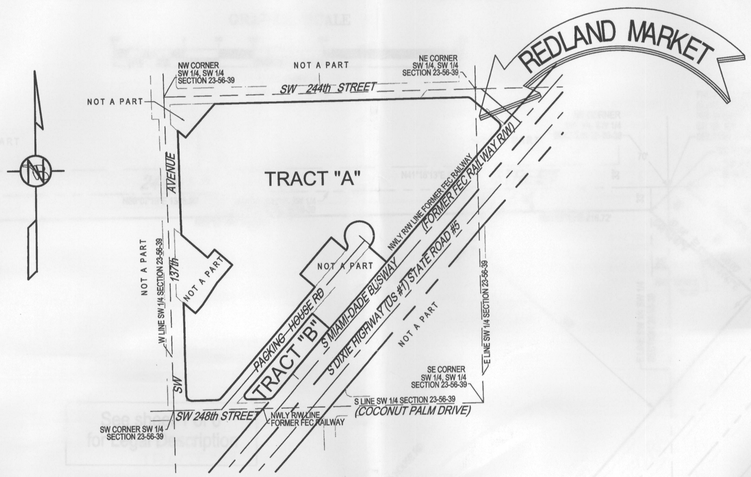
TENTATIVE PLAT T- 23849 – 2 – CORR
NAME: REDLAND MARKET
SEC. 23 TWP. 56 RGE. 39 / DIST. 8
ZONING: / UNINCORPORATED MIAMI-DADE

REDLAND MARKET

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 AND A PORTION OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, ALL LYING IN SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS — LAND SURVEYORS
2525 SW 27th AVENUE — Miami, Florida, 33133
PHONE: (305) 860–3866 — FAX: (305) 860–3870
CERTIFICATION No. LB 761 — JOB NUMBER: 57934



LOCATION MAP

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 AND A PORTION OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, ALL LYING IN SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

NOTES:

Number of Acres:	23.2 +/- Acres
Number of Tracts:	2
Method of Sewer:	Sanitary Sewer
Method of Water:	Public Water
Property Zoned:	Princeton Community Urban Center (PCUC) Core and Center Sub-districts
Dade County Flood Criteria:	7.1' – 8.8' +/- (Plat Book 120 at Page 13)
FEMA Base Flood Elevation	Zone X
Folio Number:	30-6923-000-0540, 30-6923-000-0550, 30-6923-000-0580, 30-6923-000-0830, 30-6923-000-0540, 30-6923-000-0680, 30-6923-000-0684, 30-6923-000-0685, 30-6923-000-0686, 30-6923-000-0720.
Number of PRMs:	34
Number of PCPs:	11

DEVELOPMENT INFORMATION:

Existing Permanent Building Area:	99,226 square feet more or less
Existing Manufactured Booth Space:	37,600 square feet more or less
Existing Sales Booth Areas:	66,858 square feet more or less
Proposed New Areas (Canvas Canopy and Food Truck Area):	9,550 square feet more or less
Total Building and Canvas Area:	213,234 square feet more or less

Development Information as noted is as shown on the PROPOSED SITE PLAN for the Substantial Compliance Process for the Bargaintown Flea Market plan, prepared by Azze Architecture, Inc., dated December 27, 2011 under Project No. 11465, and approved under D-2012000003. See referenced site plan for additional site information.

PREPARED FOR:

Redland Market Village, Inc.

CONTACT PERSON INFORMATION

Name	Thomas Brownell
Telephone Number:	(305) 860-3866
Fax Number:	(305) 860-3870
e-mail address:	tbrownell@erbrownell.com

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the South line of the Southwest 1/4 of Section 23, Township 56 South, Range 39 East (also being the centerline of the SW 248th Street) bears North 89°06'33" East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on Miami-Dade County Benchmark G-40, the same being a PK Nail and Brass Washer set in the concrete traffic light pole located 50 feet North of the centerline of SW 248th Street and 40 feet West of centerline of US Highway #1 (S Miami-Dade Busway), elevation 11.92 feet.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practices set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii FAC of 1 foot in 10,000 feet for Commercial Areas. The elevations as shown are based on a closed level loop to the benchmark noted above, and meets or exceeds the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.a FAC, of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) descriptions of the surrounding properties as evidenced in the Miami-Dade County Property Appraiser's Property Search Summary Report for the ad joiners; (iv) the Miami-Dade County Township Survey for Township 56 South, Range 39 East; (v) the South Dade Busway RIGHT OF WAY MAP for Section 99006-2565, recorded in Road Plat Book 124 at Page 76 and (vi) the State Road No. 5 / US Highway No. 1, RIGHT OF WAY MAP for Section 87020-Misc 1, recorded in Road Plat Book 124 at Page 56. **NOTE**: The Right of Way Deeds for Packing House Road evidenced in the descriptions for Parcel 1C, Parcel 1E and Parcel 5 recorded in Deed Book 1880 at Page 164, Deed Book 4180 at Page 141 and in Deed Book 4169 at Page 547 were not available to the Surveyor. The plat recorded in Deed Book 2329 at Page 398, as evidenced in the description for Parcel 5, was not available to the Surveyor. The plat of the TOWN OF PRINCETON, FLORIDA, recorded in Deed Book 2238 at Page 447, as evidenced in the description for Parcel 6, was not available to the Surveyor.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

A comparison between measured (M) and calculated (C) dimensions are delineated hereon. Measured dimensions (M) are based direct and indirect measurements of the recovered monumentation. Dimensions indicated as (P) are a protraction based on the recovered monumentation. Calculated dimensions (C) are a protraction based on the Legal Description; and the Miami-Dade County Township Survey for Township 56 South, Range 39 East. Although the information depicted on the Miami-Dade County Township Survey was prepared from the best available information, Miami-Dade County assumes no responsibility for any errors or omissions.

The Subject Property does not lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0591L, Community No. 120635, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone X, an area of minimal flood hazard and outside of the 0.2% annual chance floodplain.

The Subject Property currently lies within the Princeton Community Urban Center (PCUC). The zoning information is based on the Miami-Dade County Zoning GIS application http://gisweb.miamidade.gov/zoning/) and is for reference purposes only. Verify with the Miami-Dade County Regulatory and Economic Resources Department, Development Services Division for specific requirements as to dimensional regulations, definitions and permitted uses.

The easements and rights of way as described under Special Exceptions in that certain Opinion of Title, updated dated through August 10, 2016, prepared by Elizabeth Evans covering the lands described herein are plotted or noted as follows:

The Right of Way described in the Right of Way Deed recorded in Deed Book 3001 at Page 341 lies within the Right of Way for SW 137th Avenue and is not plotted.
The November 8, 1954 Survey depicting the guy and push braces described in the easement recorded in Deed Book 4010 at Page 285, was not available to the Surveyor and cannot be plotted.
The easement described in the Grant of Easement, recorded in Official Records Book 15540 at Page 192 and in Official Records Book 15548 at Page 1881 lies within the Right of Way for SW 248th Street and is not plotted.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

This "Tentative Plat" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=40' or smaller.

LEGAL DESCRIPTION:

A portion of the Southwest 1/4 of Section 23, Township 56 South, Range 39 East, lying Northwesterly of the former F.E.C Right-of-Way and being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 23, Township 56 South, Range 39 East; thence run North 89°06'33" East, along the South line of the Southwest 1/4 of said Section 23, for a distance of 384.75 feet to a point of intersection with the Northwesterly Right-of-Way of the former F.E.C. Railway, now known as the Northwesterly Right-of-Way line of the Florida Department of Transportation F.E.C. Railroad Acquisition Map as recorded in Road Plat Book 124 at Page 76 of the Public Records of Miami-Dade County, Florida; thence run North 41°17'27" East, along the said Northwesterly Right-of-Way line, for a distance of 33.74 feet to a point of intersection with a line which lies 25.00 feet North of and parallel with the South line of the Southwest 1/4 of said Section 23, said point being the Point of Beginning of the parcel hereinafter described; thence continue North 41°17'27" East, along the said Northwesterly Right-of-Way line, for a distance of 56.89 feet to a point; thence run North 41°18'13" East, along the said Northwesterly Right-of-Way line of the former F.E.C. Railway, for a distance of 354.71 feet to the most Southerly corner of that certain parcel described in the Warranty Deed, recorded in Official Records Book 17812 at Page 2612 of the Public Records of Miami-Dade County, Florida, hereinafter referred to as Point "A"; thence run North 48°41'47" West, perpendicular to the Northwesterly Right-of-Way of the former F.E.C. Railway, for a distance of 100.00 feet to a point in the Southeasterly right of way of Packing House Road; thence run South 41°18'13" West, along the said Southeasterly right of way of Packing House Road, for a distance of 502.26 feet to a point of intersection with a line which lies 25.00 feet North of and parallel with the South line of the Southwest 1/4 of said Section 23; thence run North 89°06'33" East, along a line parallel with the South line of the Southwest 1/4 of said Section 23, for a distance of 134.99 feet to the Point of Beginning;

TOGETHER WITH

A portion of the Southwest 1/4 of Section 23, Township 56 South, Range 39 East, lying Northwesterly of the former F.E.C Right-of-Way and being more particularly described as follows:

Commence at the aforementioned Point "A"; thence run North 41°18'13" East, along the Northwesterly Right-of-Way of the former F.E.C. Railway, now known as the Northwesterly Right-of-Way line of the Florida Department of Transportation F.E.C. Railroad Acquisition Map as recorded in Road Plat Book 124 at Page 76 of the Public Records of Miami-Dade County, Florida, for a distance of 374.65 feet to the most Easterly corner of that certain parcel described in the Warranty Deed, recorded in Official Records Book 17812 at Page 2604 of the Public Records of Miami-Dade County, Florida, said point being the Point of Beginning of the hereinafter described portion; thence run North 48°41'47" West, perpendicular to the Northwesterly Right-of-Way of the former F.E.C. Railway, for a distance of 100.00 feet to a point in the Southeasterly right of way of Packing House Road; thence run North 41°18'13" East, along the said Southeasterly right of way of Packing House Road, for a distance of 9.00 feet to a point of curvature of a circular curve to the left, having for its elements a central angle of 92°12'40" and a radius of 63.00 feet; thence run Northeasterly, Northerly and Northwesterly along the arc of said curve for an arc distance of 101.39 feet to a point of intersection with the Northwesterly right of way of Packing House Road; thence continue along the arc of the last described circular curve to the left, having for its elements a central angle of 158°43'03" and a radius of 63.00 feet; thence run Northwesterly, Westerly, Southwesterly and Southeasterly along the arc of said curve for an arc distance of 174.52 feet to a point of reverse curvature to the right, having for its elements a central angle of 71°26'49" and a radius of 25.00 feet; thence run Southeasterly, Southerly and Southwesterly along the arc of said curve for an arc distance of 31.17 feet to a point of tangency with the Northwesterly Right-of-Way of said Packing House Road (the last two mentioned courses being coincident with the Northwesterly right of way line described in the Right of Way Deed, recorded in Official Records Book 22209 at Page 3421 of the Public Records of Miami-Dade County, Florida); thence run North 48°41'47" West, perpendicular to the Northwesterly Right-of-Way of the former F.E.C. Railway, for a distance of 84.00 feet to the most Northerly corner of that certain parcel described as Parcel "C" in the Warranty Deed, recorded in Official Records Book 17812 at Page 2608 of the Public Records of Miami-Dade County, Florida; thence run South 41°18'13" West, along a line parallel with the said Northwesterly Right-of-Way line of the former F.E.C. Railway, for a distance of 205.40 feet to a point; thence run South 48°41'47" East, perpendicular to the Northwesterly Right-of-Way of the former F.E.C. Railway, for a distance of 84.00 feet to a point in the Northwesterly right of way of Packing House Road, said right of way being 166.00 feet North of and parallel with the said Northwesterly Right-of-Way line of the former F.E.C. Railway; thence run South 41°18'13" West, along the Northwesterly right of way of Packing House Road, for a distance of 624.02 feet to a point of curvature of a circular curve to the right, having for its elements a central angle of 47°48'20" and a radius of 25.00 feet; thence run Southwesterly along the arc of said curve for an arc distance of 20.86 feet to a point of tangency with a line which lies 40.00 feet North of and parallel with the South line of the Southwest 1/4 of said Section 23; thence run South 89°06'33" West, along a line parallel with the South line of the Southwest 1/4 of said Section 23, for a distance of 121.17 feet to a point of curvature of a circular curve to the right, having for its elements a central angle of 23°17'44" and a radius of 25.00 feet; thence run Northwesterly along the arc of said curve for an arc distance of 10.16 feet to a point of intersection with a line which lies 55.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 23; thence run North 01°10'24" West, along a line parallel with the West line of the Southwest 1/4 of said Section 23, for a distance of 414.54 feet to a point; thence run South 48°41'47" East, perpendicular to the Northwesterly Right-of-Way of the former F.E.C. Railway, for a distance of 67.90 feet to the most Southerly corner of that certain parcel described in the Warranty Deed, recorded in Official Records Book 14875 at Page 1611 of the Public Records of Miami-Dade County, Florida; thence run North 41°18'13" East, along a line parallel with the said Northwesterly Right-of-Way line of the former F.E.C. Railway, for a distance of 50.00 feet to a point; thence run North 33°34'17" East for a distance of 111.05 feet to the most Easterly corner of that certain parcel described as Parcel A in Exhibit "A" to the Warranty Deed, recorded in Official Records Book 20658 at Page 1442 of the Public Records of Miami-Dade County, Florida; thence run North 41°18'13" East, along a line parallel with the said Northwesterly Right-of-Way line of the former F.E.C. Railway, for a distance of 100.00 feet to the most Easterly corner of that certain parcel described in the Quit-Claim Deed, recorded in Official Records Book 16629 at Page 2446 of the Public Records of Miami-Dade County, Florida; thence run North 48°41'47" West, perpendicular to the Northwesterly Right-of-Way of the former F.E.C. Railway, for a distance of 100.00 feet to a point; thence run South 41°18'13" West, along a line parallel with the said Northwesterly Right-of-Way line of the former F.E.C. Railway, for a distance of 45.25 feet to a point; thence run North 48°41'47" West, perpendicular to the Northwesterly Right-of-Way of the former F.E.C. Railway, for a distance of 149.62 feet to a point of intersection with a line which lies 55.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 23; thence run North 01°10'24" West, along a line parallel with the West line of the Southwest 1/4 of said Section 23, for a distance of 447.82 to a point; thence run South 48°41'47" East, perpendicular to the Northwesterly Right-of-Way of the former F.E.C. Railway, for a distance of 44.64 feet to the most Southerly corner of that certain parcel described as Parcel 1 in the Deed, recorded in Official Records Book 16256 at Page 3557 of the Public Records of Miami-Dade County, Florida; thence run North 41°18'13" East, along a line parallel with the said Northwesterly Right-of-Way line of the former F.E.C. Railway, for a distance of 192.77 feet to a point of intersection with a line which lies 35.00 feet South of and parallel with the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 23; thence run North 89°07'19" East, along a line parallel with the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 23, for a distance of 886.66 feet to a point; thence run North 41°18'13" East, along a line 350.00 feet North of and parallel with the said Northwesterly Right-of-Way line of the former F.E.C. Railway, for a distance of 2.70 feet to a point; thence run North 89°07'19" East, along a line 33.00 feet South of and parallel with the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 23, for a distance of 216.72 feet to a point of intersection with a line which lies 25.00 feet West of and parallel with the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 23; thence run South 00°49'58" East, parallel with the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 23, for a distance of 2.54 feet to a point; thence run South 48°41'47" East, perpendicular to the Northwesterly Right-of-Way of the former F.E.C. Railway, for a distance of 87.64 feet to a point; thence run North 41°18'13" East, along a line parallel with the said Northwesterly Right-of-Way line of the former F.E.C. Railway, for a distance of 10.00 feet a point; thence run South 48°41'47" East, perpendicular to the Northwesterly Right-of-Way of the former F.E.C. Railway, for a distance of 100.00 feet to a point of intersection with the Northwesterly Right-of-Way of the former F.E.C. Railway; thence run South 41°18'13" West, along the said Northwesterly Right-of-Way Line, for a distance of 784.77 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and has been prepared under my supervision and is true and correct; I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

E. R. BROWNELL AND ASSOCIATES, INC.

Thomas Brownell, Executive Vice-President
Professional Land Surveyor No. 2891
State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties.

E.R. Brownell & Associates, Inc.
LAND PLANNERS — SURVEYORS & MAPPERS
CONSULTING ENGINEERS
2525 SW 27 AVENUE — Miami, Florida, 33133
305-860-3866 — 305-860-3870 (FAX)
WWW.ERBROWNELL.COM
HOMESTEAD, FL

Drawn by:	JB	Ref.	F.B. 1192–48 PLS/PSM No. 2891
Chk. by:	TB	Scale: 1"=300'	Date: 9/01/16 Certification No. LB761

PREPARED FOR: REDLAND MARKET VILLAGE, INC

TENTATIVE PLAT

No.	Date	Apvd.	Job No.	Description
1	11/1/16	TB	57893	Revised per County Comments.

Sheet: 1 OF 6
J.N. 57893
Sk. No.
T-941

G:\Proj\57893 REDLAND MARKET VILLAGE\T-PLAT REV. 11-15-16\57893 TENTATIVE PLAT (REV. 11-15-16).dwg

REDLAND MARKET

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 AND A PORTION OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, ALL LYING IN SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.

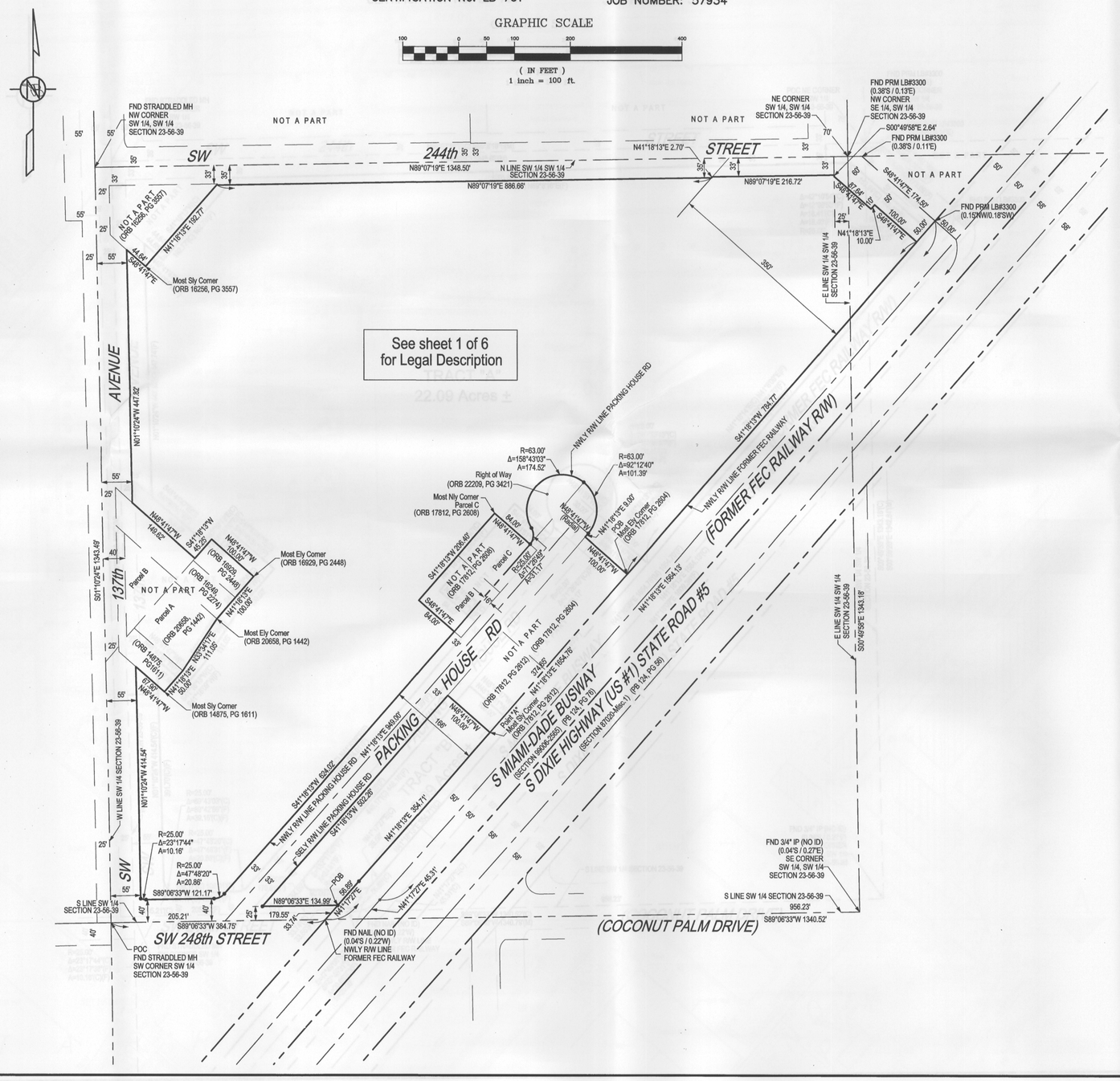
CONSULTING ENGINEERS
2525 SW 27th AVENUE
PHONE: (305) 860-3866
CERTIFICATION No. LB 761

LAND SURVEYORS
Miami, Florida, 33133
FAX: (305) 860-3870
JOB NUMBER: 57934

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



ABBREVIATIONS:

Fnd	Found
POB	Point of Beginning
POC	Point of Commence
IP	Iron Pipe
(M)	Measured Dimension
(R)	Record Dimension
PB	Plat Book
ORB	Official Records Book
PG	Page
PCP	Permanent Control Point
PRM	Permanent Reference Monumnet
Δ	Delta Angle
R	Radius
L	Length
T	Tangent
CL	Center Line
ML	Monument Line

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Drawn by:	JB	Ref.	F.B. 1192-48
Chk. by:	TB	Scale: 1":100'	Date: 9/01/16
HOMESTEAD, FL			P.L.S/PSM No. 2891
			Certification No. LB761

PREPARED FOR:

TENTATIVE PLAT
REDLAND MARKET VILLAGE, INC

No.	Date	Description	Apvd.	Job No.
1	11/11/16	Revised per County Comments.	TB	57893

Sheet: 2 OF 6
J.N. 57893
Sk. No.
T-941

G:\Pro\57893 REDLAND MARKET VILLAGE\T-PLAT REV. 11-15-16\57893 TENTATIVE PLAT (REV. 11-15-16)(2).dwg

REDLAND MARKET

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 AND A PORTION OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, ALL LYING IN SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

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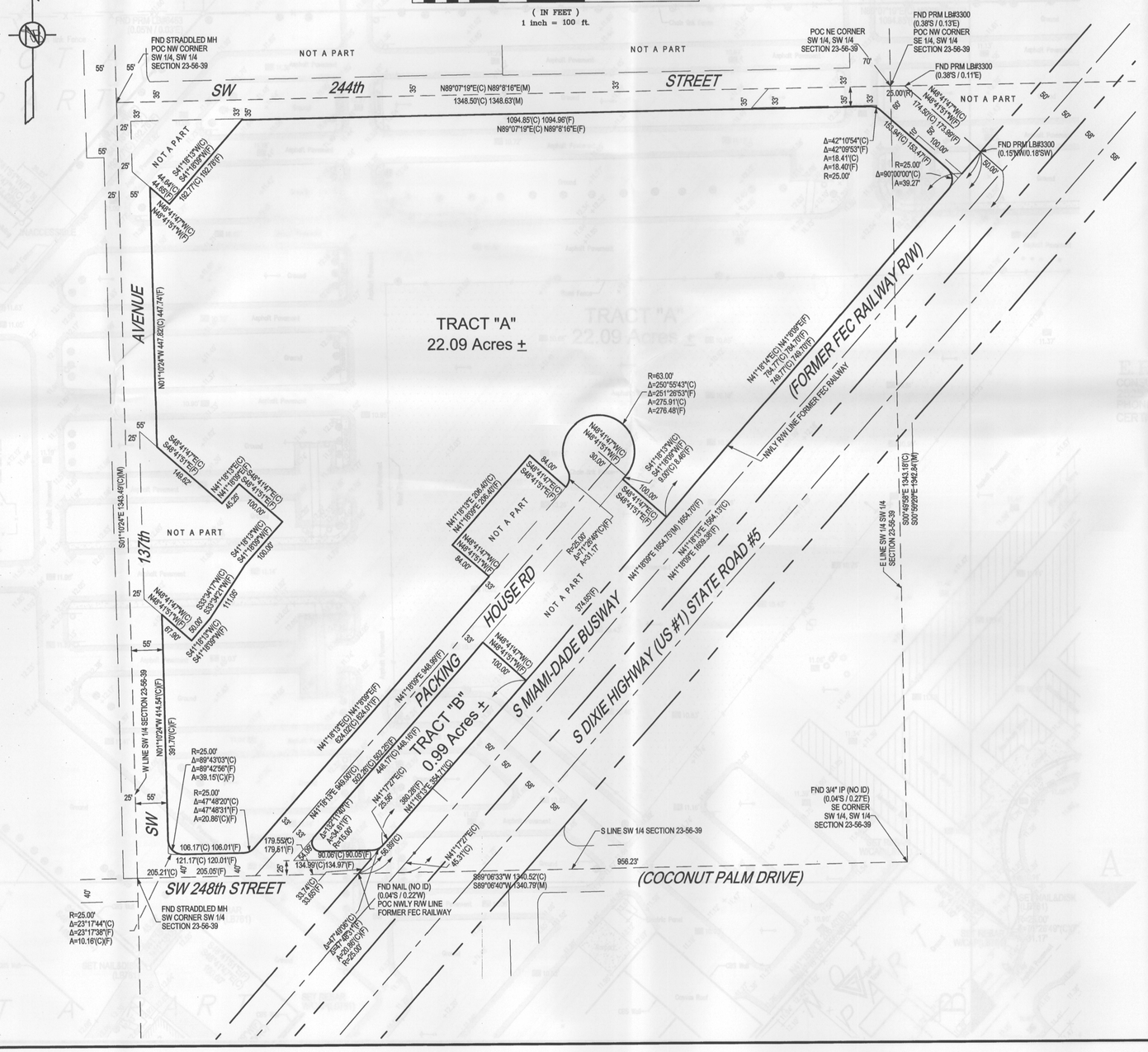
Miami, Florida, 33133
FAX: (305) 860-3870
JOB NUMBER: 57934

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



ABBREVIATIONS:

Fnd	Found
POB	Point of Beginning
POC	Point of Commence
IP	Iron Pipe
(M)	Measured Dimension
(R)	Record Dimension
PB	Plat Book
ORB	Official Records Book
PG	Page
PCP	Permanent Control Point
PRM	Permanent Reference Monumnet
Δ	Delta Angle
R	Radius
L	Length
T	Tangent
CL	Center Line
ML	Monument Line

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS
2525 SW 27 AVENUE
305-860-3866
HOMESTEAD, FL

LAND PLANNERS
SURVEYORS & MAPPERS
WWW.ERBROWNELL.COM
Miami, Florida, 33133
305-860-3870 (FAX)

Drawn by:	JB	Ref.	F.B. 1192-48
Chk. by:	TB	Scale: 1"=100'	Date: 9/01/16
		PLS/PSM No.	2891
		Certification No.	LB761

PREPARED FOR:

TENTATIVE PLAT
REDLAND MARKET VILLAGE, INC

No.	Date	Apvd.	Job No.	Description
1	11/11/16	TB	57893	Revised per County Comments.

Sheet: 3 OF 6
J.N. 57893
Sk. No.
T-941

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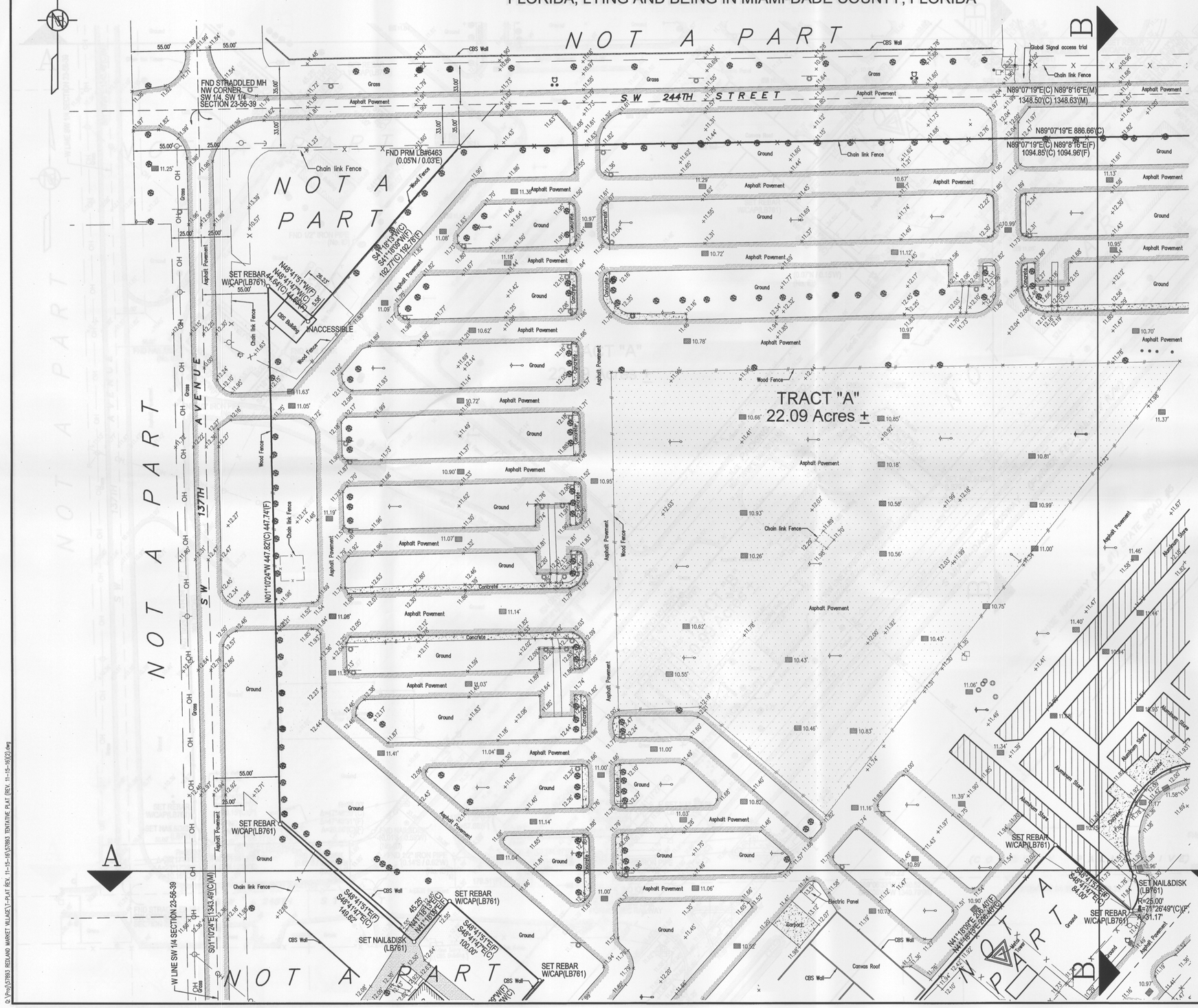
REDLAND MARKET

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 AND A PORTION OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4, ALL LYING IN SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA



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2525 SW 27th AVENUE
PHONE: (305) 860-3866
CERTIFICATION No. LB 761

LAND SURVEYORS
Miami, Florida, 33133
FAX: (305) 860-3870
JOB NUMBER: 57934

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ABBREVIATIONS:

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F.F.Elev.	Finished Floor Elevation
R/W	Right of Way
CBS	Concrete Block Structure
Conc.	Concrete
Ch.l.f.	Chain link fence
sq ft	Square feet

SYMBOL LEGEND:

- Fire Hydrant
- Water Valve
- Water Meter
- Catch Basin
- Manhole Drainage
- Unknown Valve
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- Manhole Sanitary
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- Sanitary Sewer Valve
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- Concrete Pole
- Cleanout Valve
- Concrete Light Pole
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- Guard Post
- Wood Pole
- Light Pole
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Drawn by: JB	Ref.	F.B. 1192-48	PLS/PSM No. 2891
Chk. by: TB	Scale: 1"=40'	Date: 9/01/16	Certification No. LB7761

HOMESTEAD, FL

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TRACT "A"
22.09 Acres ±

TRACT "B"
0.99 Acres ±

NOT A PART

SW 137TH AVENUE

S MIAMI-DADE BUSWAY (FORMER FEC RAILWAY R/W)

S DIXIE HIGHWAY (US #1) STATE ROAD #5

PACKING HOUSE RD

SW 248TH STREET

(COCONUT PALM DRIVE)

PREPARED BY
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PHONE: (305) 860-3866 — FAX: (305) 860-3870
CERTIFICATION No. LB 761 — JOB NUMBER: 57934

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(IN FEET)
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Drawn by:	JB	Ref.	F.B. 1192-48
Chk. by:	TB	Scales: 1"=40'	Date: 9/01/16
P.S./P.S.M No.	2891	Certification No.	LB761

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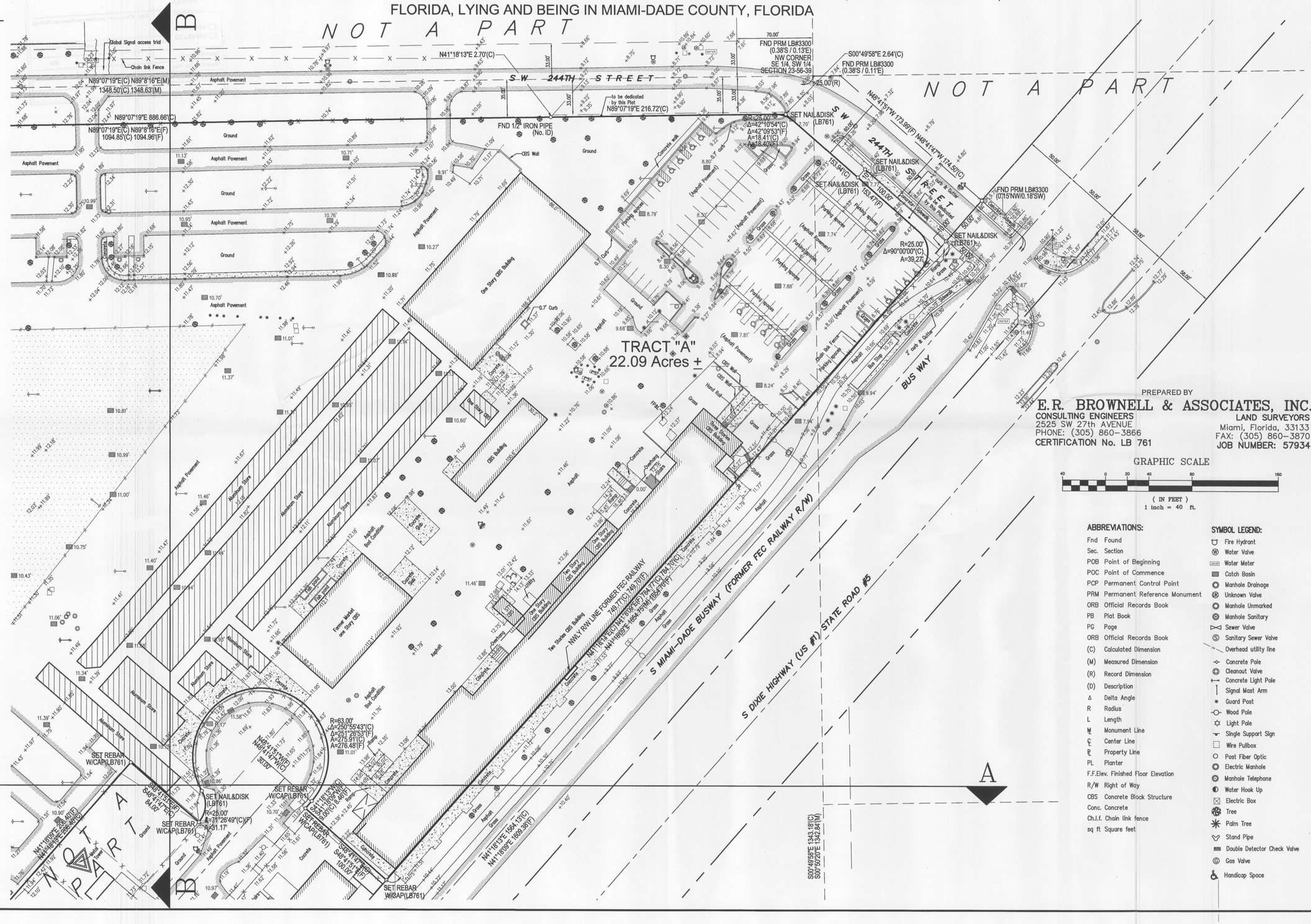

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CERTIFICATION No. LB 761

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Drawn by: JB	Ref:	F.B. 1192-48	PLS/PSM No. 2891
Chk. by: TB	Scale: 1"=40'	Date: 9/01/16	Certification No. LB761

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(3)

REDLAND MARKET

TENTATIVE PLAT NO. **23849-2-COR.**

Sec. 23 Twp. 56 Rge. 39

Municipality: MIAMI-DADE

Zoned: PCUC

RECOMMENDS APPROVAL 12-2-16
Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS APPROVAL 12-2-16
Date. Regulatory and Economic Resources Dept. (Zoning)

☑ **Recommends approval subject to the requirements checked below:**

☑ **The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.**

☑ **Concurrency capacity reservation is valid until** December 1, 2017 **if tentative plat is kept active.**

☑ **Tentative Plat valid until** September 2, 2017

Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☑ **No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.**

☑ **Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.**

☑ **Site to be filled to County Flood Criteria Elevation of** 7.0 **N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.IR.M. for Miami Dade County Florida Community # 125098.**

☑ **Property owner/ Developer must provide the needed improvements within the right-of-way.**

☑ **For the removal of any tree a permit is required.**

☑ **The Highway Division of the Miami Dade County Department of Transportation and Public Works shall approve Paving and Drainage plans for Section and Half Section Line roads.**

☑ **Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.**

☑ **Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.**

☑ **Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).**

☑ **Encroachment of building structure onto property to the north at the northwest corner of the property must be clarified prior to final plat.**

☑ **Any existing structure, including fences on proposed public right-of-way must be removed prior to Final Plat review. An up-dated survey or a letter from a registered Land Surveyor stating that said improvement has been removed is required.**

☑ **See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.**

☑ **MDWASD approval required prior to final plat review.**

☑ **A Special Taxing District for street lights and/or a multipurpose for landscape maintenance is required. Special Taxing approval required prior to final plat review.**

☑ **Street Lights are required along Section Line roads. Contact Julio Navarro at (305) 592-8925 for details.**

☑ **See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.**

☑ **Final Mylar(s) plus five (5) prints.**

☑ **Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.**

☑ **Paid Tax receipts (and escrow, if applicable).**

☑ **Processing fee for Final Plat.**

☑ **Recording fee for Final Plat.**

☑ **Processing fee for Permanent Reference Monument Verification.**

☑ **Water Control Division approval after final plat submittal. (DRER)**

☑ **Approval regarding method of water supply.**

☑ **Approval regarding method of sewage disposal.**

☑ **Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).**

☑ **State Plane Coordinate Data Sheet.**

☑ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (http://www.miamidade.gov/platstatus)**