

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

FOR OFFICIAL USE ONLY:	
Agenda Date:	_____
Tentative No.: T-	_____
Received Date:	_____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 13 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

- Name of Proposed Subdivision:** RAINBOW CHRISTIAN ACADEMY (T-22064)
THOMAS B. WARD JR & DELORES WARD,
- Owner's Name:** co-Trustees of the Ward Family Living Trust dated August 23, 2021 Phone: c/o Melissa Nehrbass: (305) 258-0194
Address: 24200 SW 157 Avenue City: Homestead State: FL Zip Code: 33031
Owner's Email Address: c/o Melissa Nehrbass: mnehrbass@rcacrusaders.com
- Surveyor's Name:** Omar Armenteros, PSM / Ford, Armenteros & Fernandez, Inc Phone: 305 477-6472
Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172
Surveyor's Email Address: omara@fordco.com / cristinap@fordco.com / danielr@fordco.com
- Folio No(s):** 30-6913-020-0010 / 30-6913-011-2480 / 30-6913-011-2490 / 30-6913-011-2500
30-6913-011-0320 / 30-6913-011-0460 / 30-6913-011-0440
- Legal Description of Parent Tract:** Attached as Exhibit "A"

- Street boundaries:** SW 228 STREET & SW 127 AVENUE
- Present Zoning:** RU1-GU Zoning Hearing No.: CZAB14-5-98
- Proposed use of Property:** Day Care/School: Classroom Area (15,088 SF), Non-classroom area (17,961 sf)
Single Family Res.(_____ 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 _____)
- Does the property contain contamination?** YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

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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 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)

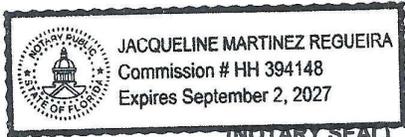
SS:

Signature of Owner: *Thomas B. Ward*
(Print name & Title here): THOMAS B. WARD, Co-Trustee of the Ward Family Living Trust dated August 23, 2021

BEFORE ME, personally appeared* Thomas B. Ward this 17 day of June, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce FL Driver's License as identification and who did (not) take an oath.

*by means of [] physical presence OR [] online notarization

WITNESS my hand and seal in the County and State last aforesaid this 17 day of June, 2024 A.D.



Signature of Notary Public: *Jacqueline Martinez Regueira*
(Print, Type name here: Jacqueline Martinez Regueira)

(Commission Expires)

(Commission Number)

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

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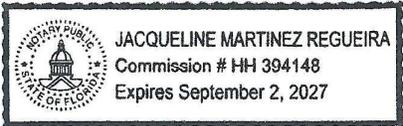
SS:

Signature of Owner: Delores Ward
(Print name & Title here): DELORES WARD, Co-Trustees of the Ward Family Living Trust dated August 23, 2021

BEFORE ME, personally appeared* Delores Ward this 17 day of June, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce FL Driver's License as identification and who did (not) take an oath.

*by means of [] physical presence OR [] online notarization

WITNESS my hand and seal in the County and State last aforesaid this 17th day of June, 2024 A.D.



Signature of Notary Public: [Signature]
(Print, Type name here: Jacqueline Martinez Regueira

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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

RAINBOW CHRISTIAN ACADEMY (T-22064)

EXHIBIT "A"

LEGAL DESCRIPTION:

Tract "A", of "THE CHILDREN'S RAINBOW DAY SCHOOL", according to the plat thereof, as recorded in Plat Book 145, at Page 47, of the Public Records of Miami-Dade County, Florida.

Together with:

A portion of Block A, Lots 1 and 2, Block B, a portion of Silver Palm Boulevard, a portion of (North Loop) S.W. 126th Road, a portion of S.W. 127th Road (Closed by Resolution No.R-884-19), as shown on the plat entitled SILVER PALM PARK, according to the plat thereof as recorded in Plat Book 25, at Page 13 of the Public Records of Miami-Dade County, more particularly described as follows:

Begin at the most Northwesterly corner of Tract "A", of the "THE CHILDREN'S RAINBOW DAY SCHOOL", according to the plat thereof as recorded in Plat Book 145, at Page 47 of the Public Records of Miami-Dade County, Florida; the next (5) five following courses being along the boundary line of said Tract "A"; 1) thence N41deg19min10secE for 189.78 feet to a point of curvature of a circular curve to the right, concave to the South; 2) thence Northeasterly, southeasterly along the arc of said curve, having for its elements a radius of 50.00 feet and a central angle of 90deg00mon00sec for an arc distance of 78.54 feet to a point of tangency; 3) thence S48deg40min50secE for 475.00 feet to a point of curvature of a circular curve to the right, concave to the Northwest; 2) thence Southwesterly, along the arc of said curve, having for its elements a radius of 25.00 feet and a central angle of 90deg00mon00sec for an arc distance of 39.27 feet to a point of tangency; thence N41deg19dmin10secE for 120.00 feet to a point of cusp of a circular curve to the right, concave to the north, having for its elements a radius of 25.00 feet and a central angle of 90deg00min00sec, for an arc distance of 39.27 feet to a point of tangency; thence N48deg40min50secW, along the Northeasterly Right-of-Way line of Silver Palm Boulevard, for 200.00 feet to a point of curvature of a circular curve to the right, concave to the East, having for its elements a radius of 25.00 feet and a central angle of 90deg00min00sec, for an arc distance of 39.27 feet to a point of tangency; thence N41deg19min10secE, along the Southeasterly Right-of-Way line of (North Loop) S.W. 126th Road, for a distance of 75.00 feet to the Northeast corner of lot 9, Block 4 of said SILVER PALM PARK; thence N48deg40min50secW, along the Northwesterly projection of the Northeasterly line of said lot 9, for a distance of 82.98 feet to a point on the Southerly Right-of-Way line of S.W. 228th Street; thence S89deg02min49secW, along said Southerly Right-of-Way line, for a distance of 436.44 feet to its intersection with the Northerly projection of the West line of Tract "A" of said "THE CHILDREN'S RAINBOW DAY SCHOOL"; thence S01deg01min51secE for a distance of 157.23 feet to the POINT OF BEGINNING.

Together with:

Lots 7, 8 and 9, Block 4, "SILVER PALM PARK", according to the plat thereof as recorded in Plat Book 25, at Page 13 of the Public Records of Miami-Dade County, Florida.

Together with:

Lots 7, 8 and 9, Block 3, of "SILVER PALM PARK", according to the Plat thereof, as recorded in Plat Book 25, at Page 13, of the Public Records of Miami-Dade County, Florida.

Together with:

A Portion of S.W. 229th Terrace, closed, vacated, and discontinued from Public Use by Petition Number: P-993, Resolution Number: R-263-23, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the most Southwesterly corner of Tract "A", of "THE CHILDREN'S RAINBOW DAY SCHOOL", according to the plat thereof, as recorded in Plat Book 145, at Page 47, of the Public Records of Miami-Dade County, Florida; The next described two(2) courses and distances being along the Southwesterly and Southerly Boundary Lines of Lot 9, Block 3, of SILVER PALM PARK", according to the Plat thereof, as recorded in Plat Book 25, at Page 13, of the Public Records of Miami-Dade County, Florida; 1) thence S48°40'50"E for a distance of 100.00 feet to a point of curvature of a circular curve to the left, concave to the North; 2) thence Southeasterly, Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 90°19'10" for an arc distance of 39.27 feet to a point of cusp; thence S41°19'10"W, along the Southwesterly extension of the Southeasterly Line of said Lot 9 for a distance of 50.00 feet to its intersection with the Centerline of said S.W. 229th Terrace, closed, vacated and discontinued from Public Use; thence N48°40'50"W, along the last described centerline for a distance of 335.59 feet to its intersection with the Southerly extension of the Westerly Line of Tract "A", of the "THE CHILDREN'S RAINBOW DAY SCHOOL", according to the plat thereof as recorded in Plat Book 145, at Page 47 of the Public Records of Miami-Dade County, Florida; thence N01°01'51"W, along the last described line for a distance of 44.87 feet to its intersection with the Southwesterly Line of said Tract "A"; thence S48°40'50"E, along the last described line for a distance of 233.38 feet to the POINT OF BEGINNING.

Together with:

Lot 6 of Block 4 of "SILVER PALM PARK", according to the Plat thereof, as recorded in Plat Book 25, at Page 13, of the Public Records of Miami-Dade County, Florida, less the Northeasterly 1.00' of the Southeasterly 74.30' of said Lot 6.

All of the above described land situated, being and lying in Miami-Dade County, Florida, and containing 319,161 Square Feet and/or 7.32 Acres more or less.

Folio Nos.:

- 30-6913-020-0010
- 30-6913-011-2480
- 30-6913-011-2490
- 30-6913-011-2500
- 30-6913-011-0320
- 30-6913-011-0460
- 30-6913-011-0440

