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-	23785				
Received Date:					

Number of Sites: (

4)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Mι	unicipality: UNINCORPORATED MIAMI-DADE COUNTY	_ Sec.: _ ⁷ _ Twp.: _ <u>57</u> _9	6. Rge.: <u>39</u> E. / Sec.:	Twp.:S. Rge.: E		
1.	Name of Proposed Subdivision: DELIA DEVEL	OPMENT.				
2.	Owner's Name: ALAIMO INVESTMENTS, LLC Phone: 786 318 0694					
	Address: 10726 NW 58 STREET	City: DORAL	State: FL	Zip Code: 33178		
	Owner's Email Address: Alaimoconsulting@gma					
3.	Surveyor's Name: Silvia Nuin		Phone: 305 221 6210			
	Address: 13960 SW 47 STREET				- ,	
	Surveyor's Email Address: snuin@mgvera.com					
	Folio No(s).: 30-7907-000-0230 / /			/	_	
5.	Legal Description of Parent Tract: W/2, N/2, S/2	2, NW 1/4, NW 1/4 SEC. 7	-57-30		_	
6.	Street boundaries: KROME AVENUE AND SW 2	298 TERRACE			_	
	Present Zoning: RU-4A & BU-2		63			
8.	Proposed use of Property:					
	Single Family Res.(54 Units), Duplex(Units), Duplex(Sq. Ft.), Office(Sq. Ft.),					
9.	Does the property contain contamination? YE	S: 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. Futhermore, 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.

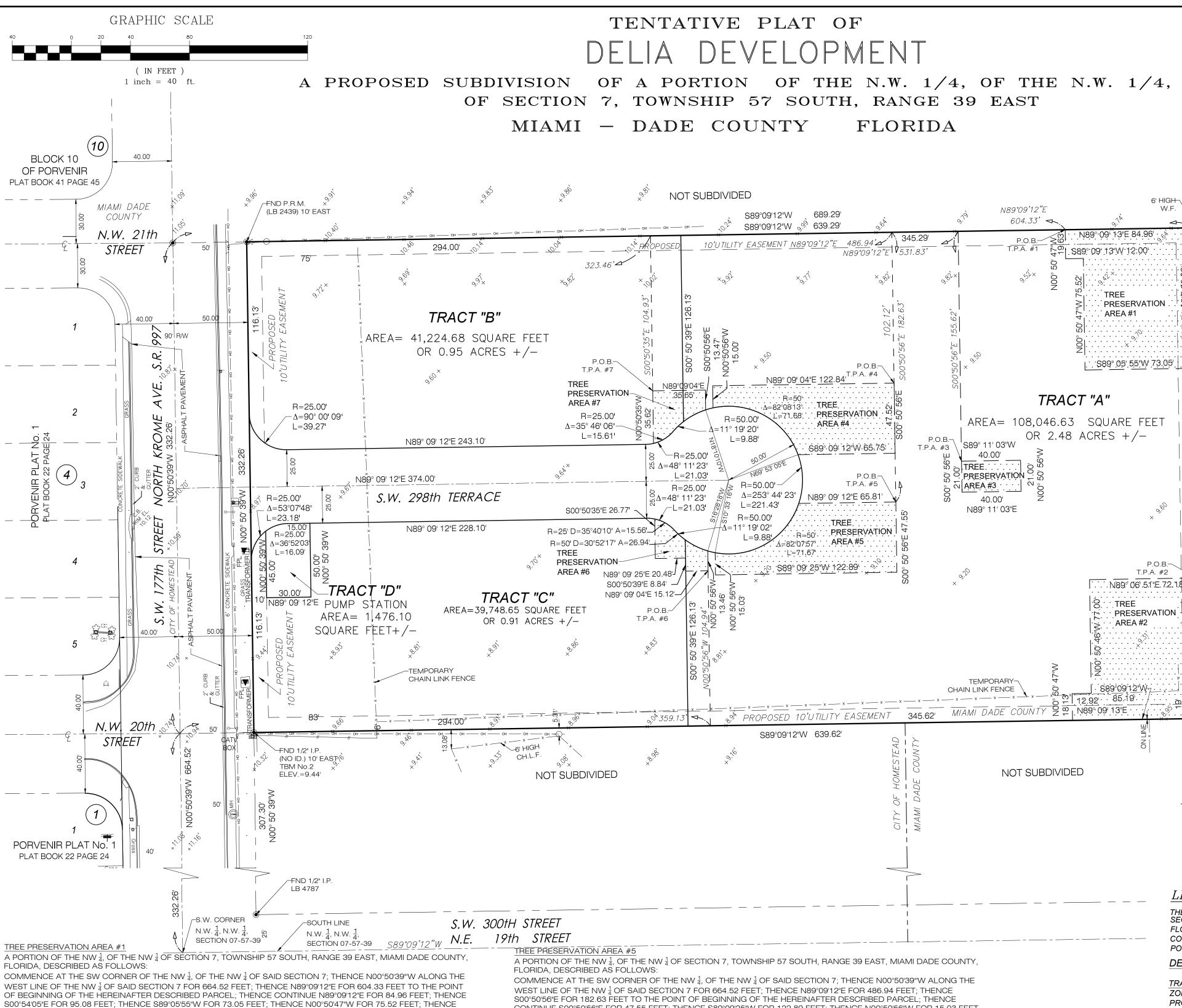
THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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) SS: COUNTY OF MIAMI-DADE)	Signature of Owner: (Print name & Title here): C		A;
BEFORE ME, personally appeared Calogero acknowledged to and before me that (he/she) of the state	o Alaimo this day	of April, 2	020 A.D. and (he/she)
WITNESS my hand and seal in the County and	State last aforesaid this <u>22</u> day of Signature of Notary Public	Meallo	, <u>2020</u>
Notary Public – State of Florida Commission # GG 079099 My Comm. Expires Jun 26, 2021 Bonded through National Notary Assn.	(Print, Type name her	/ /	
		6/2021	GG 079099
(NOTARY SEAL) Note: The reverse side of this sheet may be used for	• • • • • • • • • • • • • • • • • • • •	nission Expires) y wish considered.	(Commission Number)

Page 2 of 2



CONTINUE S00°50'56"E FOR 47.55 FEET; THENCE S89°09'25"W FOR 122.89 FEET; THENCE N00°50'56"W FOR 15.03 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, SAID POINT BEARS \$10°33'16"W FROM THE CENTER OF SAID CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 82°07'57" FOR A DISTANCE OF 71.67 FEET TO A POINT ON SAID CURVE; THENCE N89°09'12"E FOR 65.81 FEET TO THE POINT OF BEGINNING.

TREE PRESERVATION AREA #6

A PORTION OF THE NW 4, OF THE NW 4 OF SECTION 7, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 4, OF THE NW 4 OF SAID SECTION 7; THENCE N00°50'39"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 7 FOR 332.26 FEET; THENCE N89°09'12"E FOR 359.13 FEET; THENCE N00°50'56"W FOR 104.94 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE N00°50′56″W FOR 13.46 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, SAID POINT BEARS \$16°28'18"W FROM THE CENTER OF SAID CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 30°52'17" FOR A DISTANCE OF 26.94 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 35°40'10" FOR A DISTANCE OF 15.56 FEET TO A POINT ON SAID CURVE; THENCE S00°50'35"E FOR 26.77 FEET; THENCE N89°09'25"E FOR 20.48 FEET; THENCE S00°50'39"E FOR 8.84 FEET; THENCE N89°09'04"E FOR 15.12 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE NW \(\frac{1}{4}\), OF THE NW \(\frac{1}{4}\) OF SECTION 7, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NW $\frac{1}{4}$, OF THE NW $\frac{1}{4}$ OF SAID SECTION 7; THENCE N00°50'39"W ALONG THE WEST LINE OF THE NW \(\frac{1}{4}\) OF SAID SECTION 7 FOR 664.52 FEET; THENCE N89°09'12"E FOR 323.46 FEET; THENCE S00°50'35"E FOR 104.01 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N89°09'04"E FOR 35.65 FEET; THENCE S00°50'56"E FOR 13.47 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, SAID POINT BEARS N18°10'10"W FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 11°19'20" FOR A DISTANCE OF 9.88 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 35°46'06" FOR A DISTANCE OF 15.61 FEET; THENCE N00°50'35"W FOR 35.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,359.38 SQUARE FEET OR 0.10 ACRES MORE OR LESS.

DEVELOPMENT INFORMATION FOR TRACTS B, C & D

NUMBER OF PARKING SPACES: 106

BRASS DISC IN

LEGAL DESCRIPTION

PORTION TO BE DEDICATED FOR KROME AVE. R/W)

PROPOSED 3 STORIES 35' HEIGHT BUILDING

ZONING: RU-4A (AS PER Z1962000742 RESOLUTION No. Z-24-63)

NUMBER OF UNITS: 22.13 PER ACRE FOR A TOTAL OF 54 UNITS

LB2614

CONC. MONUMENT

NOT SUBDIVIDED

FLORIDA.

ZONING: BU-2 (AS PER AS PER Z1962000742 RESOLUTION No. Z-24-63) 1 - 1 STORY RETAIL BUILDING- 11,000 SQUARE FEET +/- AND 44 PARKING SPACES ON EACH

, OF THE NORTH 2, OF THE SOUTH 2, OF THE N.W. 4, OF THE N.W. 4, OF

SECTION 7, ŤOWNSHIP 57 SOÚTH, RANGE 39 EAŚT, LYING IN MIÁMI DADE COUŃTY,

CONTAINING 229,081 SQUARE FEET OR 5.26 ACRES MORE OR LESS (GROSS - INCLUDING

DEVELOPMENT INFORMATION FOR TRACT A AS PER ASPR# 2015000008

TRACT "D" - PUMP STATION SITE

CONTACT PERSON INFORMATION: NAME: SILVIA NUIN P.S.M. (MANUEL G. VERA & ASSOC., INC.) TELEPHONE NUMBER: 305-221 6210 FAX NUMBER: 305-221 1295 e-mail: snuin@mgvera.com

=DENOTES UTILITY EASEMEN **=DENOTES UTILITY**

=DENOTES DRAINAGE AND MAINTENANCE FASEMEN

=DENOTES MAINTENANCE

DENOTES RIGHT OF WA

=DENOTES CATCH BASIN

=DENOTES SQUARE CUT

=DENOTES WATER METER

=DENOTES WATER VALVE

=DENOTES SQUARE FEET.

=DENOTES FOUND P.K. NAIL

=DENOTES CABLE TELEVISION

=DENOTES BELLSOUTH BOX =DENOTES FOUND DRILL HOLE

=TREE PRESERVATION AREA

=DENOTES WOOD POWER POLE =DENOTES CHAIN LINK FENCE =DENOTES WOOD FENCE

=DENOTES FOUND NAIL AND DISC

=DENOTES CLEAR

DENOTES SANITARY SEWER MANHOLE

=DENOTES TEMPORARY BENCH MARK

=DENOTES CONCRETE =DENOTES CONCRETE BLOCK STUCCO

=DENOTES FOLIND 1/2" IRON PIPE (NO LD.)

=DENOTES SET 1/2"(18" LONG) IRON PIPE WITH CAP NO. 2262

=DENOTES FINISH FLOOR ELEVATION

=DENOTES OVERHEAD WIRES

=DENOTES FIRE HYDRA DENOTES CENTER LINE

=DENOTES MAN HOLE

N.W. CORNER

SECTION 7-57-39

LOT 5, BLOCK 1

KROME TERRACE ESTATES

(P.B. 91, PG. 96)

CONC. MONUMENT

LB2614

CERTIFICATION

I HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND DESCRIBED HEREON OTHER THAN SHOWN OR NOTED SUBJECT TO OPINION OF TITLE AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS TENTATIV PLAT AND BOUNDARY SURVEY, CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027. FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.



SILVIA NUIN Registered Land Surveyor No. 5982 STATE OF FLORIDA

CERTIFIED TO: ALAIMO INVESTMENTS LLC NEXOS INVEST CORP ISAOA A1 TITLE SERVICES COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF THE FLORIDA SURVEYOR AND MAPPER.

LOCATION MAP SCALE 1"=300' N.W. 1/4 SECTION 7, TOWNSHIP 57 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S REPORT. OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ELEVATIONS ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

R. Care (States (12-14) 1123 1-1 298 - R

N., 1/4 CORNER-

SECTION 7-57-39

BENCH MARK= N-51 ELEV.= 10.32 (F.B. 644 PG. 60).

FOR TBM SEE SKETCH OF SURVEY.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN ALONG THE OF WEST LINE OF N.W. 1/4, N.W. 1/4, OF SECTION 07-57-39, WHICH BEARS N00°50'39"W.

FLOOD ZONE: X COMMUNITY: 120635 PANEL: 12086C0726L DATE OF FIRM: 09-11-09 ELEV. N.A.

LEGAL DESCRIPTION SHOWN HEREON WAS TAKEN FROM SPECIAL WARRANTY DEED RECORDED UNDER O.R.B. 27121, PAGE 3846.

MIAMI-DADE COUNTY FLOOD CRITERIA = 7.3

DATE OF FIELD SURVEY = 11-23-14, 02-26-2015, 03-24-2015, 04-17-15, 02-04-2016, 11-11-16, 06-21-18, 08-10-18, 11-14-19, 08-04-2020, 03-10-2022, 02-26-2024, 05-06-2025

PROPERTY UNDER FOLIO No.: 30-7907-000-0230 TOTAL No OF TRACTS: 4

WATER AND SEWER SERVICE: WATER AND SEWER DEPARTMENT, CITY OF HOMESTEAD, FLORIDA.

THE TREE PRESERVATION AREAS SHOWN HEREON WILL BE MAINTAINED FREE OF EXOTIC AND HARDWOOD OVERGROWTH IN ACCORDANCE WITH THE CONDITIONS SET FORTH IN MIAMI-DADE COUNTY TREE REMOVAL PERMIT, TREE-12228 ISSUED BY THE TREE AND FOREST RESOURCES SECTION (TFRS) ON JANUARY 11, 2022,

MANUEL G. VERA AND ASSOCIATES, INC.

ENGINEERS LAND SURVEYORS PLANNERS 13960 S.W. 47th STREET MIAMI, FLORIDA 33175 PHONE:(305) 221-6210 FAX:(305) 221-1295 TENTATIVE PLAT AND BOUNDARY SURVEY FOR: DELIA DEVELOPMENT

03-25-2015 UP DATE 04-24-2015 INCLUDE EXISTING TREES EXCLUDE EXISTING TREES 08-31-2015 REVISED AS PER NEW SITE PLAN 01-11-2016 UP DATE TENTATIVE PLAT FOR SUBMITTAL TO M.D.C. 02-10-2016 UP DATE TENTATIVE PLAT FOR RE SUBMITTAL TO M.D.C. 11-15-2016 06-21-2018 UP DATE 08-10-2018 UP DATE 09-04-2018 INCLUDE TRACT D LIFT STATION 01-28-2019 REVISE LEGAL DESCRIPTION AND TRACT D LIFT STATION 03-19-2019 REVISE DEVELOPMENT INFORMATION AS REQ. BY ZONING 11-14-2019 UP DATE 08-04-2020 **UP DATE SURVEY** 03-11-2022 UP DATE SURVEY 05-17-2022 INCLUDE TREE AREAS **UP DATE SURVEY** 02-26-2024 05-07-2025 UP DATE SURVEY

SCALE

1"= 40'

DRAWN BY

JCF

02-27-2015

JOB No.04-05-80

14-667 21-686

516/13-18 644/56

884-12



COMMENCE AT THE SW CORNER OF THE NW $\frac{1}{4}$, OF THE NW $\frac{1}{4}$ OF SAID SECTION 7; THENCE N00°50'39"W ALONG THE WEST LINE OF THE NW \(\frac{1}{4}\) OF SAID SECTION 7 FOR 664.52 FEET; THENCE N89°09'12"E FOR 486.94 FEET; THENCE S00°50'56"E FOR 102.12 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE

S89°09'13"W FOR 12.00 FEET; THENCE N00°50'47"W FOR 19.63 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE NW $\frac{1}{4}$, OF THE NW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY,

COMMENCE AT THE SW CORNER OF THE NW 4, OF THE NW 4 OF SAID SECTION 7; THENCE N00°50'39"W ALONG THE

CONTINUE S00°54'05"E FOR 95.18 FEET; THENCE S89°09'12"W FOR 85.19 FEET; THENCE N00°50'47"W FOR 18.13 FEET;

THENCE N89°09'13"E FOR 12.92 FEET; THENCE N00°50'46"W FOR 77.00 FEET; THENCE N89°06'51"E FOR 72.18 FEET TO

A PORTION OF THE NW $\frac{1}{4}$, OF THE NW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY,

COMMENCE AT THE SW CORNER OF THE NW $\frac{1}{4}$, OF THE NW $\frac{1}{4}$ OF SAID SECTION 7; THENCE N00°50'39"W ALONG THE

CONTINUE S00°50'56"E FOR 21.00 FEET; THENCE N89°11'03"E FOR 40.00 FEET; THENCE N00°50'56"W FOR 21.00 FEET;

A PORTION OF THE NW $\frac{1}{4}$, OF THE NW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY,

WEST LINE OF THE NW \(\frac{1}{4}\) OF SAID SECTION 7 FOR 664.52 FEET; THENCE N89°09'12"E FOR 531.83 FEET; THENCE

S00°50'56"E FOR 155.62 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE

WEST LINE OF THE NW \(\frac{1}{4}\) OF SAID SECTION 7 FOR 664.52 FEET; THENCE N89\(^009'12\) "E FOR 689.29 FEET; THENCE

S00°54'05"E FOR 237.09 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE

CONTAINING 7,179.41 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

CONTAINING 7,107.09 SQUARE FEET OR 0.16 ACRES MORE OR LESS.

THENCE S89°11'03"W FOR 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 840.02 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

TREE PRESERVATION AREA #2

TREE PRESERVATION AREA #3

TREE PRESERVATION AREA #4

FLORIDA, DESCRIBED AS FOLLOWS:

FLORIDA, DESCRIBED AS FOLLOWS:

FLORIDA, DESCRIBED AS FOLLOWS:

CONTINUE S00°50'56"E FOR 47.52 FEET; THENCE S89°09'12"W FOR 65.75 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, SAID POINT BEARS N69°53'05"E FROM THE CENTER OF SAID CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 82°08'13" FOR A DISTANCE OF 71.68 FEET TO A POINT ON SAID CURVE; THENCE N00°50'56"W FOR 15.00 FEET; THENCE N89°09'04"E FOR 122.84 FEET TO THE POINT OF BEGINNING. CONTAINING 4 354 83 SQUARE FEET OR 0 10 ACRES MORE OR LESS

CONTAINING 863.99 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

CONTAINING 681.13 SQUARE FEET OR 0.02 ACRES MORE OR LESS..