

## 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.: 24 Twp.: 56 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: SOUTH RIVIERA

2. Owner's Name: SOUTH RIVIERA INVESTMENT #2 INC Phone: 305-316-7540

Address: 660 SW 123RD AVENUE City: MIAMI State: FL Zip Code: 33184

Owner's Email Address: hermanhdezrealtor@gmail.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP. Phone: 305-598-5101

Address: 3195 PONCE DE LEON BLVD. STE#200 City: CORAL GABLES State: FL Zip Code: 33134

Surveyor's Email Address: jenny@asomiami.com

4. Folio No(s): 30-6924-000-1980 / 30-6924-000-2010 / 30-6924-000-2011 / \_\_\_\_\_

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: S.W. 248TH STREET & S.W. 120TH AVENUE

7. Present Zoning: EU-M Zoning Hearing No.: CZAB15-11-17 RESOLUTION #Z-28-18

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),

Business( 63,000 Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

9. 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.


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:

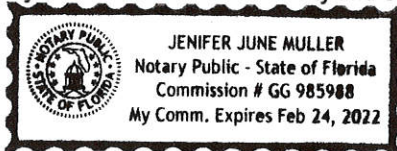
Signature of Owner: 

COUNTY OF MIAMI-DADE)

(Print name & Title here): RUBEN DIAZ , MANAGER

BEFORE ME, personally appeared RUBEN DIAZ this 11 day of FEB., 2021 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 11 day of FEBRUARY, 2021 A.D.



(NOTARY SEAL)

Signature of Notary Public: 

(Print, Type name here: JENIFER MULLER)

FEB 24, 2022  
(Commission Expires)

GG-985988  
(Commission Number)

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

BOUNDARY SURVEY AND TENTATIVE PLAT OF

**SOUTH RIVIERA**

A PROPOSED SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE S.E. 1/4,  
SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST.  
MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'

SW 240th ST



**SOUTH RIVIERA**

THE SE 1/4 OF SECTION 24-56-39  
MIAMI-DADE COUNTY, FLORIDA.

PREPARED FOR  
**SOUTH RIVIERA INVESTMENTS No. 2**

PREPARED BY  
**AMERICAN SERVICES OF MIAMI, CORP.**  
CONSULTING ENGINEERS - PLANNERS-SURVEYORS  
266 GIRALDA AVENUE, CORAL GABLES FL 33134  
(305) 598-5101

CONTACT PERSON INFORMATION  
NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM

SURVEYOR'S NOTE:

The Property described on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AE / X" of the Flood Insurance Rate Map identified as Community Panel No.120635-0592L, bearing an effective date of September 11, 2009, Base elevation 7.00

Land Area of Subject Property: 4.646 Acres(+/-)

The Property is Zoned: EU-M  
Resolution Z-28-18

The precision of traverse for this Boundary Land Title Survey is one part in 44,000.  
The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assume meridian of N.00°45'31"W, for the centerline of S.W. 120th AVE, also being the East Line of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 24, Township 56S, Range 39E, Miami-Dade County.

Dade County Flood Criteria = 7.0

Number of Lots: One Tract

Bench Mark used: Miami Dade County BM R-749, Elevation 10.82, located at SW 248th Street and SW 122th Ave.

Development Information: Proposed Two Story Charter School.

K-to 8th with 600 Students  
in a 63,784 SF Prop. Building  
Upon demonstrating to the Director compliance with requirements  
the applicant shall be entitle to an increase in the number of students  
to 685.

LEGAL DESCRIPTION:

Parcel 1:

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE EAST 25 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY

Folio #30-6924-000-1980

Parcel 2:

THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY

Folio # 30-6924-000-2010

Parcel 3:

THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY

Folio # 30-6924-000-2011

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT, NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY F.E.M.A. FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINSTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

American Services of Miami, Corp.

THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY  
ED PINO AND ON THE DATE ADJUNCT TO THE SEAL  
PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED VALID UNLESS THEY ARE SIGNED AND  
SEALED BY THE SURVEYOR.

Digitally signed by ed pino  
Date: 2025.07.17 16:36:23  
-04'00'

ed pino

DATE: JULY 17, 2025

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers - Planners - Surveyors

266 GIRALDA AVENUE  
CORAL GABLES, FLORIDA 33134  
PH: (305) 598-5101  
FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

T-PLAT No. 24237

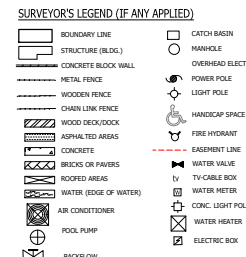
FOR: SOUTH RIVIERA INVESTMENTS No. 2

SCALE: 1"=40' DESIGNED BY: E.P. CHECKED BY: E.P.  
DATE: 4/27/22 APPROVED BY: E.P. FIELD BOOK No. PAGE No. 1

ORDER No.  
19-169



A PROPOSED SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE S.E. 1/4,  
SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST.  
MIAMI-DADE COUNTY, FLORIDA.

[illegible]

**ENCROACHMENTS AND OTHER POINTS OF INTEREST:**

- THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AH (SEE NOTE 1)
- THERE IS A 4' UTILITY EASEMENT ON THE REAR SIDE OF THE SUBJECT PROPERTY

JOB SPECIFIC SURVEYOR NOTES:

- ① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE/X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120635-0592L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009, BASE FLOOD ELEVATION OF 7.00 FEET (NGVD)
- ② LAND AREA OF SUBJECT PROPERTY: **4.46 ACRES (+/-)**
- ③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. BM R-749**, WITH AN ELEVATION OF 10.82FEET.
- ④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N,01°45'31"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 120th AVE., ALSO BEING THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 56S, RANGE 39E, MIAMI-DADE COUNTY.

LEGAL DESCRIPTION:

PARCEL 1:  
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24 TOWNSHIP 56  
SOUTH, RANGE 39 EAST, LESS THE EAST 25 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY.

PARCEL 2:  
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION  
24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 35 FEET THEREOF, LYING AND BEING IN  
MIAMI-DADE COUNTY.

PARCEL 3:  
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY

**CERTIFY TO:**  
EB-5 CHARTER SCHOOL REDEPLOYMENT FUND, LLC  
CAY TITLE, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CONTACT PERSON INFORMATION  
NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM

SITE ADDRESS: 248xx S.W. 120th AVE., HOMESTEAD, FL.

JOB NUMBER: 19-169/ 25-732

DATE OF SURVEY: MARCH 05, 2018

REVISION DATE: FEB. 11, 2021/ JULY 27, 2023/ MAY 13, 2024 (SPOT) / JULY 15, 2025 (FINAL)

FOLIO NUMBER: 30-6924-000-1980

30-6924-000-2010

30-6924-000-2011

SURVEYOR'S CERTIFICATE

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THIS ITEM HAS BEEN EXACTLY SIGNED AND  
COPIED FROM THE DATE ADJUDICATED TO THE  
PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE  
MAY BE VERIFIED BY THE FOLLOWING METHOD:



AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

T-PLAT No. 24237

FOR: SOUTH RIVERA INVESTMENTS No. 2	DESIGNED BY: E.P.	DRAWN BY: D.A.	CHECKED BY: E.P.
SCALE: 1"=40'	APPROVED BY: E.P.	FIELD BOOK No.	PAGE No. 1
DATE: 7/16/25			

ORDER No  
19-169

SHEET 2 OF 2