

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

1. Name of Proposed Subdivision: Park Princeton West

2. Owner's Name: 248th Street Properties LLC Phone: 305-608-9354

Address: 13170 SW 134th St City: Miami State: FL Zip Code: 33186

Owner's Email Address: necheverria@paxtondevelopers.com;crujav01@gmail.com

3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188

Address: 1985 NW 88th Ct. Suite 101 City: Doral State: FL Zip Code: 33174

Surveyor's Email Address: plattling@hadonne.com

4. Folio No(s): 30-6927-000-0030 / 30-6927-000-0031 / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See Attached Exhibit "A"

6. Street boundaries: SW 138Ave & SW 25th Street

7. Present Zoning: \_\_\_\_\_ Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 230 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),

Business( \_\_\_\_\_ 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.

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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: \_\_\_\_\_

(Print name & Title here): Javier Cruz

BEFORE ME, personally appeared Javier Cruz this 21 day of November, 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 \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 21 day of November, 2024 A.D.

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Melissa L. Barrios)

12-30-28

(Commission Expires)

HH609678

(Commission Number)

(NOTARY SEAL)

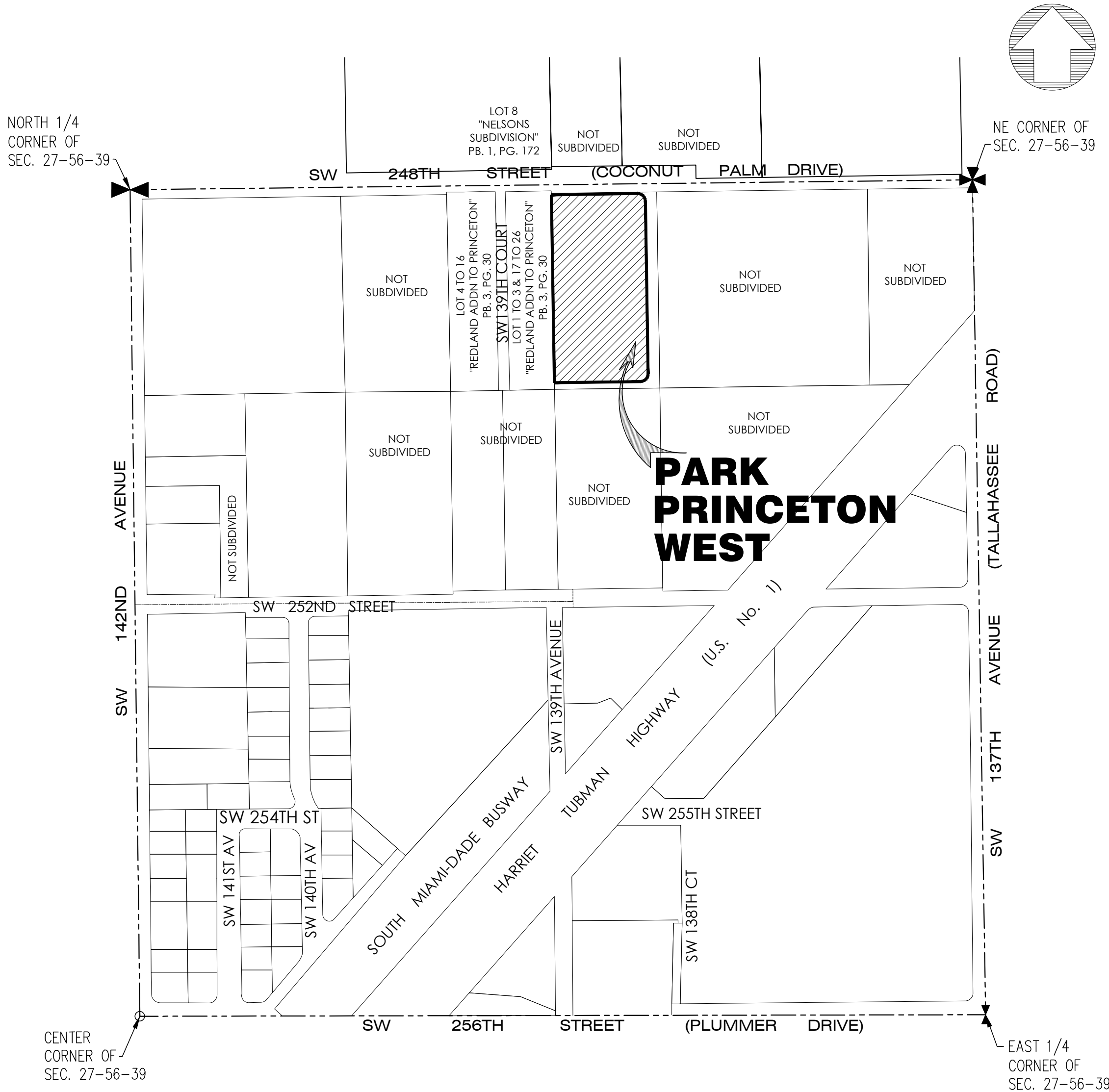
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



# TENTATIVE PLAT OF "PARK PRINCETON WEST"

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

**NOTICE:**  
***This Document is not full and complete without all pages.***  
***(Total of Two (2) pages)***



## LOCATION MAP

THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST,  
MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1"=300'

### SURVEYOR'S NOTES:

#### SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on November 04, 2024.  
The date of completion of updated field Survey was on July 16, 2025.

#### SECTION 2) LEGAL DESCRIPTION:

**PARCEL I**  
The West 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4, of the Northeast 1/4 less the North 35 feet for Road, in Section 27, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

**PARCEL II**  
The East 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4, of the Northeast 1/4 less the North 35 feet for Road, in Section 27, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

#### Property Address and Tax Folio Numbers:

13850 SW 248th Street, Miami, Florida 33032  
Folio No. 30-6927-000-0030  
Folio No. 30-6927-000-0031

#### SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1"=30' or smaller.

#### SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of S89°06'07"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone 'X' as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami Dade County), Map Panel No. 12086C0593 & 12086C0591, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Special Warranty Deed, dated August 16, 2017, recorded in Official Records Book 30658, Page 1131, Miami-Dade County Records.

Plat of "REDLAND ADDITION TO PRINCENTON, FLORIDA", recorded in Plat Book 3, Page 30, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number CB-42-R, Elevation 11.14 feet.

#### SECTION 5) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

#### SECTION 6) CLIENT INFORMATION:

**248TH STREET PROPERTIES LLC**  
13170 SW 134th Street  
Miami, Florida 33186  
Contact: Nik Echeverria  
Phone No. 305.608.9354  
E-mail: Necheverria@paxtondevelopers.com

#### SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company  
TELEPHONE: AT&T, Inc., Comcast  
TV-CABLE: ATT-Uverse, Comcast  
POTABLE WATER: Miami-Dade Water & Sewer Department  
SANITARY SEWER: Miami-Dade Water & Sewer Department

#### SECTION 8) DEVELOPMENT INFORMATION:

ZONING DATA:  
Existing Land Use: VACANT  
Number of Proposed Tracts: 1

The following Development Information was obtained from Site Plan A-1.00, prepared by Corwil Architects, addressed at 4210 Laguna Street, Coral Gables, Florida 33146, last dated on February 3, 2025:

Zoning: PCUC - PRINCETON COMMUNITY URBAN CENTER

##### Phase 1:

7 Story Mixed-use Building  
Number of Units: 115 (Residential Units)  
Ground Level: Retail Spaces (1,251 Square Feet)

##### Phase 2:

7 Story Mixed-use Building  
Building Area: 100,078 sq.ft.  
Number of Units: 115 (Residential Units)  
Ground Level: Retail Spaces (1,066 Square Feet)

Total Number of Units: 230 Residential Units  
Total Retail Area: 2,317 Square Feet

Administrative Site Plan Review: A2025000013

#### SECTION 9) FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 10.6 Feet ± (NGVD 29)

#### SECTION 10) CONTACT INFORMATION:

HADONNE CORP.  
Attention: Mariela Alvarez  
1985 NW 88th Court, Suite 101  
Doral Florida 33172  
Phone No. 305.266.1188  
E-mail: platting@hadonne.com

#### SECTION 11) SURVEYOR'S CERTIFICATE:

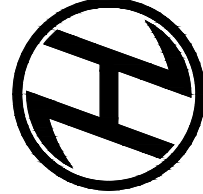
I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**Abraham Hadad, PSM**  
For the Firm  
Professional Surveyor and Mapper LS6006  
State of Florida  
**HADONNE CORP.,** a Florida Corporation  
Florida Certificate of Authorization Number LB7097  
8935 NW 35th Lane, Suite 201  
Doral, Florida 33172  
Phone: 305.266.1188  
Fax: 305.207.6845

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING  
8935 NW 35th Lane Suite 201 - Doral, FL 33172 - P. - 1(305)266-1188 - F. - 1(305)207-6845 - W. www.hadonne.com

**HADONNE**



TENTATIVE PLAT OF "PARK PRINCETON WEST"  
for  
248TH STREET PROPERTIES LLC  
of  
13850 SW 248th STREET, MIAMI, FLORIDA 33032

REVISIONS					
	1	2	3	4	5

Field Book:  
**FILE**

DRAWN BY:  
**LD**

TECH BY:  
**RI**

CHECK BY:  
**JS**

Job No.:  
**24126**

**1/2**



A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

