

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.: 4 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Eureka Public Safety Complex

2. Owner's Name: Miami-Dade County Fire Rescue Department Phone: 786-331-4544

Address: 9300 NW 41 Street City: Miami State: FL Zip Code: 33175

Owner's Email Address: katrina.mirazo@miamidade.gov

3. Surveyor's Name: Manuel G. Vera & Associates, Inc. Phone: 305 221 6210

Address: 13960 SW 47th Street City: Miami State: FL Zip Code: 33175

Surveyor's Email Address: snuin@mgvera.com

4. Folio No(s): 30-6904-000-0235 / _____ / _____ / _____

5. Legal Description of Parent Tract: THE WEST 316.80 FEET OF THE EAST 1/2, OF THE N.W. 1/4, OF THE N.W. 1/4 OF SEC 4, TWP 56 S, RANGE 39 E, LESS THE NORTH 35 FEET FOR R/W

6. Street boundaries: LYING SOUTH OF SW 184 STREET AT APPROXIMATELY SW 154 PLACE

7. Present Zoning: AU Zoning Hearing No.: G2018000004

8. Proposed use of Property:

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 _____)

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.



ALEXANDRA GOMEZ
Commission # GG 969991
Expires July 14, 2024
Bonded Thru Budget Notary Services

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: [Handwritten Signature]

(Print name & Title here): Raied S. Jadallah, Fire Chief

BEFORE ME, personally appeared Raied Jadallah this 2nd day of July, 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 ID as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 2nd day of July, 2024 A.D.

Signature of Notary Public: [Handwritten Signature]

(Print, Type name here: Alexandra Gomez)

July 14, 2024 (Commission Expires) GG 969991 (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 / BOUNDARY SURVEY

EUREKA PUBLIC SAFETY COMPLEX

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 MIAMI DADE COUNTY, FLORIDA.

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH 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.

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

BENCH MARK - P-653-R & P-654 (FB 976- 74).

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY NUMBER 120635 UNINCORPORATED AREAS, MIAMI DADE COUNTY, PANEL NO. 1208600580L, DATED SEPTEMBER 11, 2009.

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF SECTION 4-56-39, WHICH BEARS N87°29'54"E.

LEGAL DESCRIPTION AS SHOWN IN WARRANTY DEED RECORDED IN O.R.B. 31579, AT PAGE 3383.

DEVELOPMENT INFORMATION TAKEN FROM SITE PLAN FOR THE FUTURE M.D.F.R. FIRE STATION 71 DATED 12-04-2023 FURNISHED BY THE CLIENT.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGEMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED. OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION. THIS NOTICE IS REQUIRED BY THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SURVEY : 06-21-2018, 11-02-2022, 03-30-2026

A SUBDIVISION OF A PORTION OF THE OF THE EAST 1/2, OF THE NW 1/4, OF THE NW 1/4 OF SECTION 4, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA.

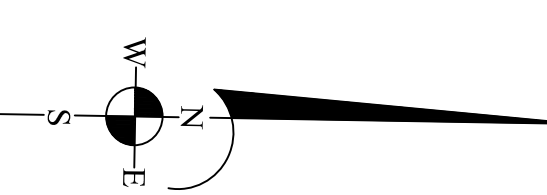
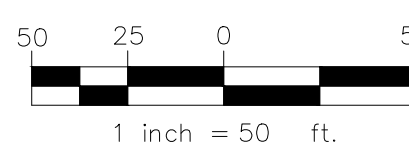
LEGAL DESCRIPTION:

THE WEST 316.80 FEET OF THE EAST 1/2, OF THE N.W. 1/4, OF THE N.W. 1/4 OF SECTION 4, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI DADE COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET FOR ROAD RIGHT-OF-WAY, CONTAINING 10.0 ACRES MORE OR LESS.

LEGEND:

- WOOD POLE
- SIGN
- FENCE
- OVERHEAD ELECTRIC WIRES

GRAPHIC SCALE:



FUTURE FIRE STATION 71

TOTAL PARKING:

- VISITOR PARKING SPACE = 1
- HANDICAP PARKING SPACE = 1
- EMPLOYEE PARKING SPACE = 28

TEMP EXTREME BLDG

TOTAL PARKING:

- VISITOR PARKING SPACE = 1
- HANDICAP PARKING SPACE = 1
- EMPLOYEE PARKING SPACE = 15

FUTURE POLICE STATION

TOTAL PARKING:

- VISITOR PARKING SPACE = 10
- HANDICAP PARKING SPACE = 11
- EMPLOYEE PARKING SPACE = 135

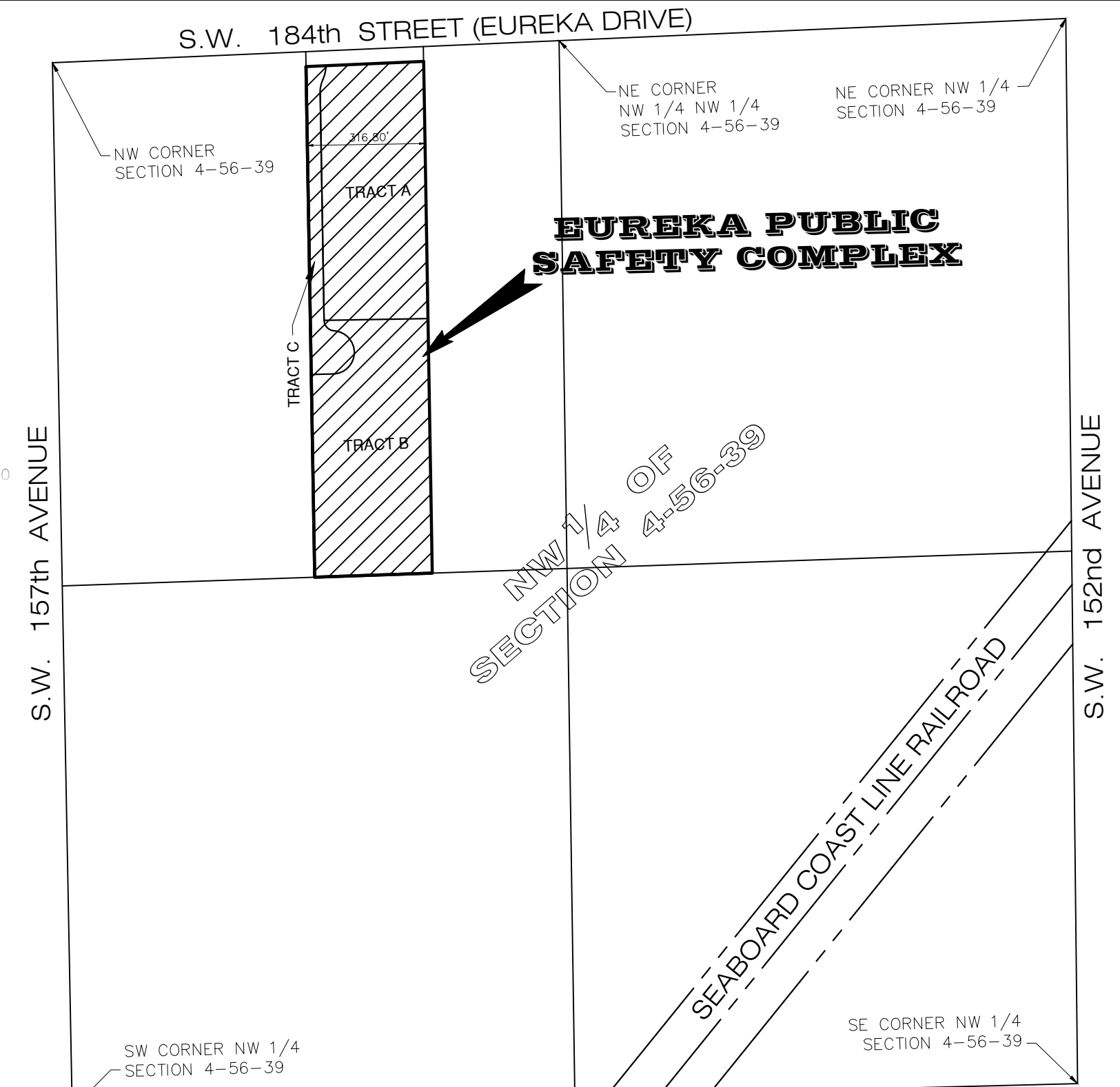
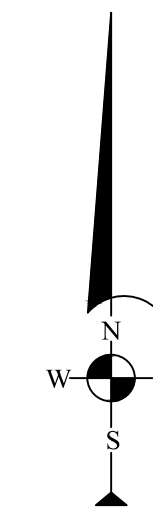
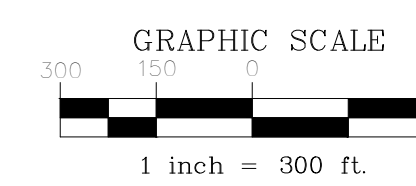
MAINTENANCE FACILITY

TOTAL PARKING:

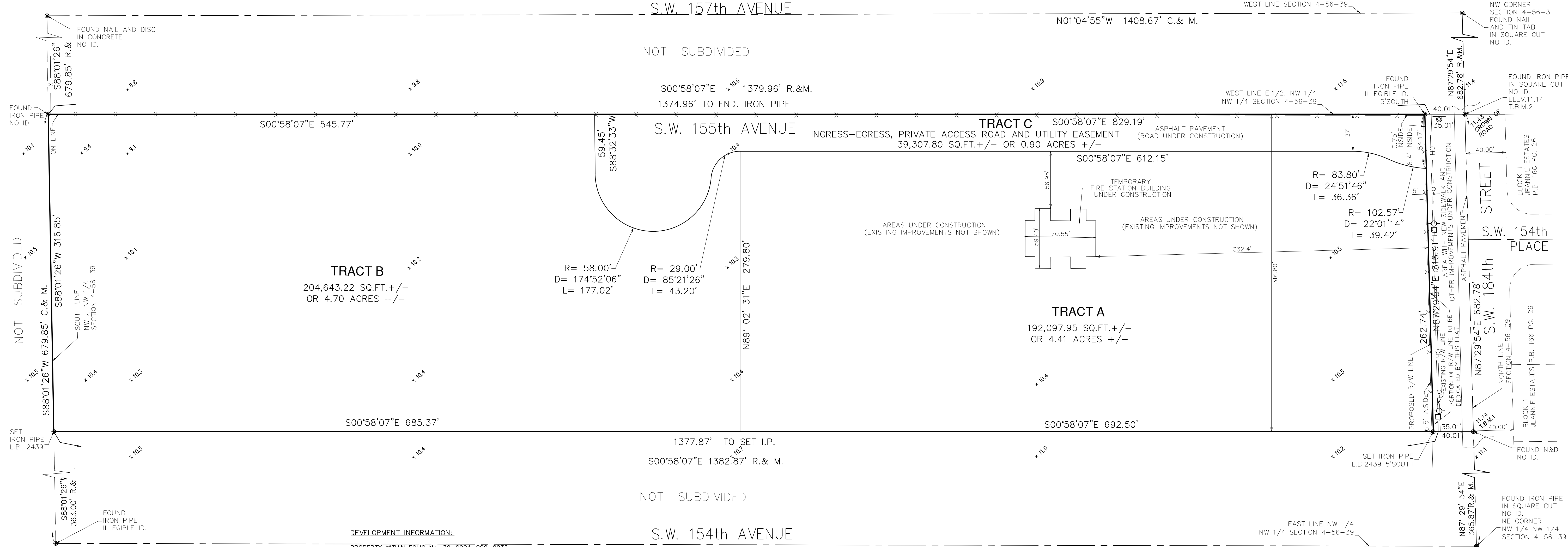
- HANDICAP PARKING SPACE = 2
- EMPLOYEE PARKING SPACE = 22

ABBREVIATIONS:

- FND. = FOUND
- P.B. = PLAT BOOK
- PG. = PAGE
- ELEV. = ELEVATION
- N.T.S. = NOT TO SCALE
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- L.B. = LICENSED BUSINESS
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RECORDED
- M = MEASURED
- O.R.B. = OFFICIAL RECORD BOOK
- ID = IDENTIFICATION
- PK & W = PARKER KALON & WASHER
- C&G = CURB & GUTTER
- IR = IRON ROD
- IP = IRON PIPE
- C = CALCULATED
- M = MEASURED
- T.B.M. = TEMPORARY BENCH MARK
- = EXISTING ELEVATION



LOCATION SKETCH:
PORTION OF THE EAST 1/2, OF THE NW 1/4, OF THE NW 1/4 OF SECTION 4-56-39 (SCALE 1"=300')



CERTIFICATION:

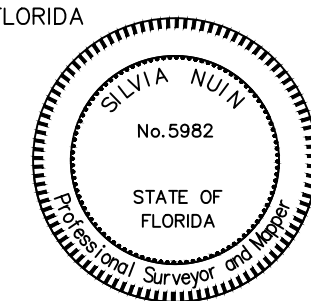
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DEVELOPMENT INFORMATION:

PROPERTY WITHIN FOLIO No. 30-6904-005-0235
 PROPERTY OWNER: MIAMI-DADE COUNTY FIRE RESCUE DEPARTMENT
 MIAMI-DADE COUNTY FLOOD CRITERIA = 10.0 (NAVD88) OR 11.5 (NGVD29).
 PROPOSED NUMBER OF TRACTS: 3
 ZONING DESIGNATION = AU (AGRICULTURE)
 ZONING HEARING: 02018000004
 THE PROPOSED DEVELOPMENT IS LOCATED WITHIN WASD'S WATER AND SEWER SERVICE AREA

- PROPOSED USE:
- TRACT A - MIAMI-DADE COUNTY FIRE RESCUE STATION-71 SITE
 PROPOSED TEMPORARY EXTREME BUILDING: 3,298 SQUARE FEET +/-
 PROPOSED FUTURE FIRE STATION-71 BUILDING: 16,500 SQUARE FEET +/-
 - TRACT B - MIAMI-DADE COUNTY POLICE STATION SITE
 PROPOSED FUTURE POLICE STATION BUILDING: 22,300 SQUARE FEET +/-
 PROPOSED FUTURE VEHICLE MAINTENANCE FACILITY BUILDING: 3,300 SQUARE FEET +/-
 - TRACT C - INGRESS-EGRESS PRIVATE ACCESS ROAD AND UTILITY EASEMENT

SILVIA NUIN
 Professional Surveyor and Mapper No. 5982
 STATE OF FLORIDA



CONTACT PERSON INFORMATION:
 NAME: SILVIA NUIN, P.S.M. FOR
 MANUEL G. VERA & ASSOC., INC.
 TELEPHONE NUMBER: 305-221-6210
 FAX NUMBER: 305-221-1295
 E-MAIL: SNUIN@MGVERA.COM

MANUEL G. VERA & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • MAPPERS
 13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210
 P.O. BOX 660578 • Miami, FL 33265 • Fax (305)221-1295
 www.mgvera.com • E-mail: mveras@mgvera.com
LB 2439

04-30-2020	REVISE AS REQUESTED BY MIAMI DADE COUNTY			
11-09-2022	UPDATE AND REVISE TO SUBDIVIDE INTO 4 TRACTS			
12-05-2022	RE-LABEL TRACTS TO A, B, C AND D AS REQ. BY M.D.C.			
10-19-2023	IDENTIFY AND LABEL TRACT D AS ALSO A UTILITY EASEMENT			
02-01-2024	REVISE TO SUBDIVIDE PROPERTY INTO 3 TRACTS			
06-18-2024	REVISE TO CHANGE FOLIO NUMBER			
03-31-2026	UPDATE TO SHOW APPROXIMATE AREAS UNDER CONSTRUCTION			
DATE	DRAWN BY	SCALE	F.B. - PG.	JOB No.
08-19-2019	A.R., S.N.	AS SHOWN	976-71	19-600/22-566 23-697

Z:\TENTATIVE PLAT\FIRE STATION EUREKA AND 154 AVENUE_19-600_22-566_23-697\TENTATIVE PLAT February 2024.dwg