### **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 : ( 14 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

MI	unicipality: Unincorporated miami-babe county Sec.: 13 Twp.: 36 S. Rge.: 39 E. / Sec.: 1 Wp.: S. Rge.: E.			
1.	Name of Proposed Subdivision: SILVER PARC			
2.	. Owner's Name: 11990 Silver Palm LLC Phone: 786-547-0649			
	Address: 3105 NW 107th Avenue, Suite 425 City: Doral State: FL Zip Code: 33172			
	Owner's Email Address: ccpedgar@gmail.com			
3.	Surveyor's Name: Bello & Bello Land Surveying Corporation Phone: 305-251-9606			
	Address: 12230 S.W. 131 Avenue, Suite 201 City: Miami State: FL Zip Code: 33186			
	Surveyor's Email Address: info@belloland.com			
4.	Folio No(s).: 30-6913-000-1310 / / /			
5.	Legal Description of Parent Tract: See attached.			
6.	Street boundaries: S.W. 232nd Street and S.W. 119th Avenue			
7.	Present Zoning: RU-1M(a) Zoning Hearing No.: Z2019P00110			
8.	Proposed use of Property:			
	Single Family Res.( <u>14</u> 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. 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-ofway 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.

\_)

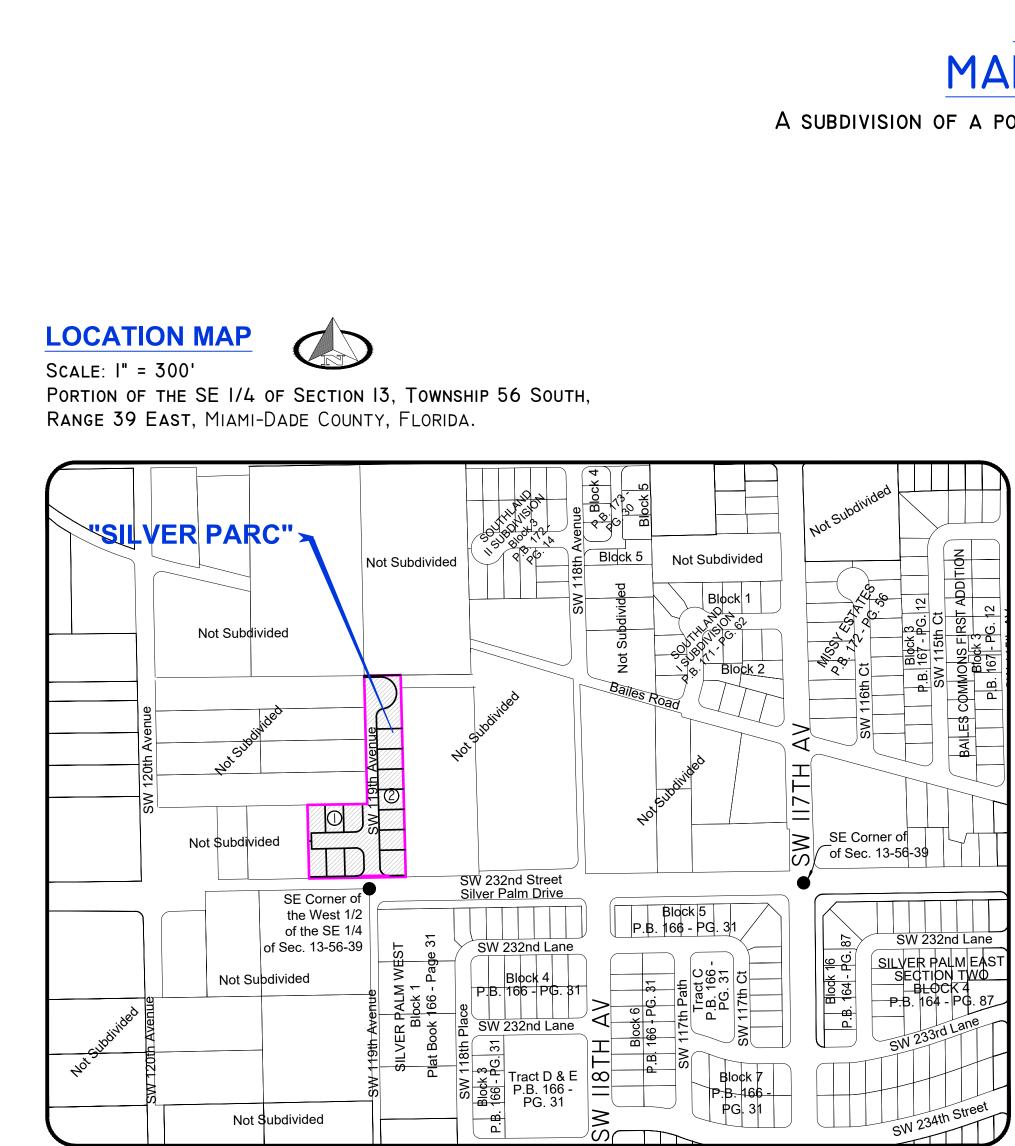
### THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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.

	Ind D
STATE OF FLORIDA)	atar.
SS: COUNTY OF MIAMI-DADE)	Signature of Owner:
	executed the same for the purposed therein. Personally known or produce ation and who did (not) take an oath.
WITNESS my hand and seal in the County an	nd State last aforesaid this $\frac{26}{20}$ day of $\frac{Avgust}{1000000000000000000000000000000000000$
KENIA BELLO	Signature of Notary Public:
MY COMMISSION # GG 144854 EXPIRES: September 20, 2021 Bonded Thru Notary Public Underwriters	(Print, Type name here: Kenig Bello)
	September 20,2021 GG 144854
(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.



### **DEVELOPMENT INFORMATION**

**Current Zoning District:** RU-1M(a) - Single-Family Modified Residential District Per Resolution No. CZAB15-1-20 Current Use: Vacant Land

Current Number of Parcels: One (1) **Gross Area:** +/- 125,782.40SQFT (+/- 2.888 Acres)

**Proposed Number of Blocks:** Two (2) **Net Area:** +/- 115,204.77 SQFT (+/- 2.645 Acres)

### **Proposed Number of Lots:** Fourteen (14)

Proposed Block 1: Proposed Lot 1: Gross Area: +/- 5,091.50 SQFT (+/- 0.117 Acres) Proposed Single-Family Home Gross Area: +/- 2,881.84 SQFT Proposed Lot 2: Gross Area: +/- 5,011.36 SQFT (+/- 0.115 Acres) Proposed Single-Family Home Gross Area: +/- 2,966.04 SQFT Proposed Lot 3: Gross Area: +/- 5,058.40 SQFT (+/- 0.116 Acres) Proposed Single-Family Home Gross Area: +/- 2,957.54 SQFT Proposed Lot 4: Gross Area: +/- 5,038.27 SQFT (+/- 0.116 Acres) Proposed Single-Family Home Gross Area: +/- 2,938.98 SQFT Proposed Lot 5: Gross Area: +/- 5,013.07 SQFT (+/- 0.115 Acres) Proposed Single-Family Home Gross Area: +/- 2,955.22 SQFT Proposed Lot 6: Gross Area: +/- 5,014.05 SQFT (+/- 0.115 Acres) Proposed Single-Family Home Gross Area: +/- 2,881.84 SQFT

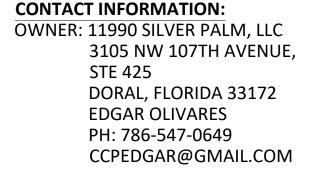
Proposed Block 2:

Proposed Lot 1: Gross Area: +/- 7,274.91 SQFT (+/- 0.167 Acres) Proposed Single-Family Home Gross Area: +/- 2,538.00 SQFT Proposed Lot 2: Gross Area: +/- 5,005.29 SQFT (+/- 0.115 Acres) Proposed Single-Family Home Gross Area: +/- 2,879.17 SQFT Proposed Lot 3: Gross Area: +/- 5,009.76 SQFT (+/- 0.115 Acres) Proposed Single-Family Home Gross Area: +/- 2,538.00 SQFT Proposed Lot 4: Gross Area: +/- 5,014.22 SQFT (+/- 0.115 Acres) Proposed Single-Family Home Gross Area: +/- 2,886.61 SQFT Proposed Lot 5: Gross Area: +/- 5,018.69 SQFT (+/- 0.115 Acres) Proposed Single-Family Home Gross Area: +/- 2,890.33 SQFT Proposed Lot 6: Gross Area: +/- 5,023.16 SQFT (+/- 0.115 Acres) Proposed Single-Family Home Gross Area: +/- 2,894.06 SQFT Proposed Lot 7: Gross Area: +/- 5,027.62 SQFT (+/- 0.115 Acres) Proposed Single-Family Home Gross Area: +/- 2,898.31 SQFT Proposed Lot 8: Gross Area: +/- 6,624.24 SQFT (+/- 0.152 Acres) Proposed Single-Family Home Gross Area: +/- 2,902.03 SQFT

TREE LEGEND Acacia Tree Alamo Tree Alheli Tree Avocado Carolina Tree 🔥 🖞 Ceiba Coconut Palm

# "SILVER PARC" TENTATIVE PLAT MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SECTION 13, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA PROPERTY ADDRESS: 11901 S.W. 232ND STREET, MIAMI, FLORIDA 33170



**CONTACT INFORMATION:** SURVEYOR: BELLO & BELLO LAND SURVEYING CORP 12230 SW 131 AVENUE, STE 201, MIAMI, FL 33186 ODALYS C. BELLO PH: 305-251-9606 INFO@BELLOLAND.COM

# Parcel One:

And Parcel Two:

### SURVEYOR'S REPORT AND GENERAL NOTES (Not valid without the attached Survey Map)

- the Survey Map.
- not been located.
- Foot.
- property falls in Zone "X" .

## **FLOOD CRITERIA ELEVATION:**

I HEREBY CERTIFY TO: 11990 Silver Palm, LLC

THAT THIS MAP OF BOUNDARY SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN APPLICABLE PROVISIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ODALYS C. BELLO-IZNAGA PROFESSIONAL SURVEYOR AND MAPPER LS6169 • STATE OF FLORIDA FIELD WORK DATE: 01/19/2021 BOUNDARY SURVEY UPDATED: 08/25/2021 BOUNDARY SURVEY UPDATED: 10/21/2021 BOUNDARY SURVEY UPDATED: 11/17/2021 FIELD WORK UPDATE: 06/15/2022 BOUNDARY SURVEY UPDATED: 06/22/2023 BOUNDARY SURVEY REVISED: 09/16/2024 BOUNDARY SURVEY REVISED: 06/09/2025

ON A CERTIFIED ARBORIST REPORT	
NOTE: TREE LOCATION SURVEY HAS NOT BEEN PERFORMED BAS	SED

Tree #	B & B Data Collector's Pt #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)		Approximate Canopy (ft)
	228	FICUS TREE	Schefflera actinophylla	36	40	25
2	227	FICUS TREE	Schefflera actinophylla	30	40	30
3	226	FICUS TREE	Schefflera actinophylla	36	45	35
4	223	Logan Tree	Dimocarpus	30	40	40
5	222	Florida Holly	llex	30	30	30
6	220	AVOCADO TREE	Persea americana	24	25	15
7	221	ALHELI TREE	Erysimum Cheiri	10	25	20
8	224	GUMBO LIMBO TREE	Bursera simaruba	18	25	25
9	230	MAMON TREE	Melicoccus Bijugatus	4	35	25
10	231	ACACIA TREE	Fabaceae	4	25	20
	232	PALM (4 TRUNKS)	ARECACEAE	10	30	12
12	225	AVOCADO TREE	PERSEA AMERICANA	36	40	35
13	229	ROYAL POINCIANA	DELONIX REGIA	24	40	35
13	219	GUMBO LIMBO TREE	BURSERA SIMARUBA	24	35	25
14	219	GUMBO LIMBO TREE	BURSERA SIMARUBA	4	35	25
15	210	GUMBO LIMBO TREE	BURSERA SIMARUBA	22	40	25
10	210	CEIBA TREE	Malvaceae	12	30	20
17	215	Acacia Tree	Fabaceae	30	50	30
10	215	PALM		10	25	<u></u>
	210			10		13
20 21	212	Palm Palm		4	20 18	12
22	214	CEIBA TREE	Malvaceae	24	40	30
23	207	GUMBO LIMBO TREE	BURSERA SIMARUBA	12	33	25
24	209	GUMBO LIMBO TREE	BURSERA SIMARUBA	12	25	10
25	208	GUMBO LIMBO TREE	BURSERA SIMARUBA	12	25	10
26	206	FICUS TREE	Schefflera actinophylla	18	35	25
27	204	GUMBO LIMBO TREE	Bursera simaruba	12	20	10
28	205	GUMBO LIMBO TREE	Bursera simaruba	12	20	10
29	203	GUMBO LIMBO TREE	BURSERA SIMARUBA	14	35	20
30	202	GUMBO LIMBO TREE	Bursera simaruba	10	20	10
31	200	GUMBO LIMBO TREE	Bursera simaruba	12	30	25
32	201	Palm	ARECACEAE	4	50	20
33	250	Mamon Tree	Melicoccus Bijugatus	4	30	20
34	249	Florida Holly	llex	12	25	20
35	253	Gigant Yucca	Spineless yucca	30	20	15
36	254	Royal Poinciana	Delonix regia	12	35	25
37	252	Gigant Yucca	Spineless yucca	4	20	15
38	251	Gigant Yucca	Spineless yucca	4	20	15
39	248	Palm	Arecaceae	16	55	20
40	247	Palm	Arecaceae	18	55	20
41	246	Palm	Arecaceae	10	35	20
42	245	GUMBO LIMBO TREE	Bursera simaruba	30	45	40
43	241	GUMBO LIMBO TREE	Bursera simaruba	30	40	30
44	240	Carolina Tree	Prunus caroliniana	30	30	25
45	244	Coconut Palm	Cocos nucifera	12	35	25
46	243	Coconut Palm	Cocos nucifera	10	20	15
47	242	LIVE OAK	Quercus Virginiana	4	25	20
48	234	PALM	ARECACEAE	10	15	10
49	233	FLORIDA HOLLY	llex	36	35	35
50	237	GUMBO LIMBO TREE	BURSERA SIMARUBA	30	30	25
51	236	FLORIDA HOLLY	llex	36	30	50
52	238	ALHELI TREE	Erysimum cheiri	4	25	20
53	235	ALAMO TREE	Populus	12	30	20
54	239	COCONUT PALM	Cocos nucifera	10	25	15

Florida Holly Gigant Yucca

🍣 Gumbo Limbo Tree

🔁 Logan

Mamon



🛃 🦬 Royal Poinciana

### LEGAL DESCRIPTION:

The East 93 feet of the West 583 feet of the South 265 feet of the SE 1/4 of the SW 1/4 of the SE 1/4 less the South 35 feet thereof, also the South 265 feet of the SE 1/4 of the SW 1/4 of the SE 1/4, less the West 583 feet and less the South 35 feet thereof, Section 13, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

The West 1/2 of the SW 1/4 of the SE 1/4 of the SE 1/4, less the East 224 feet and less the South 35 feet thereof, in Section 13, Township 56 South, Range 39 East, lying and being in Miami-Dade Florida.

1. Legal Description has been furnished by the client.

2. References to "Deed". "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.

3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed. 4. North arrow direction is based on an assumed Meridian.

5. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on

6. Only above ground improvements are shown herein. Foundations, underground features and utilities have

7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location.

8. True boundary corners might be obstructed by existing fences and/or vegetation. Offset monuments are being set as noted, unless they can't be set on boundary lines. Lands located beyond perimeter fences might or might not be being used by adjoiners. Adjoining parcels have not been investigated.

9. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey

10. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.

11.FLOODPLAIN INFORMATION: As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120635 (Unincorporated Miami-Dade County), Panel 0592, Suffix L, revised on Sept 11th, 2009, this real

12. HORIZONTAL ACCURACY: Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Rural area being equal to 1 foot in 5,000 feet

13. VERTICAL CONTROL AND ACCURACY: The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:

Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark R-738-R, Elevation = 7.51 feet Brass bar in concrete monument, Located 15 feet South of Centerline of SW 231st Street and 45 feet West of Centerline of SW 117th Avenue, 5 feet North of a fence, 7.3 feet West of a wiood telephone pole.

Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark G-42, Elevation = 10.77 feet PKnail and brass washer in concrete pad of traffic light pole, Located 40 feet North of centerline of SW 232 Street and 39 feet West of centerline of US HWY #1 (Busway Road)

AS PER PLAT BOOK 120, PG 13 SHEET 4 THE ELEVATION IS 6 FEET

Digitally signed by

Odalys C Bello DN: c=US, o=Bello and

Bello Land Surveying

dnQualifier=A01410C00

0001884E3B67E8000DD

40A, cn=Odalys C Bello

LEGEN	ND & ABBREVIATIONS
지생활을	= CONCRETE (CONC.)
	= CONCRETE BLOCK WALL = WOOD DECK
	= COVERED AREA
	= ASPHALT
	= TILE
~~~~~~~~~	= PAVERS
	= STONE = CHAIN LINK FENCE (CLF)
<b>XX</b> //	= WOOD FENCE (WF)
• •	= IRON METAL BARS FENCE (IF)
-OHL-	- = OVERHEAD WIRES
	= WATER VALVE (WV)
$\rightarrow$	= POWER POLE (PP) = GUY ANCHOR
WM	= WATER METER (WM)
$\overline{\Omega}$	= CONC. LIGHT POLE (LP)
Ŵ	= WELL
	= STREET SIGN
Ś	= SANITARY MANHOLE
D	= DRAINAGE MANHOLE
$\bigcup$	= MANHOLE
УС УС	= FIRE HYDRANT
	= CABLE BOX (CATV)
TX	= FPL TRANSFORMER
	= CATCH BASIN OR INLET
×.X'	= EXISTING ELEVATION
	= PERMANENT REFERENCE
	MONUMENT (PRM)
۲	= PROPERTY CORNER
•	= PERMANENT CONTROL POINT (PCP)
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVE
PRC	= POINT OF REVERSE CURVE
BM	= BENCH MARK
BR	= BEARING REFERENCE
TBM	= TEMPORARY BENCH MARK
PL	= PROPERTY LINE
Ę	= CENTER LINE
М	= MONUMENT LINE
CALC	= CALCULATED
MEAS	= FIELD MEASURED
Р	= PER PLAT
PSM	= PROFESSIONAL SURVEYOR AND
	MAPPER
A/C	= AIR CONDITIONER PAD
ENCR	= ENCROACHEMENT
FF ELI	EV= FINISHED FLOOR ELEVATION
PB	= PLAT BOOK
PG.	= PAGE
ORB	= OFFICIAL RECORD BOOK
CBS	= CONCRETE BLOCK STRUCTURE
R/W	= RIGHT OF WAY
ELEV	= ELEVATION
SEC	= SECTION
Т	= TOWNSHIP
R	= RANGE

86

**SURVEYING** 201 • MIAMI FL 3318( • Fax: 305.251.6057

20

SUITE

9096

- SI 251.

BELLC AVENUE hone: 305.3 elloland.col

<u>3</u> (7)

**BELLO** 12230 SW LB#7262

B&B

**LLO LAND** 

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Page 1 of 2

