

## 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 : (        2 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 20 Twp.: 52 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Villas of Arch Creek

2. Owner's Name: 148 VANCROUZ LLC

Phone: 954-865-6154

Address: 4943 SW 163rd Ave

City: Miramar

State: FL

Zip Code: 33027

Owner's Email Address: vancruz21@outlook.es

3. Surveyor's Name: LONGITUDE SURVEYORS

Phone: 305-463-0912

Address: 7700 N KENDALL DR STE 708

City: MIAMI

State: FL

Zip Code: 33156

Surveyor's Email Address: gbouie@longitudefl.com

4. Folio No(s): 30-2220-002-1730

/ \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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

6. Street boundaries: NE 148th St East of 14th Ave

7. Present Zoning: RU-2

Zoning Hearing No.: 1SUR

8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( 2 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.

STATE OF FLORIDA)

SS:

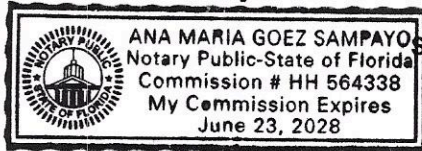
Signature of Owner: *Janeth Cruz*

COUNTY OF MIAMI-DADE)

(Print name & Title here): Janeth Cruz Sandoval

BEFORE ME, personally appeared Janeth Cruz this Aug day of 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

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



(NOTARY SEAL)

Signature of Notary Public: *Ana Goetz*

(Print, Type name here): Ana Goetz

06/23/28  
(Commission Expires)

HH 564338  
(Commission Number)

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



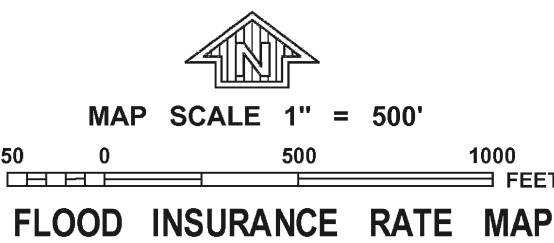
# TENTATIVE PLAT / BOUNDARY AND TOPOGRAPHIC SURVEY

## VILLAS OF ARCH CREEK

A REPLAT OF A PORTION OF LOT 67 OF ARCH CREEK ESTATES, AS RECORDED IN PLAT BOOK 46, PAGE 73, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

### CONTACT PERSON INFORMATION

Name: GREG D. BOUIE  
Telephone number: 305-463-0912  
Email: gbouie@longitudefl.com



MIAMI-DADE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS

PANEL 141 OF 1031

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

#### CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MIAMI-DADE COUNTY	120655	0141	L
NORTH MIAMI BEACH CITY	120655	0141	L
OF NORTH MIAMI, CITY OF	120655	0141	L

### LEGEND

	SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
	The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
	Zone AE
	Zone X
	OTHER FLOOD AREAS
	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	OTHER AREAS
	Areas determined to be outside the 0.2% annual chance floodplain.



MAP NUMBER  
12086C0141L

MAP REVISED  
SEPTEMBER 11, 2009

### FLOOD INSURANCE RATE MAP

#### SURVEYOR'S REPORT:

- THE INTENT OF THIS SURVEY MAP AND REPORT IS TO DEPICT A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE LAND DESCRIBED HEREON TO MEET THE MIAMI-DADE COUNTY REQUIREMENTS FOR TENTATIVE PLATS.
- THE BOUNDARY DIMENSIONS AND DIRECTIONS PER THE LEGAL DESCRIPTION SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE. THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF SAID DESCRIPTION MEETS THE STANDARDS OF PRACTICE REQUIREMENT FOR COMMERCIAL HIGH/RISK AREA (LINEAR: 1 FOOT IN 10,000 FEET) AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE DIGITAL CERTIFICATION OF THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THE SURVEY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF THE SURVEY ON THE DATE SHOWN AND CAN INDICATES FIELD CONDITIONS EXISTING AT THAT TIME.
- FENCES WERE LOCATED DURING THE COURSE OF THE SURVEY. LEGAL OWNERSHIP WAS NOT DETERMINED. AS SHOWN ON THE SURVEY, PORTIONS OF A 6' HIGH WOOD FENCE LINE AND A 6' HIGH METAL FENCE OVERLAPS THE WESTERLY LIMIT OF THE SUBJECT PARCEL MY AS MUCH AS 1.6' BETWEEN FOUND MONUMENTS.
- A PORTION OF THE ROOF OF AN EXISTING SHED WAS FOUND TO OVERLAP THE SURVEYED WESTERLY LIMIT OF THE SUBJECT PARCEL, ABUTTING AND RUNNING ALONG A PORTION OF THE SHOWN EXISTING 6' HIGH WOOD FENCE.
- SURVEYED AND PLAT DIMENSIONS MAY DIFFER. IN SUCH CASES, (F) DENOTES FOUND AND (P) DENOTES PLATTED MEASUREMENTS. UNLESS OTHERWISE NOTED, RECORD AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD 'FOOT'.
- HORIZONTAL CRITERIA USED FOR THE COMPLETION OF THIS SURVEY: DATUM - NORTH AMERICAN DATUM (83)-(2011)-(EPOCH 2010.0000). BY WAY OF THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND FOUND MONUMENTS AS SHOWN.
- BEARINGS ARE BASED ON AN ASSUMED VALUE OF N8720°46'E ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 148TH STREET IN MIAMI-DADE COUNTY, FLORIDA.
- SET IRON PIN WITH CAP LB#B401 (18" IN LENGTH BY 0.2 SQUARE INCHES, MINIMUM) AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE SURVEYOR OBSERVED A 1-STORY HOUSE ADDRESSED AS 1460 NE 148TH STREET DURING THE COURSE OF THE SURVEY.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY FOR ENVIRONMENTAL HAZARDS NOR OBSERVED ANY WETLAND DELINEATION MARKERS DURING THE COURSE OF THE SURVEY.
- LIMITS OF ASPHALT PAVING ARE APPROXIMATE AND, UNLESS OTHERWISE SHOWN, ARE REASONABLY CONSISTENT EXISTING PAVED CONDITIONS.
- VERTICAL CRITERIA USED FOR THE COMPLETION OF THIS SURVEY: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BY WAY OF THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), USING THE FOLLOWING BENCHMARKS FOR VERTICAL CONTROL FOR REFERENCE:

#### BENCHMARK INFORMATION:

NAME: H-352	NAME: N-760-R
ELEVATION: 7.04	ELEVATION: 9.65
LOCATION 1: NE 149 ST - 19' NORTH OF C/L	LOCATION 1: NE 151 ST - 30' NORTH OF C/L
LOCATION 2: NE 11 AVE - 59' WEST OF C/L	LOCATION 2: NE 18 AVE - 95' EAST OF C/L
DESCRIPTION: ALUMINUM BAR IN CONCRETE MONUMENT	DESCRIPTION: PK NAIL & ALUMINUM WASHER IN CONCRETE SIDEWALK

- OWNER: 148 VANCURZ LLC - 15051 ROYAL OAKS LANE, NORTH MIAMI, FLORIDA, 33181
- SURVEYOR: LONGITUDE SURVEYORS 7700 N. KENDALL DRIVE SUITE #705, MIAMI, FLORIDA 33156
- WATER AND SEWER SERVICES: CITY OF NORTH MIAMI BEACH (WATER) / SEPTIC TANK MIAMI-DADE DERM DEPARTMENT
- FEMA FLOOD ZONE INFORMATION: FLOOD ZONE(S): AE (7) MAP NUMBER: 120655 C0593L, PANEL 141 OF 1031, REVISED SEPTEMBER 11, 2009
- MIAMI-DADE COUNTY FLOOD CRITERIA: EL. 7.5 FEET (AS PER "AMENDED PLAT OF "FLOOD-CRITERIA MAP" P.B. 120. PG. 13. NGVD 1929 DATUM)
- ZONING CLASSIFICATION: RU-2 TWO-FAMILY RESIDENTIAL DISTRICT
- DEVELOPMENT INFORMATION: 2 LOTS 2 DUPLEX SUBMITTAL OF 1 SUR
- NUMBER OF SITES: 2

#### LEGAL DESCRIPTION:

(ORB 33895, PG. 3232)  
THE NORTH 1/2 OF THE WEST 132 FEET OF THE EAST 264 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 42 EAST EXCEPT NORTH 25 FEET THEREOF A/K/A THE NORTH 1/2 OF LOT 67, ARCH CREEK ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 73, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THAT THE PROPERTY AS SHOWN AND DESCRIBED HEREON WAS PREPARED UNDER MY SUPERVISION AND THAT THERE ARE NO OBSERVABLE ABOVE-GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN, ALSO THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

GREG D. BOUIE  
PROFESSIONAL SURVEYOR AND MAPPER NO. 7169  
STATE OF FLORIDA

#### ABBREVIATIONS & LEGEND:

A/C	Air Conditioning
ASPH	Asphalt
B	Baseline
(C)	Calculated
C	Centerline
Δ	Central Angle of Curve
C.M.E.	Canal Maintenance Easement
C.B.D.	Chord Bearing Distance
CLF	Chain Link Fence
C&G	Curb & Gutter
CONC.	Concrete
D	Deed
D.W.Y.	Driveway
D.H.	Drill Hole
E.O.W.	Edge of Water
F.F.E.	Finish Floor Elevation
FND	Found
GRD	Ground
I.P.	Iron Pipe
L	Length of Curve
(M)	Measured
M	Monument Line
N&D	Nail & Disc
O.R.B.	Official Record Book
POB	Point of Beginning
POC	Point of Commencement
POT	Point of Termination
P.S.	Page
P.S.	Plat Book
R	Radius
(R)	Record
R/W	Right-of-Way
SEC.	Section
S.N.	Set Nail
SWK	Sidewalk
SQ. FT.	Square Feet
T.O.B.	Top of Bank
TYP.	Typical
U.E.	Utility Easement
⊙	Bench Mark
⊙	Catch Basin
⊙	Clean Out
⊙	Light Meter
⊙	Mail Box
⊙	Overhead Cable
⊙	Siamese Pump
⊙	Sanitary Sewer Manhole
⊙	Sewer Valve
⊙	Storm Manhole
⊙	Utility Box (Unknown)
⊙	Valve (Unknown)
⊙	Water Meter
⊙	Water Valve
⊙	Wood Light Pole
⊙	Wood Fence
⊙	Wood Power Pole

### LOCATION SKETCH

A PORTION OF THE SE 1/4 OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.  
SCALE: 1:300

#### DEVELOPMENT INFORMATION

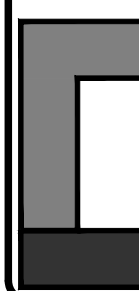
4 UNITS TOTAL

PROPOSED LOT 1 CONTAINING 9,059± S.F.  
(1 DUPLEX UNIT TOTALING 2,710 S.F.)  
PROPOSED LOT 2 CONTAINING 9,055± S.F.  
(1 DUPLEX UNIT TOTALING 2,710 S.F.)

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

BOUNDARY AND TOPOGRAPHIC SURVEY  
VILLAS OF ARCH CREEK

LONGITUDE  
SURVEYORS



DRAWN: GB  
CHECKED: ---  
SCALE: AS NOTED  
DATE: 4/10/24  
PROJ. #: 24051.001  
FIELD BOOK: -----

SHEET:

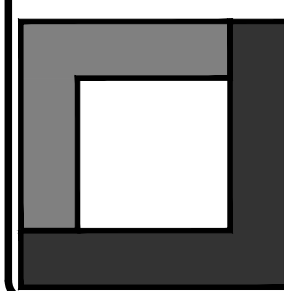
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OF 1 SHEETS

1	3/2/24	UPDATED ZONING HEARING NUMBER	GB
2	6/19/24	REVISED COUNTY FLOOD CRITERIA & DEVELOPMENT INFO	GB
3	7/17/24	REVISED NOTES	GB
			BY: APF

148 VANCURZ LLC 15051 ROYAL OAKS LANE UNIT #2405 NORTH MIAMI, FLORIDA 33181	1480 NE 148TH STREET MIAMI, FLORIDA 33161
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CERTIFICATE OF AUTHORIZATION NO. LB 7935  
7700 N. KENDALL DRIVE, SUITE 705  
Office Phone: (305) 463-0912  
Email: gbouie@longitudefl.com



DRAWN: GB  
CHECKED: ---  
SCALE: AS NOTED  
DATE: 4/10/24  
PROJ. #: 24051.001  
FIELD BOOK: -----

SHEET:

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OF 1 SHEETS