

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

1. Name of Proposed Subdivision: Princeton Townhomes

2. Owner's Name: Casa Princeton 248 Land, LLC Phone: \_\_\_\_\_

Address: 25 SW 9th St, Suite 204 City: Miami State: FL Zip Code: 33130

Owner's Email Address: horacio@aconcagua.group

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

Address: 1985 NW 88th Ct. Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: platting@hadonne.com

4. Folio No(s): 30-6923-006-0250 / 306923-006-0260 / 30-6923-006-0270 / See attached List

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

6. Street boundaries: SW 128th Ave & SW 248 Street

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

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.

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: \_\_\_\_\_

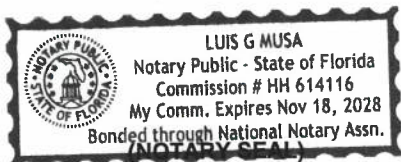
COUNTY OF MIAMI-DADE)

(Print name & Title here):

Christophe L. D'Falko, Manager  
at Entity @ Manager LLC

BEFORE ME, personally appeared Christophe L. D'Falko this 22 day of July, 2025 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 22 day of July, 2025 A.D.



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

(Print, Type name here:)

Luis G. Musa

11/18/2028  
(Commission Expires)

HH614116  
(Commission Number)

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

**Princeton Townhomes Folio Numbers**

30-6923-006-0250

30-6923-006-0260

30-6923-006-0270

30-6923-006-0280

30-6923-000-1150

30-6923-000-1120



# TENTATIVE PLAT OF PRINCETON TOWNHOMES

A REPLAT OF LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 3 OF "JAC SUBDIVISION", RECORDED IN PLAT BOOK 165, AT PAGE 20, O F THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
AND A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

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

## SURVEYOR'S NOTES:

### SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Topographic Survey was on June 14, 2021.
2. The date of completion of the field work of the Update Survey was on August 10, 2021.
3. The date of completion of the field work of the Update Survey was on June 22, 2022.
4. The date of completion of the field work of the Update Survey was on May 13, 2024.
5. The date of completion of the field work of the Update Survey was on June 25, 2025.

### SECTION 2) LEGAL DESCRIPTION:

Lots 1, 2, 3, and 4 Block 3, of JAC SUBDIVISION, according to the Map or Plat thereof, as recorded in Plat Book 165, Page 20, of the Public Records of Miami-Dade County, Florida .

#### TOGETHER WITH

##### Parcel 1:

Beginning at the Southeast corner of the Southeast 1/4 of the Southeast 1/4, thence West 843.57 feet, to the Point of Beginning, thence North 330 feet, thence West 132 feet, thence South 330 feet, and thence East 132 feet to the Point of Beginning, less the South 35 feet thereof, in Section 23, Township 56 South, Range 39 East, said lying and being in Miami-Dade County, Florida.

##### And

##### Parcel 2:

The West 130 feet of the East 1105.7 feet of the South 330 feet of the Southeast 1/4 of Section 23, Township 56 South, Range 39 East, less the South 35 feet thereof, lying and being in Miami-Dade County, Florida.

Containing 108,826 Square Feet or 2.50 Acres, more or less, by calculations.

#### Property Address and Tax Folio Numbers:

12891 SW 248th Street, Miami, Florida 33032  
Folio No. 30-6923-006-0250 (Lot 1, Block 3, JAC SUBDIVISION, P.B. 165, PG. 20)  
12883 SW 248th Street, Miami, Florida 33032  
Folio No. 30-6923-006-0260 (Lot 2, Block 3, JAC SUBDIVISION, P.B. 165, PG. 20)  
12875 SW 248th Street, Miami, Florida 33032  
Folio No. 30-6923-006-0270 (Lot 3, Block 3, JAC SUBDIVISION, P.B. 165, PG. 20)  
12867 SW 248th Street, Miami, Florida 33032  
Folio No. 30-6923-006-0280 (Lot 4, Block 3, JAC SUBDIVISION, P.B. 165, PG. 20)  
Folio No. 30-6923-000-1150 (Parcel 2)  
Folio No. 30-6923-000-1120 (Parcel 1)

### 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 South Line of the Southeast 1/4 of Section 23, Township 56 South, Range 39 East, with an assumed bearing of N89°03'25"E, said line to be considered a well established and monumented line.

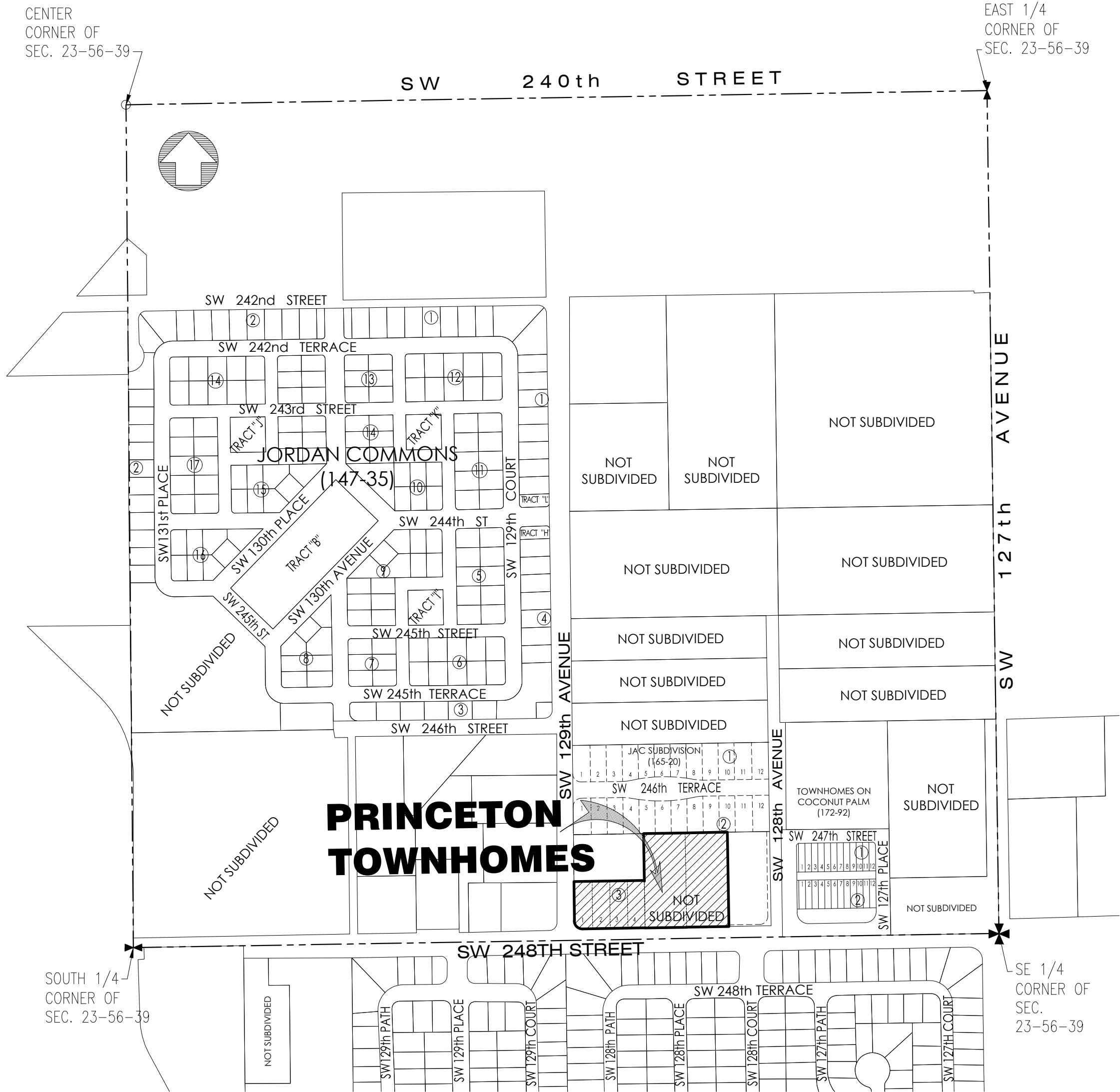
This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Unincorporated Miami-Dade), Map Panel No. 12086C0592, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number G-46, Elevation 10.18 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.



## PRINCETON TOWNHOMES

### LOCATION MAP

THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST,  
MIAMI-DADE COUNTY, FLORIDA

SCALE 1"=300'

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:

**Princeton 1 BH26, LLC**  
3431 NE 210th Street, Miami, Florida 33180  
Contact: Luis Percul  
Phone: 305-542-8726

### 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:

1. Zoning District:  
PCUC (Princeton Community Urban Center District)
2. Existing Land Use: Vacant Land
3. Number of Tracts: 1
4. Proposed Development:  
8-Story Multifamily Residential Building
5. Total of Dwelling Units: 162
6. Administrative site Plan Review (ASPR): A2025000008

### SECTION 9) FLOOD CRITERIA:

Miami-Dade County Flood Criteria: 8 Feet (NAVD 88) or 9.6 Feet (NGVD 29)

### SECTION 10) CONTACT INFORMATION:

**HADONNE CORP.**  
Attention: Mariela Alvarez  
8700 W. Flagler Street, Suite 420  
Miami, Florida 33174  
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  
Registered Surveyor and Mapper LS6006  
State of Florida

**HADONNE CORP.,** a Florida Corporation  
Florida Certificate of Authorization Number LB7097  
1985 NW 88th Court, Suite 101  
Doral, Florida 33172  
305.266.1188 phone  
305.207.6845 fax

NOTICE: Not valid without the digital 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  
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 266-1188 - F: (305) 207-6845 - W: www.hadonne.com



**MAP OF BOUNDARY & TOPOGRAPHIC SURVEY**  
for  
**Princeton 1 BH26, LLC**  
of  
**12891 SW 248th Street, Homestead, Florida 33032**

REVISIONS				
1	ADD TREES AS FEE ABORIST REPORT 08-14-2021	1	6	
2	REMOVAL FROM FAST TRACK APPLICATION ON 09-06-2022	2	7	
3	UTILITY EASEMENT VACATION REMOVAL NOTE ON 01-20-2023	3	8	
4	UPDATE SURVEY 05-13-2024	4	9	
			10	

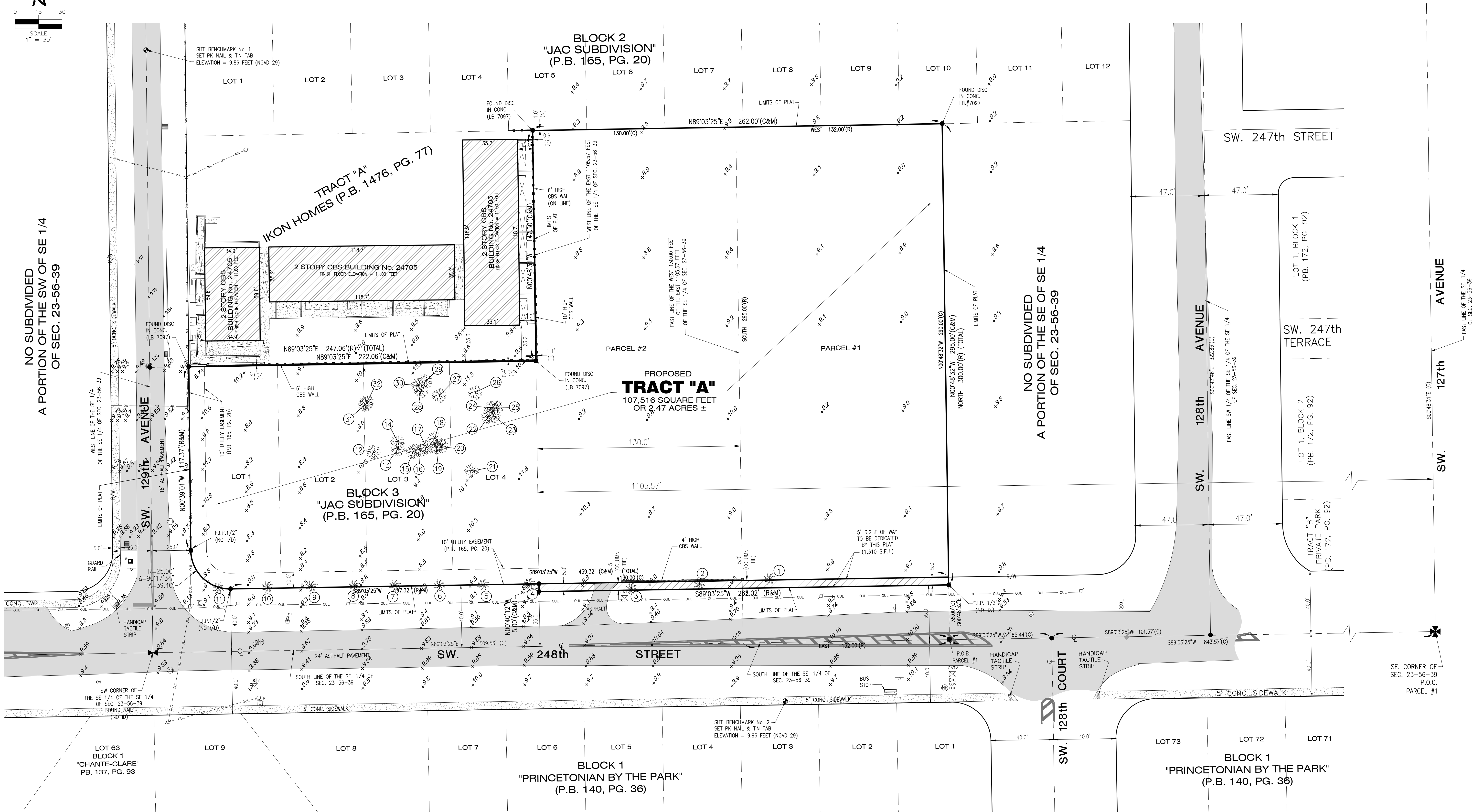
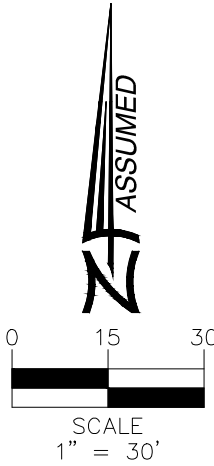
FILE
DRAWN BY: LD
TECH BY: RI
QA/QC BY: JS

JOB No.:  
**21060**



TENTATIVE PLAT OF PRINCETON TOWNHOMES

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LEGEND	
SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
—	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
—	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
—	BACKFLOW PREVENTOR
—	GAS METER
—	PEDESTRIAN SIGNAL
—	ELECTRIC UTILITY BOX
—	LIGHT POLE
—	GUY ANCHOR
—	WATER METER
—	GREASE TRAP MANHOLE
—	SANITARY SEWER CLEAN-OUT
—	SANITARY SEWER MANHOLE
—	SANITARY SEWER VALVE
—	MANHOLE UNKNOWN
—	DRAINAGE MANHOLE
—	SIGNAL MAST ARM
—	WOOD FENCE
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	FENCE OTHER
—	PIKE TREE
—	PALM TREE
—	PROPERTY LINE
—	RIGHT-WAY LINE
—	EASEMENT LINE
—	X-UTL-DRAIN

LEGEND	
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
—	CATCH BASIN
—	ELECTRICAL WALL PANEL
—	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	INTERCOM
—	POST
—	SIGN
—	MAILBOX
—	CONCRETE UTILITY POLE
—	CORROSION
—	FPL TRANSFORMER
—	WOOD UTILITY POLE
—	TREE NUMBER
—	UTILITY STRUCTURE NUMBER
—	CBS WALL
—	SAN
—	X-UTL-SANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	CONCRETE HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP

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(Total of Two (2) pages)