

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: MIAMI Sec.: 11 Twp.: 54 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: CORAL WAY RESIDENCES

2. Owner's Name: Metro Homes, LLC Phone: 305-450-6000

Address: 808 Brickell Key Drive, Suite 2804 City: Miami State: FL Zip Code: 33131

Owner's Email Address: hugo@brickellcapital.com

3. Surveyor's Name: Bello & Bello Land Surveying Corp. 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): 01-4111-012-0280 / _____ / _____

5. Legal Description of Parent Tract: Lot 37 and East 1/2 of Lot 38, OSCEOLA HIGHLANDS, according to the plat thereof, as recorded in Plat Book 19, Page 1 of the Public Records of Miami-Dade County, Florida.

6. Street boundaries: North: S.W. 21st Street; East: S.W. 16th Avenue

7. Present Zoning: T3 O (SUB-URBAN) Zoning Hearing No.: _____

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.

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.

Hefro Jones, LLC

STATE OF FLORIDA)

SS:

Signature of Owner: _____

(Print name & Title here): _____

COUNTY OF MIAMI-DADE)

BEFORE ME, personally appeared Hugo Dorta this 14 day of February, 2022 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County of _____ and State last aforesaid this 14 day of February, 2022 A.D.

Signature of Notary Public: _____

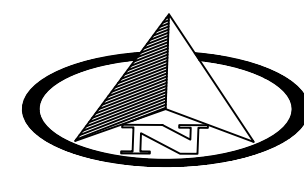
(Print, Type name here: _____)



Sept 20, 2025 (Commission Expires)

HH 137469 (Commission Number)

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



0 10 20



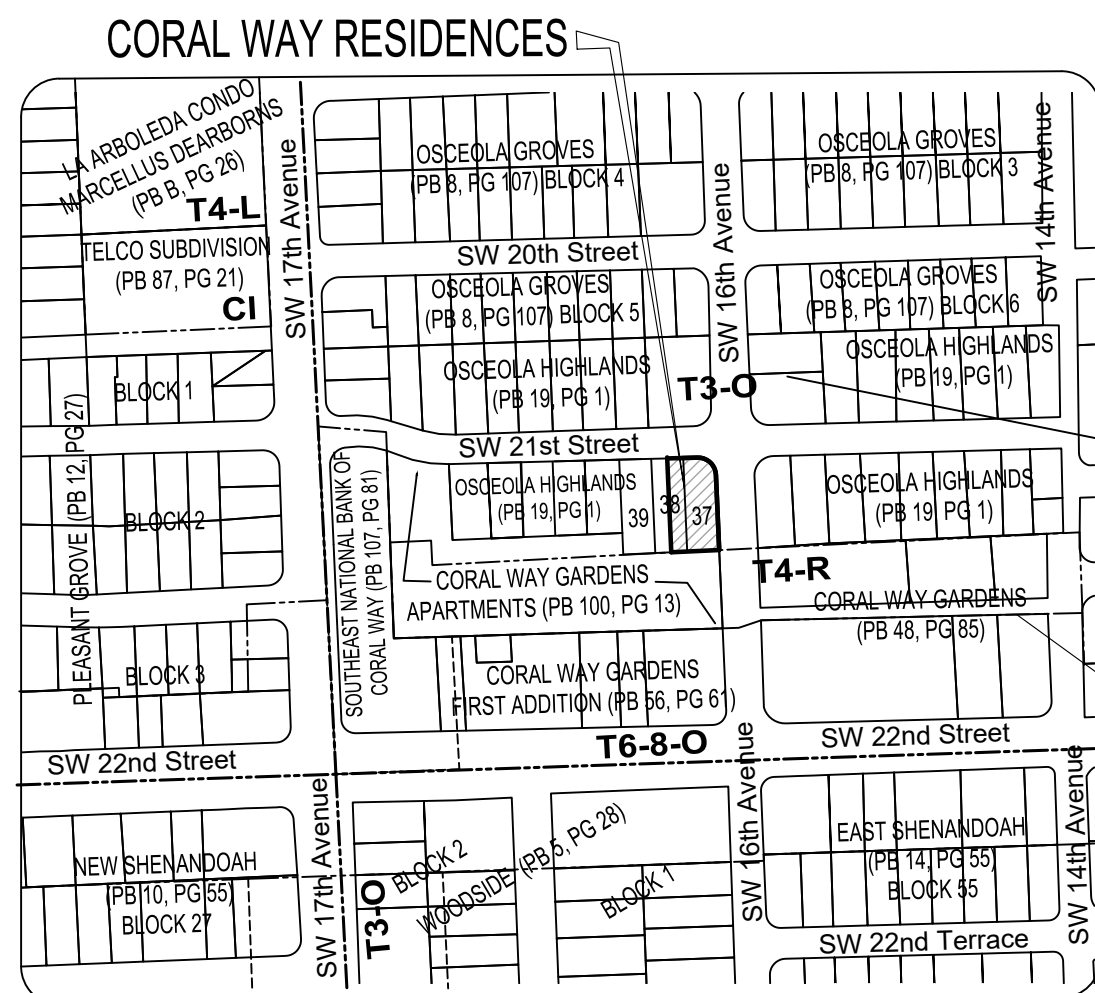
SCALE: 1" = 20'

LEGEND & ABBREVIATIONS

	= CONCRETE (CONC.)
	= CONCRETE BLOCK WALL
	= WOOD DECK
	= COVERED AREA
	= ASPHALT
	= TILE
	= PAVERS
	= STONE
	= CHAIN LINK FENCE (CLF)
	= WOOD FENCE (WF)
	= IRON METAL BARS FENCE (IF)
	= OVERHEAD WIRES
	= WATER VALVE (WV)
	= POWER POLE (PP)
	= GUY ANCHOR
	= WATER METER (WM)
	= CONC. LIGHT POLE (LP)
	= WELL
	= STREET SIGN
	= SANITARY MANHOLE
	= DRAINAGE MANHOLE
	= MANHOLE
	= FIRE HYDRANT
	= CABLE BOX (CATV)
	= FPL TRANSFORMER
	= CATCH BASIN OR INLET
	= EXISTING ELEVATION
	= PERMANENT REFERENCE MONUMENT (PRM)
	= 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
M.D.C.R.	= MIAMI-DADE COUNTY RECORDS
(C)	= CALCULATED
(M)	= FIELD MEASURED
P	= PER PLAT
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
A/C	= AIR CONDITIONER PAD
ENCR	= ENCROACHMENT
FF ELEV	= FINISHED FLOOR ELEVATION
BBL	= DENOTES BASE BUILDING LINE
ORB	= OFFICIAL RECORD BOOK
CBS	= CONCRETE BLOCK STRUCTURE
R/W	= RIGHT OF WAY
ELEV	= ELEVATION
SEC	= SECTION
T	= TOWNSHIP
R	= RANGE
(R)	= RECORD

"CORAL WAY RESIDENCES" - TENTATIVE PLAT MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

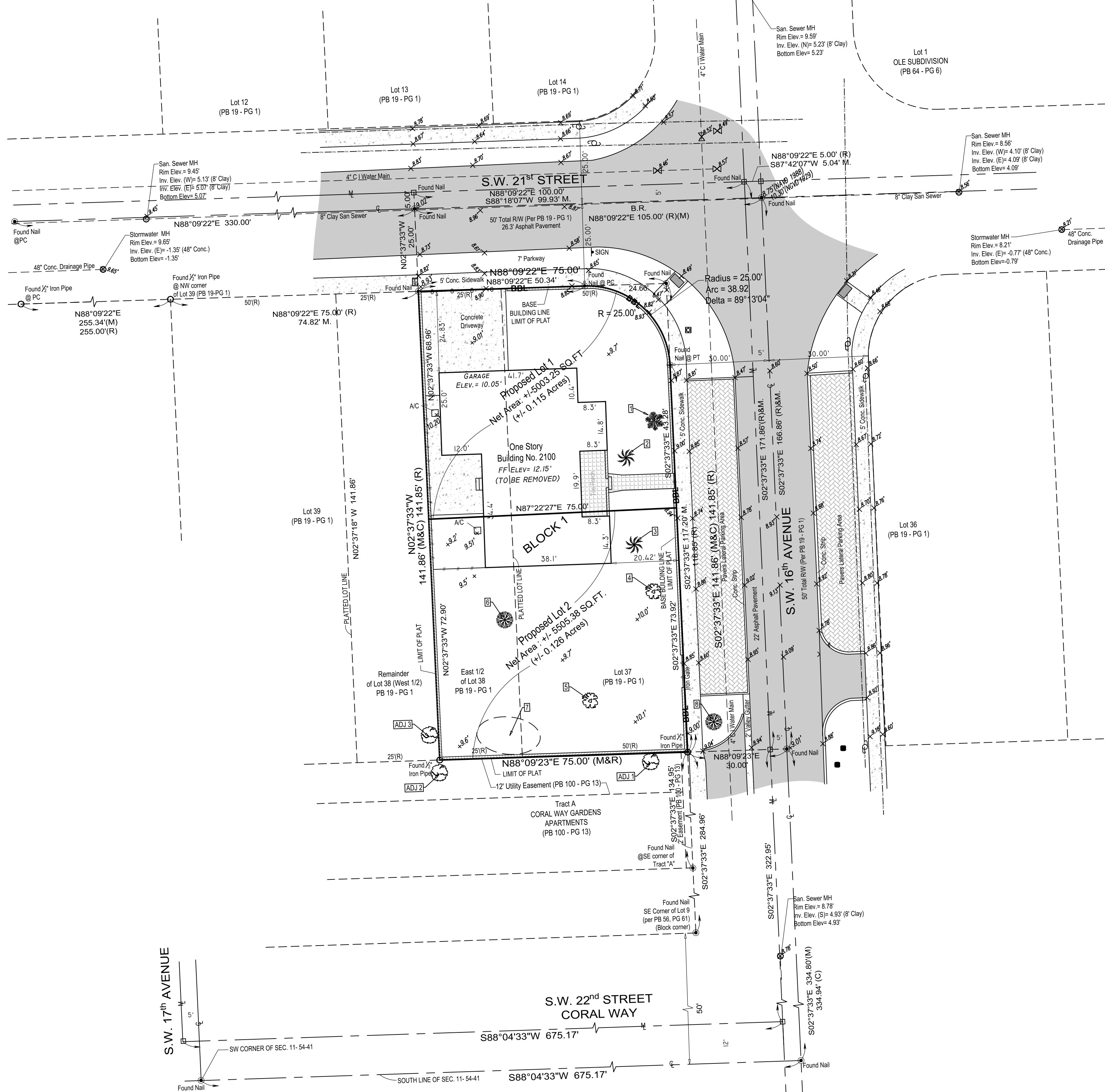
A replat of Lot 37 and the East 1/2 of Lot 38, OSCEOLA HIGHLANDS according to the plat thereof, as recorded in Plat Book 19, Page 1 of the Public Records of Miami-Dade County, Florida, lying and being in the SW 1/4, of Section 11, Township 54 South, Range 41 East, City of Miami, Miami-Dade County, Florida.



LOCATION MAP

SCALE 1" = 300'

Portion of SW 1/4, of Section 11, Township 54 South, Range 41 East, City of Miami, Miami-Dade County, Florida.



Site Address:
2100 S.W. 16th Avenue, Miami, Florida 33145
Folio: 01-4111-012-0280

LEGAL DESCRIPTION:

Lot 37 and East 1/2 of Lot 38, OSCEOLA HIGHLANDS according to the plat thereof, as recorded in Plat Book 19, Page 1 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
- 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.
- This Boundary and Topographic Survey has been prepared based on and upon an examination of the Opinion of Title furnished to City of Miami, prepared by Juan E. Figueras, P.A., Florida Bar 888346 Attorney, Dated September 13, 2023. As per said Opinion of Title no Survey related matters except the ones on plat of record affect these lands. There might be additional restrictions of record affecting these lands that the undersigned has not knowledge of.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map. Assumed bearing along the Center Line of S.W. 21st Street (N88°09'22"E).
- Size of Stormwater underground information has been field located and verified. Pipe type and material has been identified by As-builts of Record.
- 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.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- 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.

- HORIZONTAL LOCATION AND ACCURACY:** The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.

- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). 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: City of Miami Bench Mark Elevation = 9.926 feet City of Miami Datum (MLW).
PK Nail and Brass washer in concrete pad of water meter box, located at 82' North of projected North edge of pavement of Westbound lane SW 22nd Street, and 32' West of center line of SW 12th Avenue.
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark C-319 Elevation = 11.08 feet.
PK Nail and Brass washer in concrete pad of water meter box, located at 82' North of projected North edge of pavement of Westbound lane SW 22nd Street, and 32' West of center line of SW 12th Avenue.

- Conversion Factor from North American Vertical Datum of 1988 (NAVD 1988) to National Geodetic Vertical Datum of 1929 (NGVD 1929) is: (+) 1.55 feet or (plus 1.55 feet).
 - Conversion Factor from North American Vertical Datum of 1988 (NAVD 1988) to City of Miami Datum (MLW) is: (+) 1.55 feet + 0.26 feet* = 1.81 feet or (plus 1.81 feet).
- * (+)0.26 feet is the Conversion Factor from National Geodetic Vertical Datum of 1929 (NGVD 1929) to City of Miami Datum (MLW).

Tree Chart Based on Arborist Report Prepared by:

Certified Arborist Assessment

2100 SW 16th Ave, Miami, Florida

New Leaf Environmental, LLC (NLE) Project No. 23021001

Michael McCoy, ISA Certified Arborist MA 4243A, TRAQ Qualified LIAF Certified Landscape Inspector

March 17th, 2021

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Norfolk Island pine	Aracaria heterophylla	10"	25'	8'
2	Coconut Palm	Cocos nucifera	8"	16'	18'
3	Coconut Palm	Cocos nucifera	7"	18'	15'
4	Live Oak	Quercus Virginiana	30"	35'	35'
5	Live Oak	Quercus Virginiana	17"	40'	20'
6	Avocado	Persea americana	12"	25'	15'
7	Strangler fig	Ficus aurea	59"	55'	70'
8	Orange geiger	Cordia sebestena	3"	11'	6'
ADJ1	Mango	Mangifera indica	12	25	15
ADJ2	Live Oak	Quercus Virginiana	28"	35'	45'
ADJ3	Avocado	Persea americana	10"	25'	10'

Owner of record: Metro Homes LLC
Contact info: Hugo Dorta
Telf: 305-450-6000
Email: hugo@brickellcapital.com
808 Brickell Key Drive, #2804, Miami, Florida 33131
Surveyor: Bello & Bello Land Surveying Corp.
Odalys C. Bello, PSM
Tel: 305-251-9606
info@belloland.com
12230 SW 131st Avenue, Suite 201, Miami Florida 33186

DEVELOPMENT INFORMATION

Current Zoning District: T3 O (SUB-URBAN) per MIAMI21 ATLAS
(http://miami21.org/PDFs/FinalDocuments/MiamiAtlas-AsAdopted.pdf)

Current Use: One (1) Single Family Residence (Existing residence to be removed)
Proposed Use: Two (2) Duplexes
Current Number of Parcels: One (1)
Proposed Number of Blocks: One (1)
Proposed Number of Lots: Two (2)

Proposed Lot 1 Net Area: +/- 5003.25 SQ.FT.
Proposed Lot 2 Net Area: +/- 5505.38 SQ.FT.
Proposed Number of Units: Four (4)

Net Area: +/- 10508.63 SQ.FT. (+/- 0.241 Acres)

FLOOD PLAIN INFORMATION:

As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120650 (City of Miami), Panel 0313, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "X".

Miami-Dade County Flood Criteria: +/- 10 Feet (NGVD 1929) per Plat Book 120, Page 13.

That this 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. That this Tentative Plat complies with the requirements of Chapter 55, Subdivision of City of Miami, Chapter 28, Subdivision Code of Miami-Dade County, Florida.

Digitally signed by Odalys C Bello
DN: c=US, o=Bello and Bello Land Surveying Corp.,
dnQualifier=ADJ1410C000001884E
3B67E800DD40A, cn=Odalys C Bello

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS#169 - State of Florida
Field Work Date: 08/12/2021
T-Plat Updated: 01/11/2022
T-Plat Updated: 04/24/2023
Field Work Date: 05/10/2023
T-Plat Updated: 10/18/2023
T-Plat Updated: 01/02/2024 (Perimeter CBS wall location verified and revised)
T-Plat Updated: 08/09/2024 (Vertical control datum revised)
T-Plat Updated: 10/15/2024

Project No. 21598

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 1

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com

