

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 : (3)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 13 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Rumasa Subdivision

2. Owner's Name: Ruben Machado Phone: 786-2478812

Address: 9490 Palm Dr City: Cutler Bay State: FL Zip Code: 33157

Owner's Email Address: ruben@santanamedia.net

3. Surveyor's Name: Juan R. Martinez Phone: 305-5527007

Address: 8550 West Flagler City: Miami State: FL Zip Code: 33144

Surveyor's Email Address: martinez.associates@live.com

4. Folio No(s): 30-6913-009-0140 / _____ / _____ / _____

5. Legal Description of Parent Tract: A replat of Lot 9 Blk 2 and Lots 2,3 and 4, less the S 114 ft, in Blk 5 Miller and Baile's Add. to Goulds, according to the Plat thereof, as recorded in PB 1 Pg 74, Public Records of M-D County, FL

6. Street boundaries: SW 123 Road & Baile's Road

7. Present Zoning: Ru-1 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), 3 Duplex(6 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:

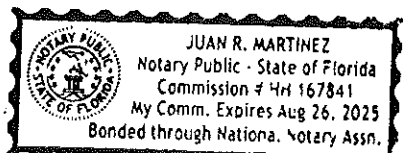
Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Ruben Machado

BEFORE ME, personally appeared Ruben Machado this 23 day of May 2022 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 23 day of May 2022 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

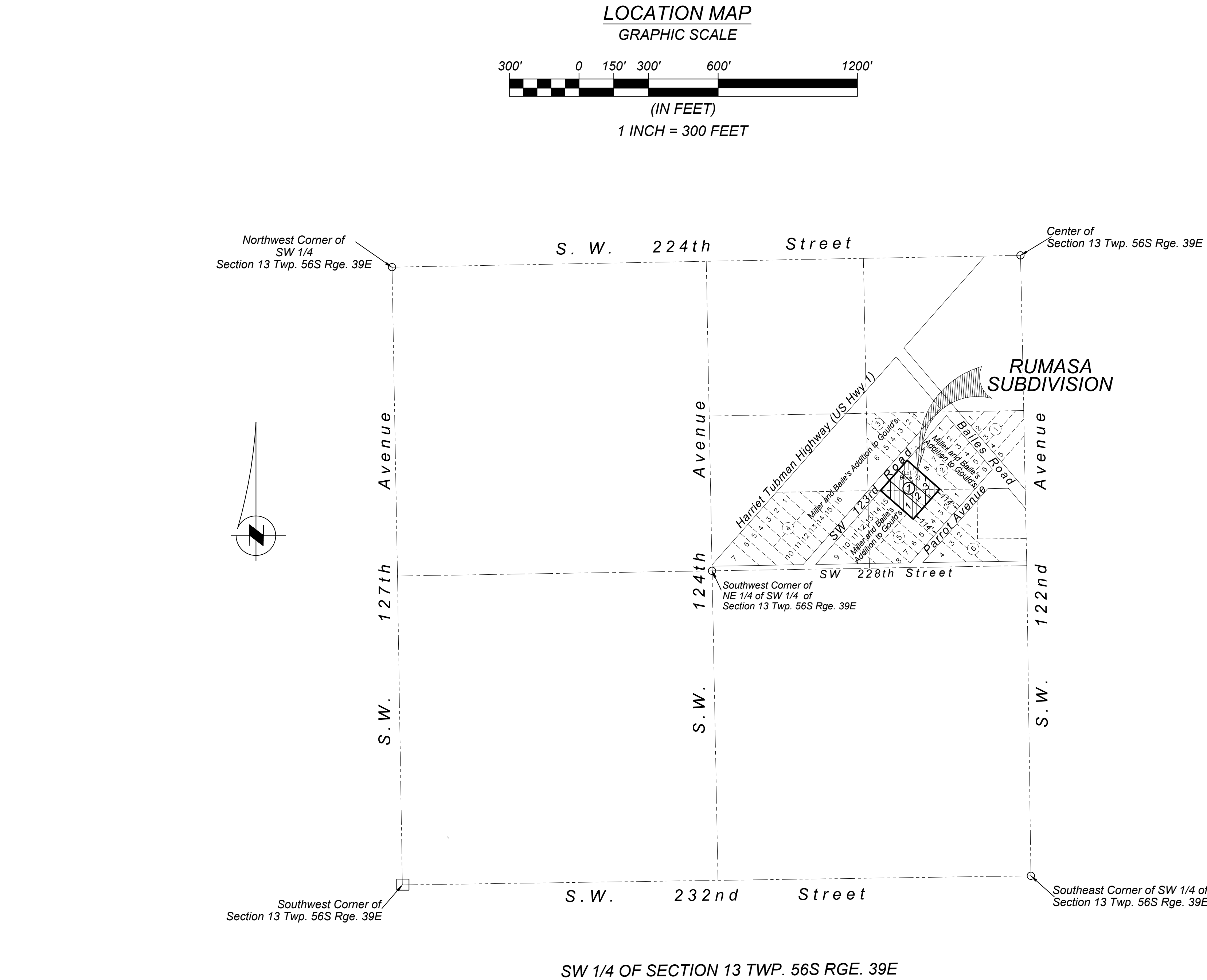
(Print, Type name here: Juan R Martinez)

August 26, 2025 HH 167841

(Commission Expires)

(Commission Number)

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



LEGAL DESCRIPTION:
A REPLAT OF LOT 9, BLOCK 2 AND LOTS 2,3 AND 4, LESS THE SOUTH 114 FEET, IN BLOCK 5, MILLER AND BAILE'S ADDITION TO GOULD'S, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 PAGE 174, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6913-009-0140

ADDRESS:
22695 SW 123rd ROAD, MIAMI , FLORIDA 33170.

CERTIFIED TO:
RUBEN MACHADO

FLOOD ZONE INFORMATION:
PANEL NUMBER: 12086C/0592
SUFFIX : L
PANEL REVISED DATE: 9-11-2009
FLOOD ZONE: X
BASE FLOOD EL.: N/A FEET AS PER DADE COUNTY, FLORIDA.

BENCHMARK UTILIZED:
BENCH MARK USED: G-42 ELEV. 10.77 FEET NGVD29
Location1: SW 232 STREET --- 40' NORTH OF C/L
Location2: US HWY #1 (BUSWAY RD) --- 39' WEST OF C/L

- SURVEYOR'S NOTES:**
- EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY, AFFECTING THIS PROPERTY.
 - LOCATION AND IDENTIFICATION OF UTILITIES AND EASEMENTS ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT, IF ANY.
 - OWNERSHIP IS SUBJECT TO "OPINION OF TITLE".
 - TYPE OF SURVEY: "BOUNDARY SURVEY & TENTATIVE PLAT"
 - THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ALL RIGHTS-OF-WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
 - THIS SURVEY HAS A TRAVERSE CLOSURE OF NO LESS THAN 1.0 FOOT IN 7,500 FEET.
 - THE SURVEY DEPICTED HERE IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 - PROPERTY ZONE: RU-1
 - NUMBER OF ACRES: 0.81 ACRES, MORE OR LESS
 - NUMBER OF LOTS: 3 LOTS TO BE DEVELOPED UNDER WORKFORCE HOUSING STANDARDS. THREE DUPLEX (3 LOTS WITH ONE DUPLEX ON EACH LOT - TOTAL 6 UNITS)
 - WATER SERVICE: PUBLIC WATER
 - SEWER SERVICE: CENTRAL
 - FLOOD CRITERIA ELEVATION: 7.0 FEET
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF THE SW 1/4 (SW 224th STREET) OF SECTION 13-56-39, AND BEARS N88°55'29"E.

DEVELOPMENT INFORMATION:
Existing Zoning: RU-1
Gross Land Area: 0.81 Acres ±
Miami-Dade County Flood Criteria: 7.0 Feet
Type of Use: THREE LOTS (ONE DUPLEX EACH LOT)

WORKFORCE HOUSING PLAN NUMBER # R2022-005

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY AND TENTATIVE PLAT OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY, MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

04-03-2025 Update Survey

REVISIONS		
Date	Remarks	By
05-23-2022	Revised as per Plat Committee Recommendations	J.R.M.
02-21-2023	Update Survey	
07-13-2023	Update Survey	
04-11-2024	Update Survey	

BOUNDARY SURVEY AND TENTATIVE PLAT
LOCATION MAP AND NOTES
RUMASA SUBDIVISION

For: RUBEN MACHADO T- 24795

THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY JUAN R.
MARTINEZ, P.L.S. ON THE
DATE ADJACENT TO THE
SEAL.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

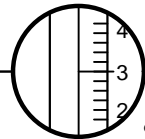


Juan R
Martinez

Digitally signed
by Juan R
Martinez
Date: 2025.04.03
09:43:06 -04'00'

By:

JUAN R. MARTINEZ
PROFESSIONAL LAND SURVEYOR NO.: 2160
STATE OF FLORIDA
CERTIFICATE NO. L.B. 1751



JUAN R. MARTINEZ & ASSOCIATES, INC.

ENGINEERS · LAND PLANNERS · LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 121, MIAMI, FLORIDA, 33144, PHONE (305)552-7007 FAX (305) 552-7016
E-MAIL: MARTINEZ.ASSOCIATES@LIVE.COM

DRAWN BY: L.B.

FIELD WORK DATE: 02-20-2025

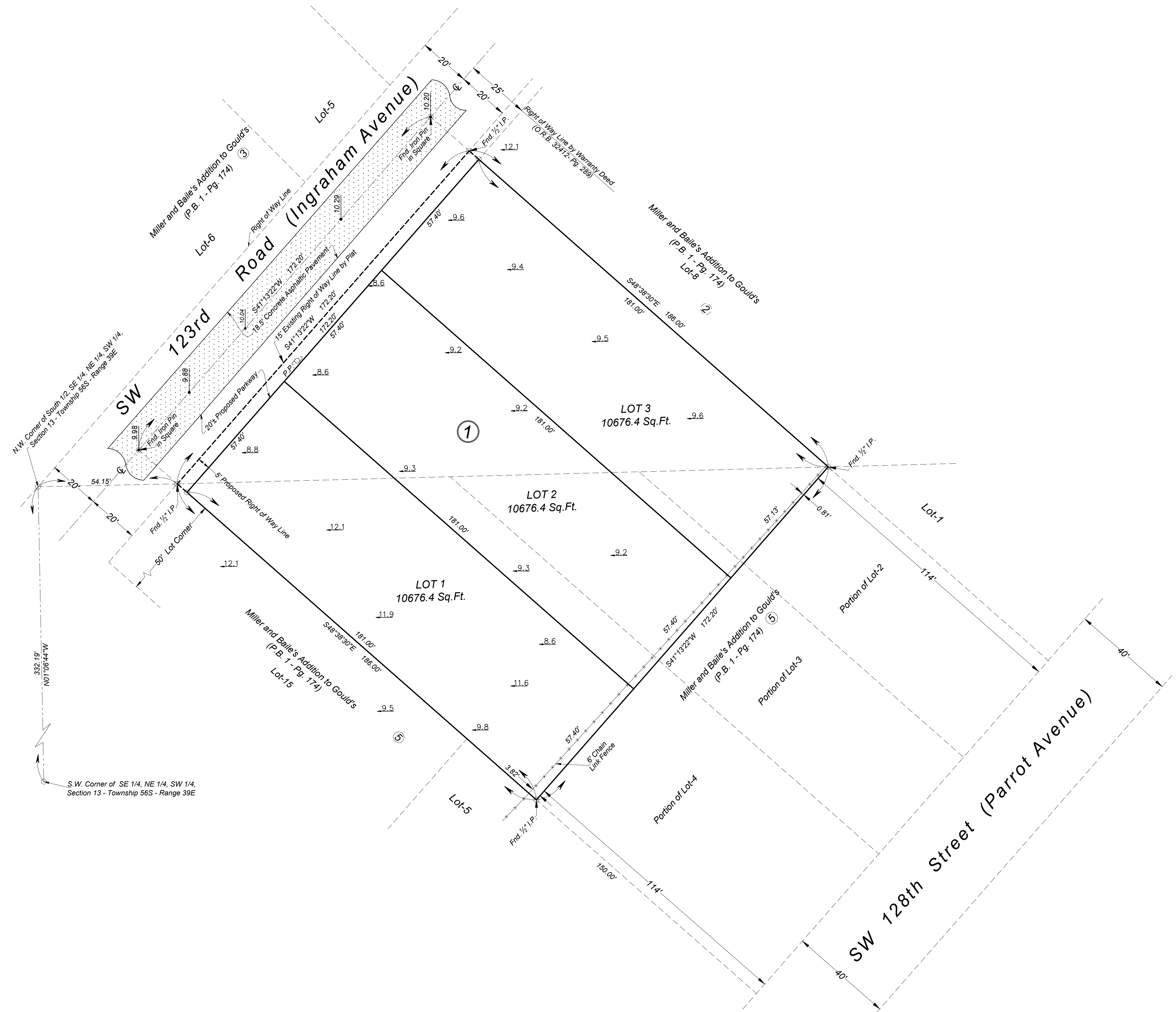
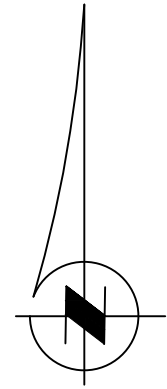
CHECKED BY: J.R.M.

DRAWING DATE: 04-03-2025

SCALE : 1"= 300'

ORDER No.

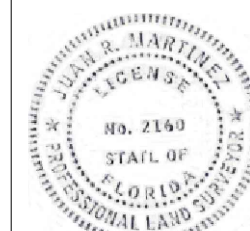
SHEET No. 1 of 2



C/L = Center Line
Fd. ½" IP = Found Iron Pipe
P.B. = Plat Book
Pg. = Page
Sq. Ft. = Square Feet
Twp. = Township
Rge. = Range
0.00 = Existing Elevations
P.P. = Power Pole

<i>REVISIONS</i>		
<i>Date</i>	<i>Remarks</i>	<i>By</i>
05-23-2022	<i>Revised as per Plat Committee Recommendations</i>	<i>J.R.M.</i>
02-21-2023	<i>Update Survey</i>	
07-13-2023	<i>Update Survey</i>	
04-11-2024	<i>Update Survey</i>	
04-03-2025	<i>Update Survey</i>	

For: RUBEN MACHADO



04-03-2025

By: _____
JUAN R. MARTINEZ
PROFESSIONAL LAND SURVEYOR NO.: 2160
STATE OF FLORIDA
CERTIFICATE NO. L.B. 1751

SHEET No. 2 of 2