

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: SWEETWATER ☒ Sec.: 31 Twp.: 53 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: harraka park

2. Owner's Name: harraka building llc ,fl limited liability company Phone: 786 304 0120

Address: 10521nw 67 terrace City: doral State: fl Zip Code: 33178

Owner's Email Address: jharrakajr@gmail.com

3. Surveyor's Name: jorge l cabrera Phone: 305 302 2522

Address: 2852 sw 149 pl City: miami State: fl Zip Code: 33185

Surveyor's Email Address: jorgecabrerapls@bellsouth.net

4. Folio No(s): 2530300010260 / 25 3031 001 0270 / 25 3030 001 020290 / 25 3031 001 0300

5. Legal Description of Parent Tract: see attache (EXHIBIT "A")

6. Street boundaries: nw 25 st/ 108 ave

7. Present Zoning: M Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(20,000 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)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner:

Jorge HARRAKA

(Print name & Title here):

JORGE ANDRES HARRAKA

BEFORE ME, personally appeared Jorge Harraka this 27 day of May, 2022 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known or produce Drivers License as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 27 day of May, 2022 A.D.



Krishna M. Peña
Notary Public
State of Florida
Comm# HH137737
Expires 6/3/2025

(NOTARY SEAL)

Signature of Notary Public:

Krishna M. Peña

(Print, Type name here:)

Krishna M. Peña

6/3/2025

(Commission Expires)

HH137737

(Commission Number)

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

HARRAKA PARK

A REPLAT OF LOTS 7,8,9,10,11 AND 12 , OF BLOCK 2 , OF HAMPTON PARK , PLAT BOOK 48, PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,AND A PORTION OF NW 108TH AVENUE PURSUANT FLORIDA STATUS 95-361 LYING IN SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST,ALL LYING IN THE CITY OF SWEET WATER, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

Bearings are based/referred to an assumed meridian where the Northerly boundary line of the subject property bears N 89° 27' 38" E. All distances as shown hereon are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120635 (Unincorporated Areas of Miami-Dade County) 12066 C, 0286 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AH", Base Flood Elevation 8 feet. The Base Flood Elevation "AH" 8' refers to the NGVD (1929) Datum.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

DADE COUNTY BENCHMARK REFERENCES:

Name: N-692-R
Elevation (NGVD 1929): 8.31 feet
Location 1: NW 25 ST --- 39' SOUTH OF C/L
Location 2: NW 107 AVE --- 80' WEST OF C/L
Description 1: PK NAIL AND ALUMINUM WASHER IN CONC PAD OF TRAFFIC CONTROL BOX.

Name: N-496
Elevation (NGVD 1929): 6.41 feet
Location 1: NW 25 ST --- 20' NORTH OF NORTH EDGE OF PAVEMENT
Location 2: NW 112 AVE --- 10' EAST OF EAST GUARD RAIL
Description 1: PK NAIL IN TOP OF CULVERT HEADWALL. 10' ESE OF A WITNESS POST

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial / High Risk Areas.

All elevations as shown hereon were obtained by using RTK - GPS measurements and are subject to variations due to equipment vertical displacement.

A comparison between Plat (P), Recorded (R) and Calculated (C) dimensions are delineated hereon. Plat (P) are based on the Recorded Plat. (R) are based on Legal Description. Calculated dimensions (C) are a protraction based on the Legal Description, the underlying Plats and recovered monumentation.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted. The recorded and calculated dimensions/directions as shown hereon are based on the undersigns review of the entire content of the legal description and would be necessary for the survey to have a mathematical closure and conform to the existing rights-of-ways and adjacent plats.

Right of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

The total area of the surveyed parcels as described herein contains 55, 079.14 square feet more or less (1.26) acres more or less. The square footage was calculated up to the existing property line based on occupation, physical evidence and current legal description provided to the surveyor as shown, noted and described in Exhibit "A" in Title Insurance Commitment FILE NO.: 21125815, Commitment Effective Date: July 30, 2021 at 08:00 am and with a Revised Date: August 19, 2021 12:13 pm under Revision C issued by Old Republic National Title Insurance Company. Subject lands can be subject to additional right of way dedication not known to the surveyor.

This TENTATIVE PLAT is based occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, the Plat of HAMPTON PARK, Plat Book 48, Page 58, of the Public Records of Miami-Dade County, Florida; The unrecorded Quit Claim Deed provided by the client.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations. Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Owner of his agent should verify all utility locations with the appropriate utility provider before using. Call 811 or visit www.sunshine811.com before digging. No underground footings were located and no subsurface investigation was performed at the time of survey. Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Miami-Dade County, unless otherwise noted.

This "Tentative Plat" shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'.

REFERENCE PROPERTY ADDRESS:

10800 NW 25th Street
Sweetwater, Florida 33172

NOTES:

Number of Acres: 1.26 +/- Acres
Number of Tract: 1 Tract
Method of Sewer: Public Sewer (MIAMI-DADE County Water & Sewer Department)
Method of Water: Public Water (MIAMI-DADE County Water & Sewer Department)
Property Zoned: I-1 Industrial Light Manufactory District
Dade County Flood Criteria: 7.2 feet (P.B. 120 PG 13)
FEMA Base Flood Elevation: Zone AH EI 8.0
Tax Folio Number: 25-3031-001-0290, 25-3031-001-0280, 25-3031-001-0270, 25-3031-001-0260, 25-3031-001-0300, 25-3031-001-0310

Number of PRM: 10 PRMs
Number of PCP: 4 PCPs

NOTE: All Improvement within Proposed Trat "A" are to be Removed

DEVELOPMENT INFORMATION:

20,000 Square Foot Warehouse Building

PREPARED FOR:

Harraka Building LLC,
Jorge Andres Harraka Acosta
10521 NW 67th Terrace
Doral, Florida 33178
786-304-0120
jharrakajr@gmail.com

SURVEYOR CONTACT PERSON INFORMATION:

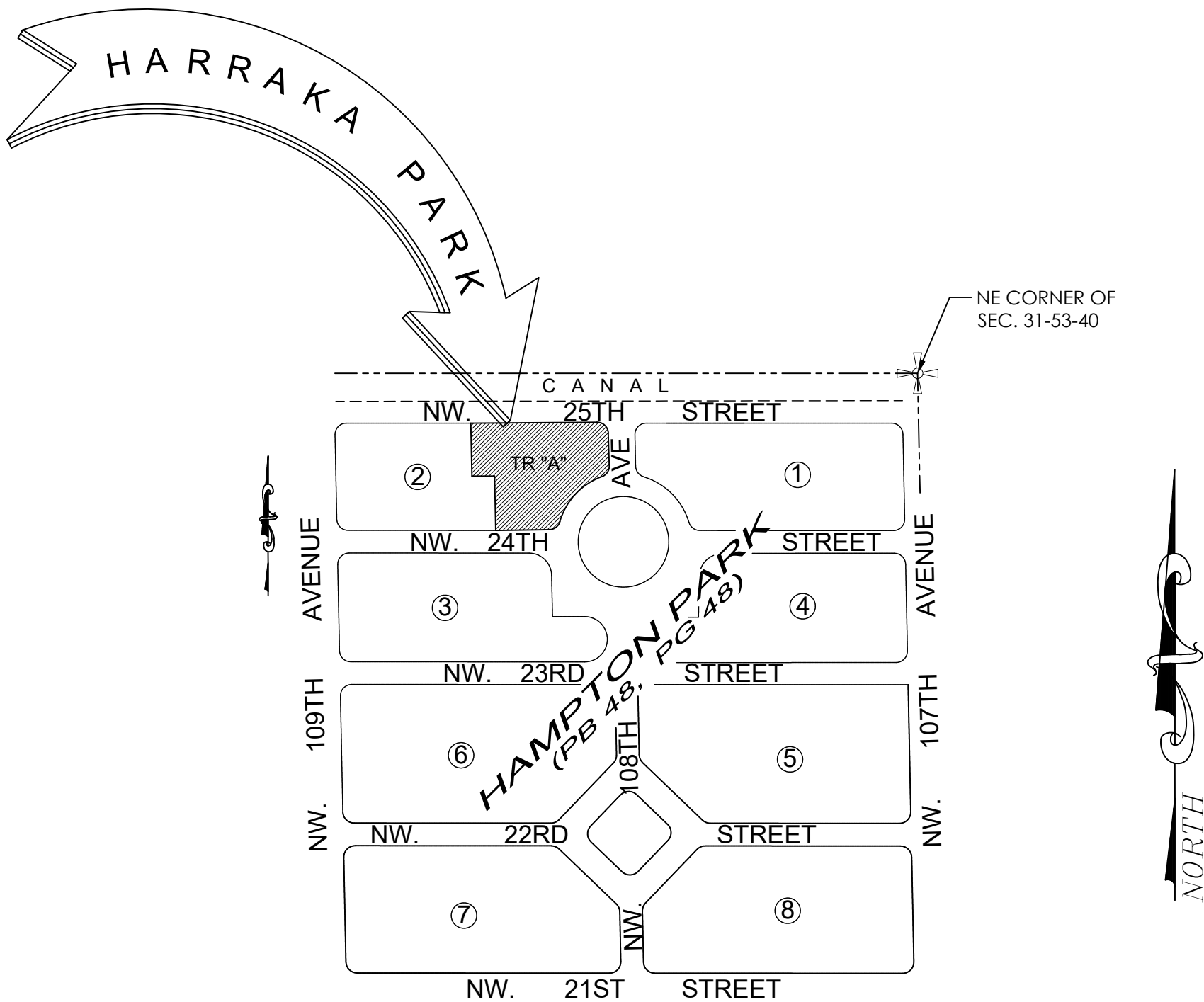
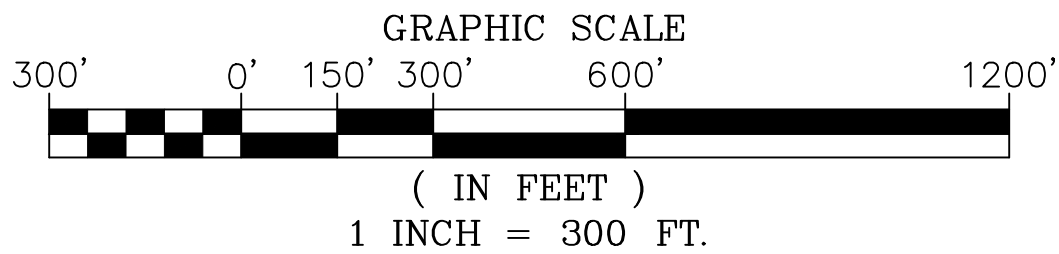
Jorge L. Cabrera, PSM
2852 SW 149th Place, Miami, FL 33185
Office: (305) 207-3300
Fax: (305) 207-9537
Mobile: (305) 302-2522
E-mail address: jorgelcabrera@bellsouth.net

PREPARED BY

JORGE L. CABRERA

PROFESSIONAL SURVEYOR AND MAPPER
2852 S.W. 149TH PLACE, MIAMI, FLORIDA, 33185
PHONE: (305) 302-2522, FAX: (305) 207-9537
CERTIFICATION No. PLS/PSM 6487

MAY, 2022



LOCATION SKETCH

SCALE 1" : 300'

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

TREE TABLE

Tree Number	Common Name	Scientific Name	DBH - Trunk Size (Inches) +/-	Canopy Diameter (Feet) +/-	Height (Feet) +/-
1	Coconut Palm	Cocos nucifera	8"	14'	30'
2	Coconut Palm	Cocos nucifera	8"	12'	25'
3	Coconut Palm	Cocos nucifera	10"	10'	18'
4	Fishtail Palm	Caryota mitis	6"	8'	10'
5	Foxtail Palm	Wodyetia bifurcata	8"	12'	18"
6	Royal Palm	Roystonea regia	16"	16'	50'
7	Royal Palm	Roystonea regia	20"	16'	45'
8	Royal Palm	Roystonea regia	18"	16'	50'
9	Royal Palm	Roystonea regia	16"	15'	40'
10	Mahogany	Swietenia mahagoni	15"	18'	25'
11	Mahogany	Swietenia mahagoni	15"	16'	22'
12	Mahogany	Swietenia mahagoni	8"	8'	12'
13	Coconut Palm	Cocos nucifera	12"	14'	25'
14	Sabal Palm	Sabal palmetto	16"	12'	35'
15	Sabal Palm	Sabal palmetto	16"	12'	35'
16	Sabal Palm	Sabal palmetto	16"	12'	35'
17	Coconut Palm	Cocos nucifera	12"	12'	25'
18	Sabal Palm	Sabal palmetto	16"	12'	35'
19	Brazilian Pepper	Schinus terebinthifolius	12"	12'	15'

- DBH (Diameter at breast height) is rounded-off to the nearest inch.
- DBH (Diameter at breast height) is measured at 4.5 feet above existing ground grade.
- Canopy Diameter is approximate and measured in one direction.
- Height of Trees and Palms is approximate.

LEGAL DESCRIPTION:

Parcel 1:

Lot 10, Block 2, of HAMPTON PARK, a subdivision according to the Plat thereof, as recorded in Plat Book 48, Page 58, of the Public Records of Miami-Dade County, Florida; and a portion of land adjacent East of Lot 10, Block 2, of said Plat described as follows:

Beginning at the Northeast corner of Lot 10, Block 2; thence S1°43'22"E along of the East line of said Lot 10 a distance of 100.02 Feet; thence S89°29'00"W 8.94 Feet to a tangent point of a curve concave to the Northwest, having a radius of 50 Feet, a central angle of 48°24'34"; thence Southwesterly along of said curve an arc length of 42.25 Feet to the most Southeasterly corner of said Lot 10; thence along the extension East of the South line of said Lot 10 N89°29'00"E 106.32 Feet to a point on a curve concave to the Southeast, having a radius of 25 Feet, a central angle of 54°12'05" a radial bearing S37°31'17"E from the center of the curve; thence Northeasterly along of said curve an arc length of 23.65 Feet to a tangent point; thence along of a line parallel 30 Feet West to the centerline of NW 108 Avenue N01°43'22"W 71.88 Feet to a tangent point of a curve concave to Northeast, having a radius of 25 feet, a central angle of 88°49'00"; thence Northwesterly along of said curve an arc length of 38.75 Feet to a tangent point; thence S89°27'38"W 45.53 Feet to the Point of Beginning.

Parcel 2:

Lot 7, Block 2, of HAMPTON PARK, a subdivision according to the Plat thereof, as recorded in Plat Book 48, Page 58, of the Public Records of Miami-Dade County, Florida.

Parcel 3:

Lot 8, Block 2, of HAMPTON PARK, a subdivision according to the Plat thereof, as recorded in Plat Book 48, Page 58, of the Public Records of Miami-Dade County, Florida.

Parcel 4:

Lot 9, Block 2, of HAMPTON PARK, a subdivision according to the Plat thereof, as recorded in Plat Book 48, Page 58, of the Public Records of Miami-Dade County, Florida.

Parcel 5:

Lot 11, Block 2, of HAMPTON PARK, a subdivision according to the Plat thereof, as recorded in Plat Book 48, Page 58, of the Public Records of Miami-Dade County, Florida; and a portion of land adjacent East of Lot 11, Block 2, of said Plat described as follows:

Commence at the Southwest corner of Lot 10; thence N89° 29' 00"E 34.64 Feet along of the South line of said Lot 10 to the Point of Beginning; thence along the extension East of the South line of said Lot 10 N89° 29' 00"E 106.32 Feet to a point on a curve concave to the Southeast, having a radius of 25 Feet, a central angle of 17° 28' 52" a radial bearing S37° 31' 17"E from the center of the curve; thence Southwesterly 7.63 Feet along the arc of said curve to a reverse curve concave to Northwest, having a radius of 150 Feet, a central angle 35° 57' 52", an arc length of 94.15 Feet, to the extension East of the South line of Lot 11; thence along of said line S89° 29' 00"W 38.21 Feet; thence N01° 43' 22"W 25.75 Foot to a tangent point of a curve concave to Northwest, having a radius of 50 Feet, a central angle of 42° 47' 48"; thence Northeasterly along of said curve an arc length of 37.35 Feet to the Point of Beginning.

Parcel 6:

Lot 12, Block 2, of HAMPTON PARK, a subdivision according to the Plat thereof, as recorded in Plat Book 48, Page 58, of the Public Records of Miami-Dade County, Florida; and a portion of land adjacent East of Lot 12, Block 2, of said Plat described as follows:

Beginning at the Northeast corner of Lot 12, Block 2; thence S1° 43' 22"E along of the East line of said Lot 12 a distance of 8.94 Feet to a tangent point of a curve concave to the Southeast, having a radius of 50 Feet, a central angle of 91° 12' 22", an arc length of 79.59 Feet to a tangent point; thence N89° 29' 00"E 43.91 Feet to a tangent point of a curve concave to the Southeast, having a radius of 25 Feet a central angle of 73° 23' 54", an arc length of 32.03 Feet to a reverse curve concave to Northwest, having a radius of 150 Feet, a central angle of 17° 54' 37", an arc length of 46.89 Feet to a point on the extension East of the north line of said Lot 12; thence along of said tine S89° 29' 00"W 38.21 Feet to the Point of Beginning.

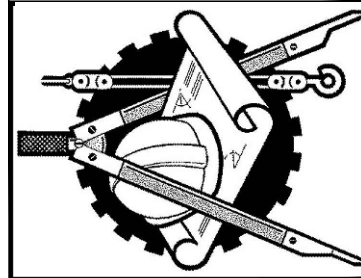
SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and Topographic Survey and has been prepared under my supervision and is true and correct; I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Jorge L. Cabrera.

The survey map and notes and/or report has been electronically signed and sealed by Lorge L. Cabrera Professional Surveyor and Mapper # 6487, State of Florida using a Digital Signature and Date pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062. The "Digital Date" **may not** reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and **the Digital Signature and Seal must be verified on any electronic copies.**

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida

PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgelcabrera@bellsouth.net

No	Date	Description
1	06/28/22	Revised per City of Sweet Water Comments
2	08/26/22	Revised per MIAMI-DADE COUNTY Comments
3	03/20/23	Revised to add trees
4	02/15/24	Revised to update
5	03/03/25	Revised to add Topo information and Update

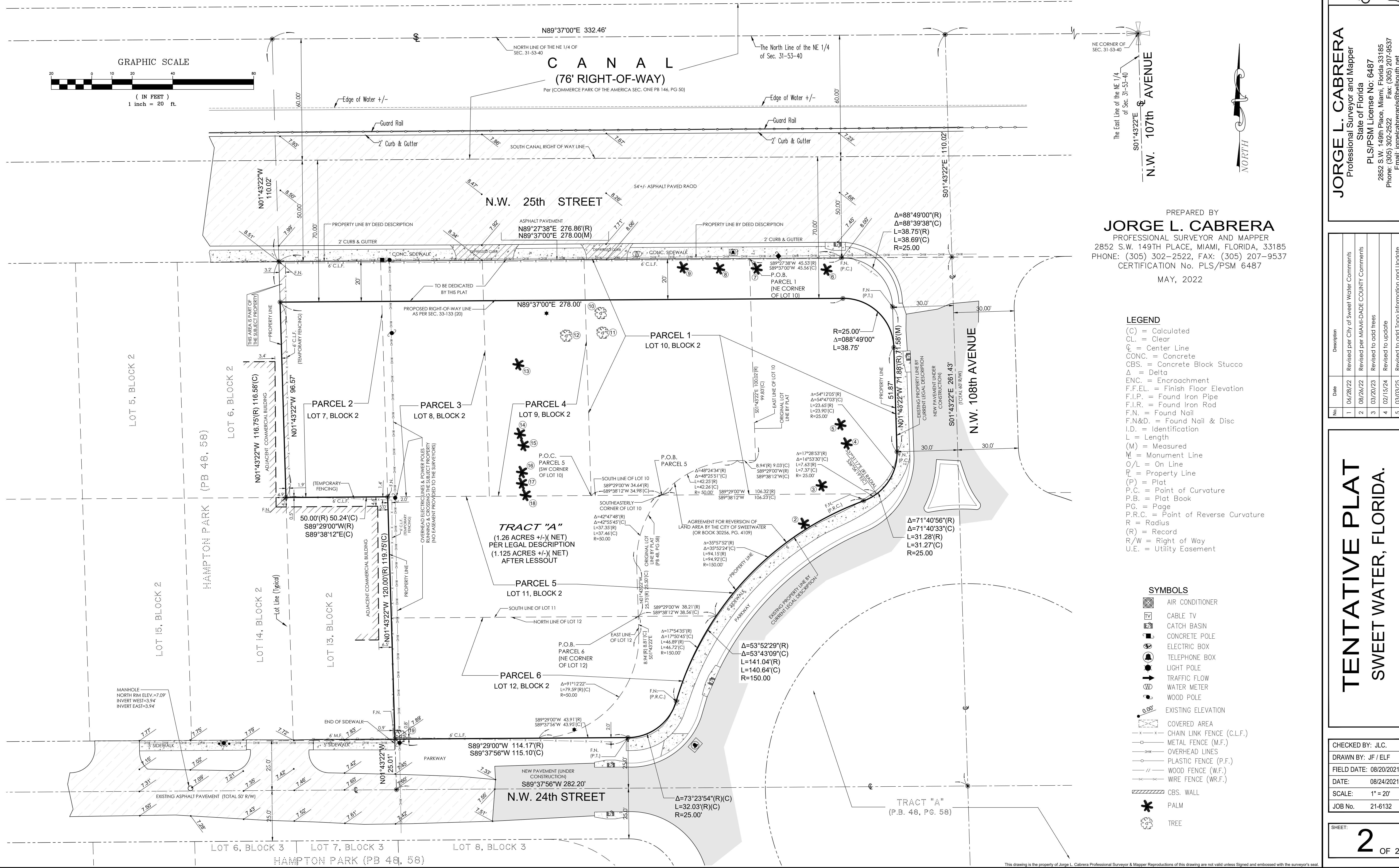
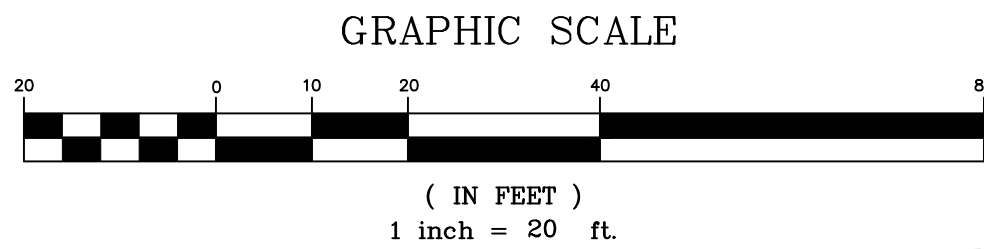
TENTATIVE PLAT
SWEET WATER, FLORIDA.

CHECKED BY: JLC.
DRAWN BY: JF / ELF
FIELD DATE: 08/20/2021
DATE: 08/24/2021
SCALE: 1"=300"
JOB No. 21-6132

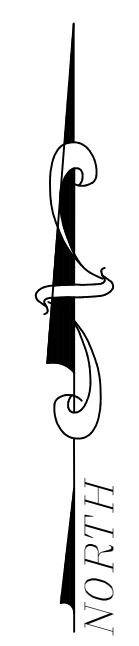
SHEET:
1 OF 2

HARRAKA PARK

A REPLAT OF LOTS 7,8,9,10,11 AND 12, OF BLOCK 2, OF HAMPTON PARK, PLAT BOOK 48, PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF NW 108TH AVENUE
PURSUANT FLORIDA STATUS 95-361 LYING IN SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, ALL LYING IN THE CITY OF SWEET WATER, MIAMI-DADE COUNTY, FLORIDA.



NE CORNER OF
SEC. 31-53-40
The East Line of the NE 1/4
of Sec. 31-53-40
S01°43'22"E
N.W. 107th AVENUE



PREPARED BY
JORGE L. CABRERA
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- LEGEND**
- (C) = Calculated
 - CL. = Clear
 - CL. = Center Line
 - CONC. = Concrete
 - CBS. = Concrete Block Stucco
 - Δ = Delta
 - ENC. = Encroachment
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - F.N&D. = Found Nail & Disc
 - I.D. = Identification
 - L = Length
 - (M) = Measured
 - M = Monument Line
 - O/L = On Line
 - PL = Property Line
 - (P) = Plat
 - P.C. = Point of Curvature
 - P.B. = Plat Book
 - PG. = Page
 - P.R.C. = Point of Reverse Curvature
 - R = Radius
 - (R) = Record
 - R/W = Right of Way
 - U.E. = Utility Easement

- SYMBOLS**
- AIR CONDITIONER
 - CABLE TV
 - CATCH BASIN
 - CONCRETE POLE
 - ELECTRIC BOX
 - TELEPHONE BOX
 - LIGHT POLE
 - TRAFFIC FLOW
 - WATER METER
 - WOOD POLE
 - EXISTING ELEVATION
 - COVERED AREA
 - CHAIN LINK FENCE (C.L.F.)
 - METAL FENCE (M.F.)
 - OVERHEAD LINES
 - PLASTIC FENCE (P.F.)
 - WOOD FENCE (W.F.)
 - WIRE FENCE (W.R.F.)
 - CBS. WALL
 - PALM
 - TREE

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TENTATIVE PLAT
SWEET WATER, FLORIDA.

CHECKED BY: JLC.
DRAWN BY: JF / ELF
FIELD DATE: 08/20/2021
DATE: 08/24/2021
SCALE: 1" = 20'
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SHEET:
2 OF 2