

## 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: FLORIDA CITY ☒ Sec.: 19 Twp.: 57 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: CORDOVA ESTATES

2. Owner's Name: CORDOVA ESTATES LLC, A FLORIDA LIMITED LIABILITY CO. Phone: 786-399-4210

Address: 7735 NW 146 ST SUITE 306 City: MIAMI LAKES State: FL Zip Code: 33016

Owner's Email Address: PBilton@centennialmgt.com

3. Surveyor's Name: Manuel G Vera & Assoc., Inc. Phone: 305 221 6210

Address: 13960 SW 47 St City: Miami State: FL Zip Code: 33175

Surveyor's Email Address: snuin@mgvera.com

4. Folio No(s): 16-7919-001-0310,0311, / 16-7919-001-0313,0314 / 16-7919-001-0312 / 16-7919-002-0280

5. Legal Description of Parent Tract: TRACT 2 BLOCK 3 PLAT OF LANDS BELONGING TO THE  
MIAMI-LAND-AND-DEVELOPMENT COMPANY AS RECORDED IN PLAT BOOK 5, PG 10

6. Street boundaries: SW 336 ST SOUTHEASTERLY OF THE FLORIDA TURNPIKE

7. Present Zoning: RM-15 Zoning Hearing No.: Ordinance No.19-01

8. Proposed use of Property:  
Single Family Res.( 190 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)  
COUNTY OF MIAMI-DADE)

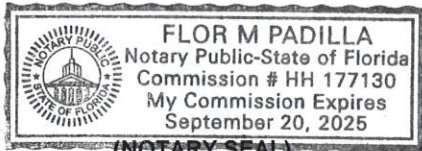
SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here): Lewis Swezy, Mgr of Mgr

BEFORE ME, personally appeared Lewis V Swezy this 15 day of December, 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 15 day of December, 2022 A.D.



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

(Print, Type name here): Flor Padilla

09/20/2025  
(Commission Expires)

44 177130  
(Commission Number)

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

TENTATIVE PLAT AND BOUNDARY SURVEY FOR:  
CORDOVA ESTATES

A REPLAT OF TRACT 2 BLOCK 3 PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY AS RECORDED IN PLAT BOOK 5,  
AT PAGE 10

TRACT 28, REVISED PLAT OF FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 33, AT PAGE 48,  
LOT 7, IN BLOCK 28 OF PLAT OF FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 16, AT PAGE 53,  
AND PORTIONS OF CLOSED AND VACATED RIGHT-OF-WAYS FOR NE 3RD STREET, NE 4TH STREET AND NE 4TH AVENUE  
ALL OF THE ABOVE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
AND LYING AND BEING IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST  
CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

PARCEL I:  
Begin at the Northeast corner of TRACT TWO (2), thence South 567 feet, thence West 25 feet, for a point of beginning, Thence West 131 feet, thence South 249 feet, thence East 131 feet, thence North 250 feet to point of beginning, All in MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION according to the Plat thereof, recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida. All lying and being in the Southeast 1/4 of Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida.

PARCEL II:  
Being 30 feet South of the Northeast Corner of TRACT TWO (2), thence South 1309.76 feet, thence West 156 feet, thence North 523.76, thence East 131 feet, thence North 787 feet, thence East 25 feet to the point of beginning all in Block 3 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, Located in Section 19, Township 57 South, Range 39 East, Miami-Dade County, Florida.

PARCEL III:  
All of that portion of Tract 2, in Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 19, Township 57 South, Range 39 East, according to the plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning 30 feet South of the Northwest corner of Tract 2, in Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 19, Township 57 South, Range 39 East, thence South 288 feet, East 143 feet, South 249 feet, the East 31 feet, North 537 feet, West 174 feet, together with the West 25 feet of the South 772.76 feet of said Tract 2;

TOGETHER WITH

PARCEL IV:  
The South 249 feet of North 567 feet, less the East 187 feet thereof, of Tract 2 in Block 3;

TOGETHER WITH

PARCEL V:  
The South 249 feet of North 816 feet, less the East 156 feet and less the West 25 feet thereof of said Tract 2

TOGETHER WITH

PARCEL VI:  
The South 249 feet of the North 1065 feet, less the East 156 feet and the West 25 feet thereof of said Tract 2;

TOGETHER WITH

PARCEL VII-A:  
Tract 2, less the North 1065 feet and the East 156 feet and the South 25 feet and the West 25 feet thereof;

Together with an easement over the West 25 feet of the North 318 feet, less the East 156 feet thereof, and also less the North 35 feet of said Tract 2, in Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 19, Township 57 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

PARCEL VII-B:  
The South 25 feet of Tract 2, Less the East 156 feet and the West 25 feet thereof, of Miami Land and Development Company's Subdivision of Section 19, Township 57 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 5, Page 10, of the Public Records of Miami-Dade County, Florida.

PARCEL VIII:  
Tract 28, REVISED PLAT OF FLORIDA CITY PARK, according to the Plat thereof, recorded in Plat Book 33, at Page 48, of the Public Records of Miami-Dade County, Florida.

PARCEL IX:  
Lot 7, in Block 28 of PLAT OF FLORIDA CITY PARK, according to the Plat thereof as recorded in Plat Book 16, at Page 53, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

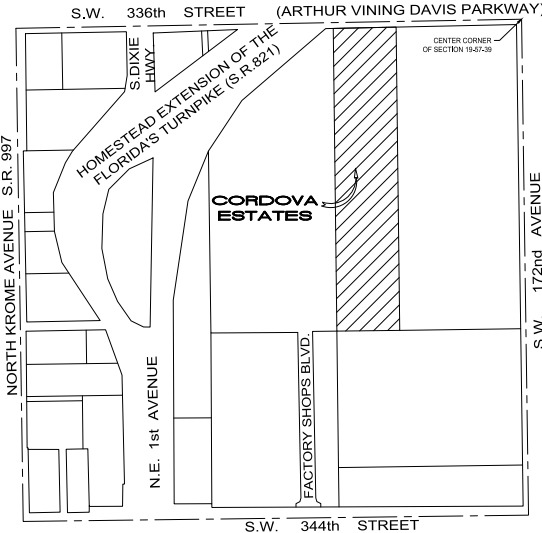
a) That portion of vacated NE 4th Street, contiguous to Parcels VIII and IX, and extended Easterly to the Easterly right of way line of vacated NE 4th Avenue bounded on the West by the Northerly extension of the West line of Parcel VIII and bounded on the East by the Easterly right of way line of vacated NE 4th Avenue, vacated by the Corrected Resolution recorded in Official Records Book 16809, Page 198, of the Public Records of Miami-Dade County, Florida.

b) That portion of the West 1/2 of vacated NE 4th Avenue, contiguous to Parcels VIII and IX, bounded on the North by the Easterly extension of the North line of Parcels VIII and IX and bounded on the West by the East line of Parcel IX and by the most Easterly line of Parcel VIII, and bounded on the South by the Easterly extensions of the South line of Parcel VIII, vacated by the Corrected Resolution recorded in Official Records Book 16809, Page 198, of the Public Records of Miami-Dade County, Florida.

c) That portion of the N 1/2 of vacated NE 3 Street contiguous to Parcel VIII and extended Easterly to the Easterly right of way line of vacated NE 4th Avenue, bounded on the West by the West line of Parcel VIII and bounded on the East by the Easterly right of way of vacated NE 4th Avenue, vacated by the Corrected Resolution recorded in Official Records Book 16805, Page 198, of the Public Records of Miami-Dade County, Florida.

PARCEL X:  
All that portion of Tract 2, in Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S, SUBDIVISION of Section 19, Township 57 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Being at the Northeast corner of said Tract 2, thence West 156 feet, thence South 567 feet, thence East 156 feet, thence North 567 feet to the Point of Beginning, less the East 25 feet thereof, of the Public Records of Miami-Dade County, Florida;  
Also known as the North and of the East fractional part of Tract 2, in Block 3, Section 19, Township 57 South, Range 39 East measurements as follows:  
Starting at the Northeast corner running West for 156 feet, thence South 567 feet, thence East 156 feet, thence North back to the point of beginning 567 feet, less the East 25 feet thereof.



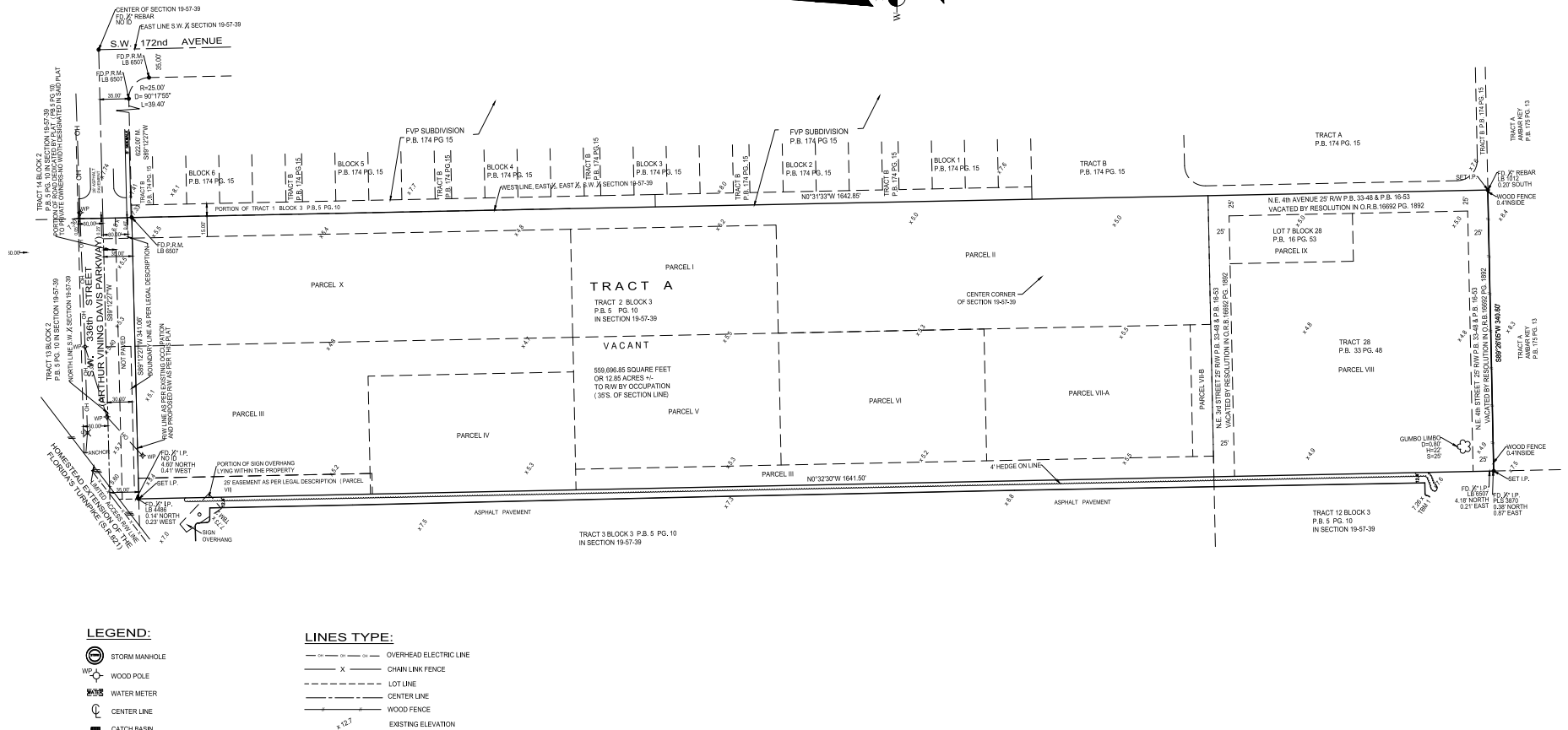
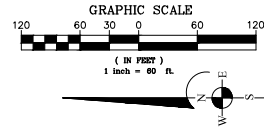
LOCATION SKETCH:  
SCALE 1"=300'  
SW 1/4 SECTION 19-57-39  
MIAMI-DADE COUNTY, FLORIDA

DEVELOPMENT INFORMATION:

PROPERTY UNDER FOLD NO.:  
16-7918-02-0310  
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# TENTATIVE PLAT AND BOUNDARY SURVEY FOR: CORDOVA ESTATES

A REPLAT OF TRACT 2 BLOCK 3 PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY AS RECORDED IN PLAT BOOK 5, AT PAGE 10  
TRACT 28, REVISED PLAT OF FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 33, AT PAGE 48,  
LOT 7, IN BLOCK 28 OF PLAT OF FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 16, AT PAGE 53,  
AND PORTIONS OF CLOSED AND VACATED RIGHT-OF-WAYS FOR NE 3RD STREET, NE 4TH STREET AND NE 4TH AVENUE  
ALL OF THE ABOVE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
AND LYING AND BEING IN THE S.W 1/4 OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST  
CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.




## LEGEND:

- STORM MANHOLE
- WOOD POLE
- WATER METER
- CENTER LINE
- CATCH BASIN
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- EXISTING ELEVATION
- CONCRETE POLE

## LINES TYPE:

- OVERHEAD ELECTRIC LINE
- CHAIN LINK FENCE
- LOT LINE
- CENTER LINE
- WOOD FENCE
- EXISTING ELEVATION

SHEET 2 OF 3 LB 2439

 <b>MANUEL G. VERA &amp; ASSOCIATES, INC.</b> <b>ENGINEERS • SURVEYORS • MAPPERS</b> 13960 SW 47th Street/Miami, FL 33174 • Phone (305) 221-4210 P.O. BOX 850278 • Miami, FL 33285 • Fax (305) 221-1295 www.mgvera.com • e-mail: shawn@mgvera.com	<b>DATE:</b>	<b>REVISIONS:</b>				
		10-23-2022	ADDITIONAL TOPS ALONG SW 336 ST AS REQUESTED BY THE CLIENT			
		11-24-2022	REUSE DEVELOPMENT INFORMATION AND INCLUDE SHEET 3 FOR REFERENCES AS REQUESTED BY CITY OF FLORIDA CITY			
		12-15-2022	REUSE DEVELOPMENT INFORMATION TO SPECIFY APPTS. AND CURRENT OWNER			
		01-05-2023	REUSE FLOOD CRITERIA ELEVATION AS FURNISHED BY MIAMI-DADE COUNTY			
<b>TENTATIVE PLAT AND BOUNDARY SURVEY</b> <b>CORDOVA ESTATES</b>	<b>DATE</b>	<b>DRAWN BY</b>	<b>SCALE</b>	<b>F.B. - PG.</b>	<b>JOB No.</b>	
	04-13-2022	S.N.	1"=40'	149-26	11-04-01 11-489 25-435	

A REPLAT OF TRACT 2 BLOCK 3 PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY AS  
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CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.

