

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 : (4)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 26 Twp.: 57 S. Rge.: 38 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: MY ACADEMY PALM ORCHARD

2. Owner's Name: PALM DRIVE ORCHARD LLC Phone: 305-316-7540

Address: 1110 HERON ROAD City: KEY LARGO State: FL Zip Code: 33037

Owner's Email Address: maribel@roydssfl.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: (786) 250-5572

Address: 20800 SW 177 Avenue City: Miami State: FL Zip Code: 33134

Surveyor's Email Address: ED@ASOMIAMI.COM / MZULUAGA@ASOMIAMI.COM

4. Folio No(s): 30-7826-002-0050 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 193RD AVE & PALM DR

7. Present Zoning: EU-M Zoning Hearing No.: Z-41-23

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(138,207 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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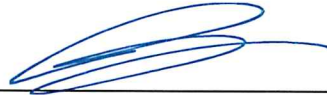
I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade 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: _____

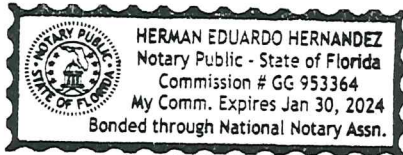


COUNTY OF MIAMI-DADE)

(Print name & Title here): Royd Lemus

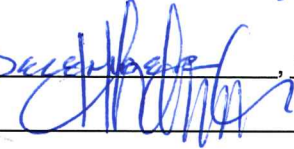
BEFORE ME, personally appeared Royd Lemus this 12 day of Dec, 2023 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 12 day of December, 2023 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____



(Print, Type name here: HERMAN HERNANDEZ.)

1/30/2024
(Commission Expires)

GG 953364
(Commission Number)

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

LEGAL DESCRIPTION:

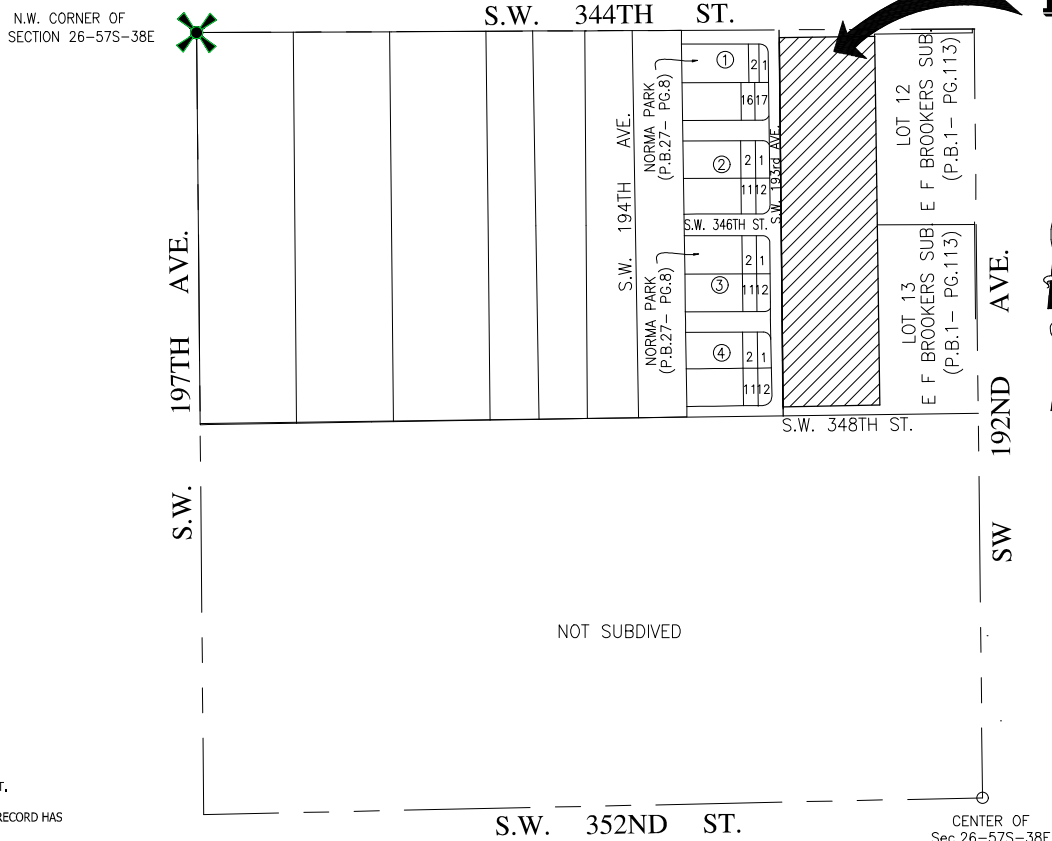
Lot 11, less the North 40 feet and the South 25 feet of E.F. BROOKER'S SUBDIVISION, in Section 26, Township 57 South, Range 38 East, according to the Plat thereof, as recorded in Plat Book 1, Page 113, of the Public Records of Miami-Dade County, Florida.

TENTATIVE PLAT FOR
BOUNDARY & TOPOGRAPHICAL SURVEY
MY ACADEMY PALM ORCHARD

A REPLAT OF LOT 11, OF E.F. BROKER'S SUBDIVISION , IN SECTION 26, TOWNSHIP 57 SOUTH RANGE 38 EAST , ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 1 AT PAGE 113, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'



**MY ACADEMY AT
PALM ORCHARD**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT,

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS
GENERAL SURVEYOR NOTES:

SHOWN IMPROVEMENTS AS PER OUR LAST FIELD VISIT ON JANUARY 10, 2023.

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE
FOLLOWING:

THE PLAT OF NORMA PARK, AS RECORDED IN PLAT BOOK 27, PAGE 8, PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.
MIAMI-DADE COUNTY TOWNSHIP MAP FOR SECTION 26, TOWNSHIP 57S, RANGE 38E.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR
TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON
ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS
OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN
THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF
MEASUREMENT, IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A
PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO
AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF $\frac{1}{16}$ FOOT FOR NATURAL GROUND SURFACES AND $\frac{1}{32}$ FOOT FOR
HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT
PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY F.E.M.A. FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT
WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS
DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF
THE FLORIDA ADMINISTRATIVE CODE, IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 11, LESS THE NORTH 40 FEET AND THE SOUTH 25 FEET OF E.F. BROOKER'S SUBDIVISION , IN SECTION 26,
TOWNSHIP 57 SOUTH RANGE 38 EAST , ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE
113, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 19250 S.W. 344th STREET, MIAMI, FL. 33034

JOB NUMBER: 22-607

DATE OF SURVEY: SEPTEMBER 9, 2022

FOLIO NUMBER: 30-7826-002-0050

PREPARED FOR
PALM DRIVE ORCHARD, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
PREPARED BY
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS - PLANNERS-SURVEYORS
266 GIRALDA AVENUE, CORAL GABLES FLORIDA - 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
WEB: ASOMIAMI.COM

JOB SPECIFIC SURVEYOR NOTES:

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- THE PROPERTY DESCRIBED ON THIS SURVEY **DOES LIE** WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE **"AH"** OF THE FLOOD INSURANCE RATE MAP
IDENTIFIED AS COMMUNITY PANEL No. **12086C-0710L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD
ELEVATION OF 8.0 & 9.00 FEET AND "X"** (NGVD)
- PROPERTY IS ZONED EU-M AS PER RESOLUTION No. Z-41-23, ASPR SUBMITTED No. Z2022000173
- LAND AREA OF SUBJECT PROPERTY: 419,**047** AS PER OFFICIAL RECORDS, 413, 545 SF (+/-) CALCULATED
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH
MARK No. A-432**, WITH AN ELEVATION OF **7.45 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°36'14"E., BEING THE RECORDED BEARING FOR THE
CENTERLINE OF S.W. 192nd AVE., ALSO BEING THE EAST LINE OF THE NW $\frac{1}{4}$ OF SECTION 26-56S-38E, MIAMI DADE COUNTY,
FLORIDA.
- DADE COUNTY FLOOD CRITERIA = 8.50 FEET (NGVD 1929), 7.0 FEET (NAVD 88)
- NUMBER OF LOTS: 1 TRACT
- BENCH MARK USED: MIAMI DADE COUNTY A-432, ELEVATION 7.45 FEET (NGVD), LOCATED AT SW 344th STREET
AND SW 192ND AVE.
TBM No. 1= FOUND NAIL AT SW 344th STREET AND SW 193rd AVE., ELEV. 8.70 FEET (NGVD)
- DEVELOPMENT INFORMATION: PROPOSED CHARTER SCHOOL WITH 2,000 STUDENTS AND 134 STAFF MEMBERS.
AND A TOTAL 138,207 SF BUILDING (IN 4 PHASES)

CERTIFIED TO:

PALM ORCHARD LLC, A FLORIDA LIMITED LIABILITY COMPANY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY
SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND
TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF
FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ED PINO, PSM 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.

Digitally signed
by ed pino
Date: 2025.10.14
16:20:20 -04'00'

CONTACT PERSON INFORMATION
NAME: ED PINO
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM



DATE : OCTOBER 14, 2025

REVISED

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE
CORAL GABLES, FLORIDA 33134
PH: (305) 598-5101
FAX: (305) 598-8627
WEB: ASOMIAMI.COM

T-25080

FOR: PALM ORCHARD LLC, A FLORIDA LIMITED LIABILITY COMPANY

SCALE: 1"=70' DESIGNED BY: E.P.

DRAWN BY: D.G. CHECKED BY: E.P.

DATE: 1/18/24 APPROVED BY: E.P.

ORDER No.

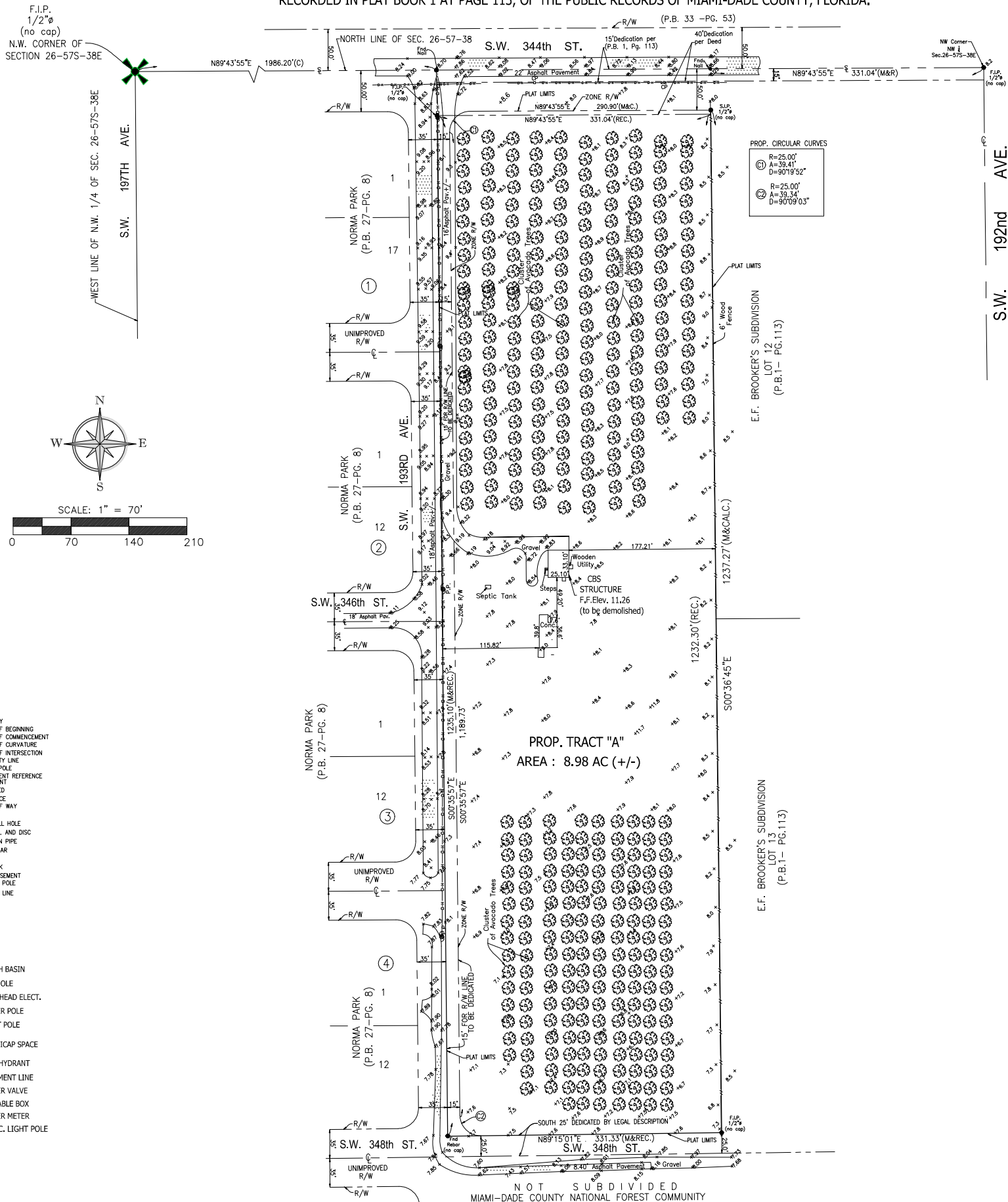
22-607

SHEET No.

1

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ABREVIATION (IF ANY APPLIED)

A/C = AIR CONDITIONING UNIT	P/W = PARKWAY
ASPH. = ASPHALT	P.O.B. = POINT OF BEGINNING
B.M. = BENCH MARK	P.O.C. = POINT OF COMMENCEMENT
Blk/Cor. = BLOCK CORNER	P.C. = POINT OF CURVATURE
C = CALCULATED	P.I. = POINT OF INTERSECTION
CB = CATCH BASIN	P.L. = PROPERTY LINE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.P. = POWER POLE
CL = CLEAR	P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE	REC. = RECORDED
D = DIAMETER	RES. = RESIDENCE
EASMT. = EASEMENT	R/W = RIGHT OF WAY
ELEV. = ELEVATION	SEC. = SECTION
ENC. = ENCROACHMENT	S.D/H = SET DRILL HOLE
F.D/H = FOUND DRILL HOLE	S.N/D = SET NAIL AND DISC
F.H. = FIRE HYDRANT	S.I.P. = SET IRON PIPE
F.N/D = FOUND NAIL AND DISC	S.R.B. = SET REBAR
F.I.P. = FOUND IRON PIPE	STY = STORY
L.P. = LIGHT POLE	SWK = SIDEWALK
MEAS.(M) = MEASURED	U.E. = UTIL. EASEMENT
Mh = MANHOLE	W.P. = WOODEN POLE
NTS = NOT TO SCALE	X = SECTION LINE
P = PLAT	
X = DENOTES SECTION CORNER	

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	O.E. OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	TV-CABLE BOX
ROOFED AREAS	WM WATER METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE
AIR CONDITIONER	
POOL PUMP	
WATER HEATER	

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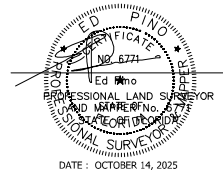
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CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASO@AMERICAN.COM

T-25080

FOR: PALM ORCHARD LLC, A FLORIDA LIMITED LIABILITY COMPANY
SCALE: 1"=70'
DATE: 1/19/24
DESIGNED BY: E.P.
APPROVED BY: E.P.

ORDER No.
22-607

SHEET No.
2