

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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 23 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Princeton Gateways 1
2. Owner's Name: Alta Princeton, LLC; c/o Danny Tharrington Phone: 954-383-4878
Address: 2950 S.W. 27th Avenue Suite 220 City: Miami State: FL. Zip Code: 33133
Owner's Email Address: Tharrington@altadevelopers.com
3. Surveyor's Name: Geoffrey Leiter, PSM Phone: 305-652-5133
Address: 520 N.W. 165th Street, Suite 209 City: Miami State: FL. Zip Code: 33169
Surveyor's Email Address: geoffrey@leiterperez.com
4. Folio No(s): 30-6923-000-1070 / 30-6923-000-1071 / 30-6923-000-1072 / _____
5. Legal Description of Parent Tract: See attached Survey / T-Plat for Legal Description of (3) Parcels.
6. Street boundaries: S/O "Proposed" S.W. 244th St.; between S.W. 127th Ave. (Burr Road) and Proposed S.W. 128th Ave. Miami-Dade County.
7. Present Zoning: Princeton Urban, RM & R-EDGE Zoning Hearing No.: ASPR A2022000110
8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(308 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): Felipe Raimundo Onetto, Manager APM Princeton, LLC

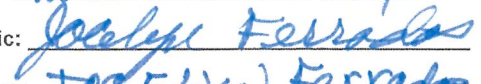
BEFORE ME, personally appeared Felipe R. ONETTO this 8 day of March, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ___ or produce ___ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 8 day of March, 2024 A.D.



JOCELYN FERRADAS
Commission # HH 421882
Expires July 26, 2027

Signature of Notary Public: _____



(Print, Type name here: _____

JOCELYN Ferradas

(NOTARY SEAL)

7/26/2027
(Commission Expires)

HH 421882
(Commission Number)

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

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STATE OF FLORIDA)

SS:

Signature of Owner: 

COUNTY OF MIAMI-DADE)

(Print name & Title here): Juan Ignacio Montes Labarca, Manager APM Princeton, LLC

BEFORE ME, personally appeared JUAN I. MONTES this 8 day of March, 2024 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.

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TENTATIVE PLAT "PRINCETON GATEWAYS I"

A SUBDIVISION OF THE NE ¼ OF SE ¼ OF THE SE ¼ OF
SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

SE ¼ OF THE NE ¼ OF THE SE ¼
SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST

Princeton Land Invest LLC
Folio: 30-6923-000-0870
(DEED ORB 23442-3858)

NOT SUBDIVIDED
(IMPROVEMENTS NOT SHOWN)

Princeton Land Invest LLC
Folio: 30-6923-000-0940
(DEED ORB 22672-3347)

NOT SUBDIVIDED
(IMPROVEMENTS NOT SHOWN)

Princeton Land Invest LLC
Folio: 30-6923-000-0870
(DEED ORB 23442-3858)

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(IMPROVEMENTS NOT SHOWN)

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LEGEND & ABBREVIATIONS

- (D) Deed
(P) Plat
(M) Measured
(C) Calculated
(A) City Municipal Atlas Sheet
(O) Found Monument (As Noted)
(●) Found 1/2 Iron Pipe and Cap "LB6787"
(⊕) Manhole (Unknown)
(⊙) Sewer Manhole
(⊖) Drainage Manhole
(⊗) Telephone Manhole
(⊙) Electric Manhole
(⊙) Fiber Optic Manhole
(⊙) Grease Trap Manhole
(⊙) Fiber Optic Handhole
(⊙) Telephone Pedestal
(⊙) Cable Pedestal
(⊙) Electric Pedestal
(⊙) Electric Transformer
(⊙) Electric Meter
(⊙) Electric Handhole
(⊙) Street Light Handhole
(⊙) Gas Meter
(⊙) Gas Valve
(⊙) Water Meter
(⊙) Water Valve
(⊙) Water Vault
(⊙) Back-flow Preventor
(⊙) Fire Hydrant
(⊙) Fire Department Connection
(⊙) Monitor Well
(⊙) Well
(⊙) Sewer Cleanout
(⊙) Sewer Valve
(⊙) Light Pole
(⊙) Ground Light
(⊙) Utility Vault
(⊙) Sign
(⊙) Irrigation Valve
(⊙) Bollard
(⊙) Pressure Relief Valve
(⊙) Pressure Indicator Valve
(⊙) Catch Basin
(⊙) Curb or Valley Gutter Inlet
(⊙) Traffic Pole
(⊙) Wood Utility Pole (WPP)
(⊙) Concrete Utility Pole (CPP)
(⊙) Guy Wire
(⊙) Air Conditioner
(⊙) Traffic Signal Vault
(⊙) Traffic Signal Box
(⊙) Traffic Handhole
(⊙) Telephone Handhole
(⊙) Underground Utility Marker
(⊙) Hose Bibb
(⊙) Satellite
(⊙) Mailbox
(⊙) Regular Spaces/
Handicap Space
(X) Schedule B, Section II Items
(A) Possible Apparent Physical Use
(●) Site or Temporary Benchmark
(●) Tree (See Arborist Report)
(●) Palm (See Arborist Report)
ORB Official Records Book and Page
DB Deed Book and Page
PB Plat Book and Page
RW Right-of-Way
LSA Landscape Area
OHU Overhead Utilities
⊕ Handicap Space
Δ Delta
R Radius
L Length
T Tangent
C Chord
CB Chord Bearing
PC Point of Curvature
PT Point of Tangency
PRC Point of Reverse Curvature
PCC Point of Compound Curvature
ML Metal Lid
LB Licensed Business
⊕ Centerline
⊕ Monument Line
NAD83 North American Datum of 1983
Adj. or Original Property Line
Property Line
Easement Line
Setback Line
Right-of-Way
Edge of Woods
Chain Link Fence
Vinyl or PVC Fence
Wood Fence
Wire Fence
Iron or Metal Fence
Guardrail

SITE BECHMARKS

Offsite Benchmark

Designation: BB-6-R
Miami-Dade Nail & Brass Disc in Concrete Sidewalk
Elevation = 11.97 (NGVD)

Temporary Benchmarks

Designation: TBM-1
Nail & Brass Disc in Asphalt Driveway at #24500 (Parcel 2)
Elevation = 10.07 (NGVD)

Designation: TBM-2
Nail & Brass Disc in Asphalt at 128th Avenue between Parcel 2 & 4
Elevation = 11.10 (NGVD)

FEMA FLOOD ZONE

Community Name: Miami-Dade Unincorporated Areas
Community No.: 1200635
Map Number: 12086C0592L
Flood Zone: X (Unshaded)
Base Flood Elevation: None
Date of Map Panel/Index: 9/11/2009

PROPOSED USE:

APARTMENTS

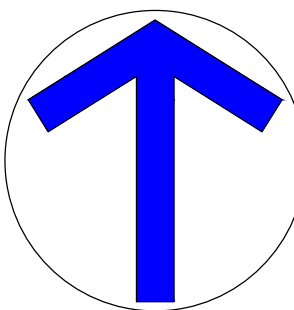
CONTACT PERSON INFORMATION

NAME: MR. DANNY THARRINGTON
SENIOR PROJECT MANAGER - ALTA DEVELOPERS, LLC

TELEPHONE NUMBER: 954-383-4878

FAX NUMBER: 305-569-0488

e-MAIL ADDRESS: tharrington@altadevelopers.com

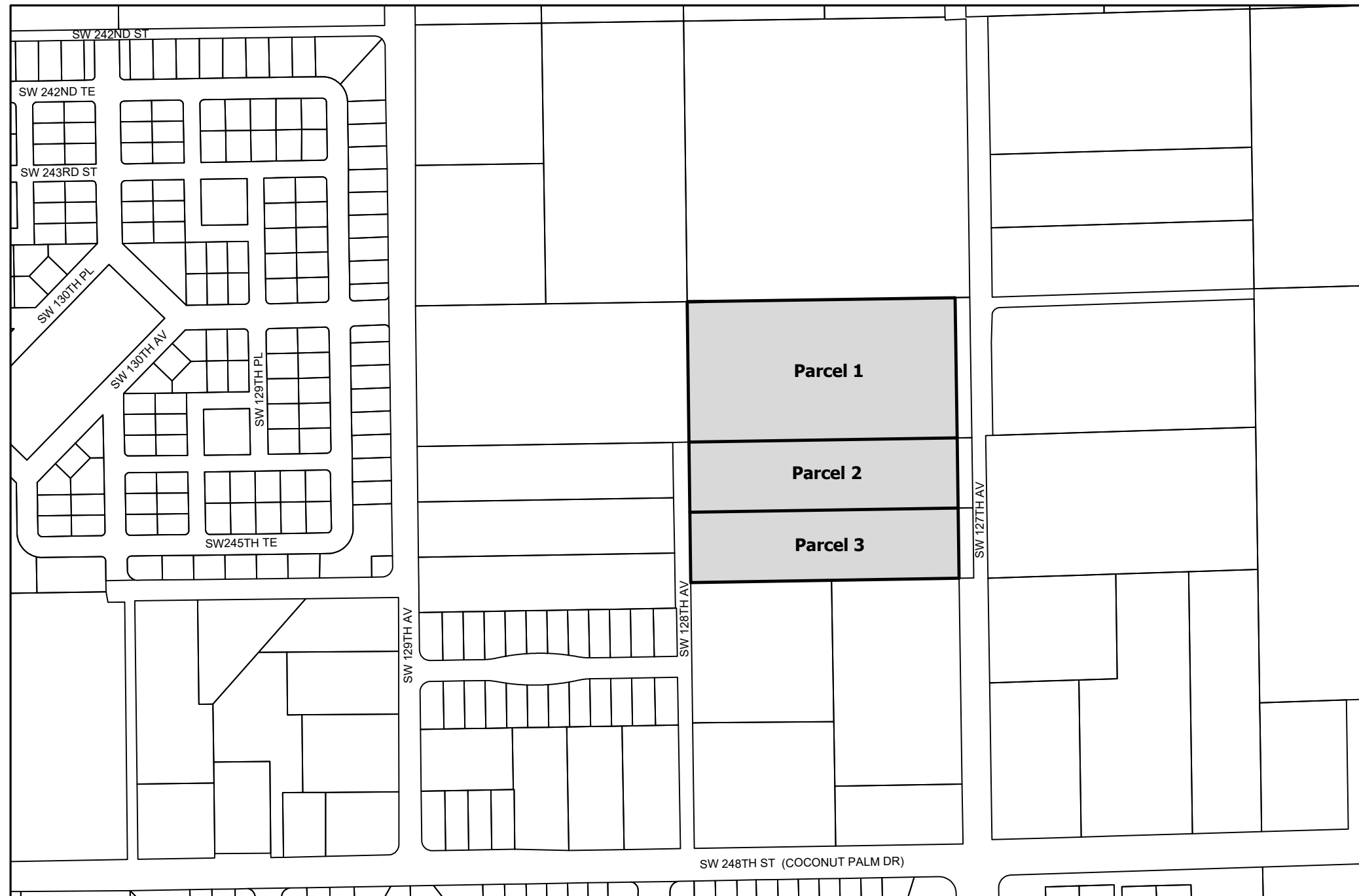


0 50 100
1 INCH = 50 FT.

SW 248th Street

Coconut Palm Drive
(Variable Width Public Right-of-Way)

Found 1/2" Iron Pipe at the Southeast corner of the Southeast 1/4 of Section 23, Township 56 South, Range 39 East

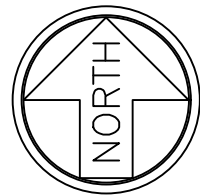


LOCATION MAP

IN SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST
PRINCETON, MIAMI-DADE COUNTY, FLORIDA

SCALE: 1" = 300'

0' 300' 600' 900'



SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON INFORMATION CONTAINED IN THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 113687.27, EFFECTIVE DATE: JUNE 17, 2021 AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE COMMITMENT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE COMMITMENT FOR ALL MATTERS OF RECORD.
- PARCELS 1, 2 & 3 HAVE DIRECT ACCESS, SW 127TH AVENUE (BURR ROAD) A PUBLIC RIGHT-OF-WAY, TOGETHER WITH A STRIP OF LAND IN APPARENT USE OF A 35' WIDE STRIP OF LAND FOR ACCESS THAT IS LOCALLY KNOWN AS SW 127TH AVENUE BY WAY OF AN OBSERVED POSSIBLE PRESCRIPTIVE EASEMENT, WITHOUT THE BENEFIT OF ADDITIONAL INFORMATION BEING PROVIDED IN THE TITLE COMMITMENT.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, FOUNDATIONS, PARTY WALLS, EASEMENTS, SERVITUDES, AND APPARENT USES ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON A MEASURED GPS STATE PLANE FLORIDA EAST STATE PLANE COORDINATE BEARING OF S89°03'25"W FOR THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA AS REFERENCED TO NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929, AS DETERMINED BASED ON THE MIAMI-DADE COUNTY BENCHMARK BB-6-R AS SHOWN AND REFERENCED HEREON.
- THIS IS A BOUNDARY SURVEY WITH SPOT ELEVATIONS.

DEVELOPMENT INFORMATION:

OWNER:

ALTA PRINCETON, LLC, a Florida limited liability company
2950 SW 27th AVENUE, SUITE 220
MIAMI, FL 33133
TELEPHONE NO.: 786-230-1040
EMAIL ADDRESS: tharrington@altadevelopers.com

NUMBER OF TRACTS: 1

TRACT "A" = 7.8515 ACRES

MIAMI-DADE COUNTY FOLIO NO(s):

30-6923-000-1070 (PARCEL 1) 24450 SW 127th Avenue Miami, FL
30-6923-000-1071 (PARCEL 2) 24500 SW 127th Avenue Miami, FL
30-6923-000-1072 (PARCEL 3) 24550 SW 127th Avenue Miami, FL

EXISTING ZONING:

ZONING: Princeton Community Urban Center and within the RM-Center and R-Edge subdistricts

EXISTING LAND USE: Vacant Residential, Vacant Land

PROPOSED LAND USE: Residential.

NO EXISTING BUILDINGS TO BE DEMOLISHED

TRACT "A" PROPOSED DEVELOPMENT:

PROPOSED RESIDENTIAL BUILDING (TOTAL AREA 133,083 Square Feet)

TYPE I: (2 3-STORY BUILDINGS) (20 UNITS EACH, TOTAL 40 UNITS)

TYPE II: (5 3-STORY BUILDINGS) (20 UNITS EACH, TOTAL 100 UNITS)

TYPE III: (2 7-STORY BUILDINGS) (64 UNITS EACH, TOTAL 168 UNITS)

MIAMI-DADE COUNTY FLOOD CRITERIA:

#1 NAVD83 PER THE "MIAMI-DADE FLOOD CRITERIA MAP" MAP DATE 9-24-2021.

ELEVATION CONVERTED TO NGVD29 USING US ARMY CORPS OF ENGINEERS

CORPSON SOFTWARE +10.52' NGVD29.

UTILITIES:

MIAMI-DADE WATER & SEWER DEPARTMENT

FLORIDA POWER & LIGHT COMPANY

AMERICAN TELEPHONE & TELEGRAPH COMPANY

MIAMI-DADE WATER AND SEWER SERVICE AGREEMENT: ID NO. 31466

ASPR APPROVAL #A2022000110.

PROPOSED RIGHT-OF-WAY DEDICATION: 86,894 SF

LEGAL DESCRIPTION

Parcel 1:

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, LESS the East 35 feet of right of way in Section 23, Township 56 South, Range 39 East, situate, lying and being in Miami-Dade County, Florida.

Parcel 2:

The North 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, in Section 23, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

LESS the East 35 feet as recorded in Right-of-Way Deed to Miami-Dade County, Deed Book 3385, Page 312, Public Records of Miami-Dade County, Florida.

Parcel 3:

The South 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, in Section 23, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

LESS the East 35 feet as recorded in Right-of-Way Deed to Miami-Dade County, Deed Book 3385, Page 312, Public Records of Miami-Dade County, Florida.

PROPERTY INFORMATION REPORT REVIEW

We have received and examined a copy of the Property Information Report issued by Chicago Title Insurance Company, Order Number 10426800 with Effective Date September 26th, 2022.

We have reviewed the Property Information Report list of exceptions and our findings are as follows:

ITEM 1: REAL PROPERTY TAXES. NOT A SURVEY MATTER.

ITEM 2: REAL PROPERTY TAXES. NOT A SURVEY MATTER.

ITEM 3: RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY RECORDED JANUARY 11, 1951 IN DEED BOOK 3385, PAGE 312. AFFECTS PARCELS 1, 2 AND 3. PLOTTED ON SURVEY.

ITEM 4: RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY RECORDED DECEMBER 18, 1939 IN DEED BOOK 2021, PAGE 27. ADDRES NOT AFFECTS PARCELS 1, 2 AND 3.

ITEM 5: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 8027, PAGE 398. AFFECTS PARCEL 3. PLOTTED ON SURVEY.

ITEM 6: RIPARIAN RIGHTS. NO PLOTTABLE MATTERS OF SURVEY.

ITEM 7: RECORDED LEASES. NO PLOTTABLE MATTERS OF SURVEY.

ITEM 8: OPEN MORTGAGES. NO PLOTTABLE MATTERS OF SURVEY.

This item has been digitally signed and sealed by Geoffrey Leiter, P.S.M. No. 6395 State of Florida, using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027, FLORIDA STATUTES.

LEITER PEREZ & ASSOCIATES, INC.
PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER