

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: City of Sweetwater Sec.: 31 Twp.: 53 S Rge.: 40 E / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: FLIGHTWAY TWELVE SUBDIVISION

2. Owner's Name: FLIGHTWAY TWELVE, LLC (c/o Edson Ngaca) Phone: c/o Edson Ngaca: 813-409-9836

Address: c/o Edson Ngaca: 890 S. Dixie Hwy City: Coral Gables State: FL Zip Code: 33146

Owner's Email Address: c/o Edson Ngaca: edson@blueteckusa.com

3. Surveyor's Name: Omar Armenteros, PSM / Ford, Armenteros & Fernandez, Inc Phone: 305-477-6472

Address: 1950 NW 94 Avenue, 2nd Floor City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: danielr@fordco.com / omara@fordco.com / cristinap@fordco.com

4. Folio No(s): 25-3031-016-0030 / 25-3031-017-0010 / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A"

6. Street boundaries: East of NW 110 Avenue / South of NW 17 Street

7. Present Zoning: C-2 Zoning Hearing No.: City of Sweetwater (Ord #5049)

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(75,080 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.

FLIGHTWAY TWELVE, LLC,
a Florida limited liability company

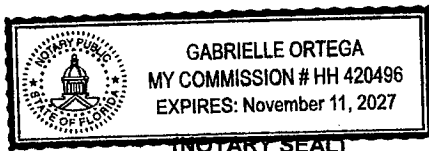
STATE OF Florida
COUNTY OF Miami-Dade

SS:

Signature of Owner: *Haydee Ceballos Vazquez*
(Print name & Title here): Haydee Ceballos Vazquez, Manager

BEFORE ME, personally appeared *Haydee Ceballos Vazquez this 25 day of April, 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 25 day of April, 2024 A.D.
*by means of ☐ physical presence OR ☐ online notarization



Signature of Notary Public: *[Signature]*
(Print, Type name here: Gabrielle Ortega)
11-11-27 HH 420496
(Commission Expires) (Commission Number)

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

Exhibit “A”

FLIGHTWAY TWELVE SUBDIVISION

LEGAL DESCRIPTION:

LOT 3, BLOCK 1 OF “HUGHES SUPPLY SUBDIVISION”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

LOT 1, BLOCK 1 “HUGHES WEST DADE TRACT”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBERS:

25-3031-016-0030

25-3031-017-0010

TENTATIVE PLAT OF FLIGHTWAY TWELVE SUBDIVISION

A REPLAT OF LOT 3, BLOCK 1 OF HUGHES SUPPLY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND LOT 1, BLOCK 1 OF HUGHES WEST DADE TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LYING AND BEING IN THE SOUTHEAST 1/4 OF THE SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST, IN THE CITY OF SWEETWATER, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 3, BLOCK 1, OF "HUGHES SUPPLY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

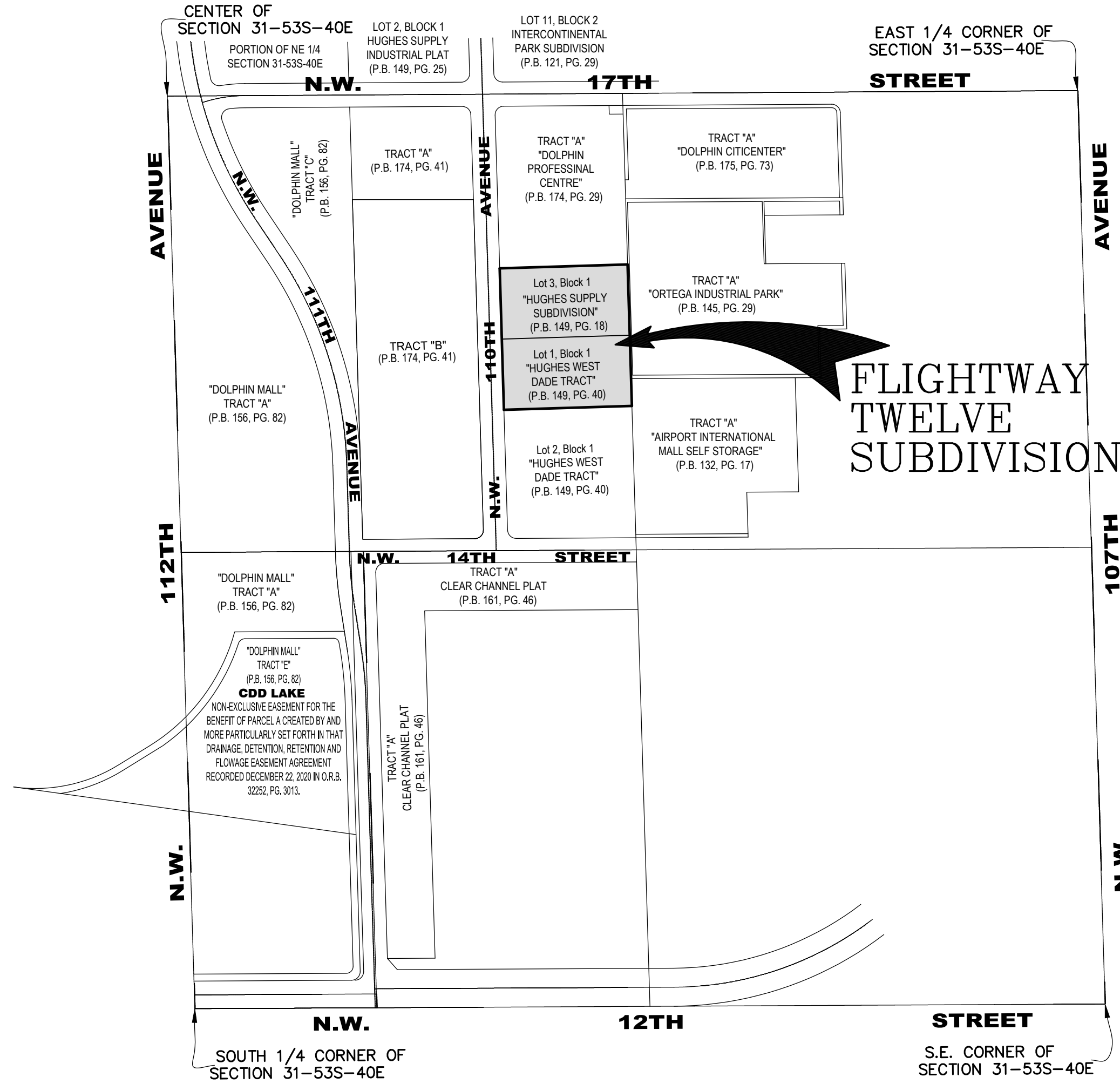
TOGETHER WITH

LOT 1, BLOCK 1, OF "HUGHES WEST DADE TRACT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBERS

25-3031-016-0030
25-3031-017-0010

THAT AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON, AND DISCONTINUE FROM PUBLIC USE OF AN EXISTING 10.00 FOOT UTILITY EASEMENT, AS SHOWN ON THE PLAT HUGHES SUPPLY SUBDIVISION, RECORDED IN PLAT BOOK 149, AT PAGE 18, LYING WITHIN THE SOUTH BOUNDARY OF THIS PLAT.



LOCATION MAP
S.E. 1/4, OF SECTION 31, TOWNSHIP 53
SOUTH, RANGE 40 EAST, CITY OF
SWEETWATER, MIAMI-DADE COUNTY, FLORIDA
(SCALE 1" = 300')

DEVELOPMENT CRITERIA TABLE

CURRENT ZONING: C-2
PROPOSED ZONING: DCUC
PROPOSED USE:
Two One-Story Buildings (37,540 S.F. each)
Building 1 - Warehouse 22,740 S.F.
Offices 7,400 S.F.
Mezzanine 7,400 S.F.
Building 2 - Warehouse 22,740 S.F.
Offices 7,400 S.F.
Mezzanine 7,400 S.F.
Parking Spaces Required: 85
Parking Spaces Provided: 88

PROPERTY INFORMATION

OWNER: FLIGHTWAY TWELVE, LLC.
APPLICANT: FLIGHTWAY TWLVE, LLC.
Address: 890 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146
Contact Person Information: Edson Ngaca
Office Number (813)409-9836
e-mail address: edson@bluekteckusa.com

TABLE OF MONUMENTS

TYPE OF MONUMENT	TOTAL
P.R.M.	4
P.C.P.	2
LOTS AND TRACTS CORNERS	N/A

IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091

SURVEYOR'S NOTES:

- The herein captioned property was surveyed and described based on the Legal Description as shown on Exhibit "A" of the OPINION OF TITLE provided by client.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of TITLE POLICY was made to determine recorded instruments, if any affecting this property.
- Accuracy:
The accuracy obtained by field measurement and office calculation of a closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as Defined in Rule 5J-17, Florida Administrative Code.
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Ownership subject to OPINION OF TITLE.
- Type of Survey: Boundary and Topographic Survey for the purpose of Tentative Plat.
- Number of Lots and Tracts: 1 Tract.
- Subject Property Area: 151,783 Square Feet and/or 3.48 Acres more or less.
- Public Water to be Utilized.
- Public Sewer to be Utilized.

14) Proposed Use: SEE DEVELOPMENT CRITERIA TABLE

15) MIAMI-DADE COUNTY FLOOD CRITERIA: 7.5 FT. (N.G.V.D. 29), MORE OR LESS, BASED ON THE 2021 MIAMI-DADE COUNTY FLOOD CRITERIA (N.G.V.D. 88).

16) North arrow direction and Bearings shown hereon are based on assumed value of N01°43'40"W along the center line of N.W. 110th Avenue, as recorded Plat Book 149, Page 40, of the Public Records of Miami-Dade County, Florida.

17) Elevations shown herein are based on: National Geodetic Vertical Datum of 1929 (N.G.V.D.29)

18) Miami-Dade Bench Mark Used: B-4-R Elevation= 10.36' (N.G.V.D.29)

NW 12nd STREET --- 62.3' SOUTH OF CENTERLINE

NW 111st AVENUE --- ON CENTERLINE

BENCH MARK IS A PK NAIL AND BRASS WASHER IN CONCRETE MEDIAN.

19) TEMPORARY BENCH MARK (T.B.M.)

T.B.M.#1 NAIL AND DISC NEAR SOUTHWEST CORNER OF THE PROPERTY

RIM ELEVATION: 6.71' (N.G.V.D.29)

T.B.M.#2 S.E. CORNER OF N.W. 1/4 OF SECTION 17-57-39 FOUND PK NAIL NO ID.

ELEVATION: 7.17' (N.G.V.D.29)

20) Property Address:

15?? N.W. 110th Avenue

Miami, Florida 33172

21) FLOOD ZONE: "AH"(94%) & "X"(6%)

BASE FLOOD ELEV.= 8.0' & N/A

AS PER FEMA PANEL NUMBER: 12086C0286L

COMMUNITY NUMBER: 120635

(MIAMI-DADE COUNTY UNINCORPORATED)

DATE: SEPTEMBER 11, 2009.

22) Field Book: SND.

Project No.:23-053-0551

23) This Map of Survey is intended to be displayed at a scale of One inch equals 300 feet (Sheet 1), One inch equals 30 feet (Sheet 2).

Folio Numbers 25-3031-0161-0030, AND 25-3031-017-0010

SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY AND TOPOGRAPHIC SURVEY of the real property described hereon.

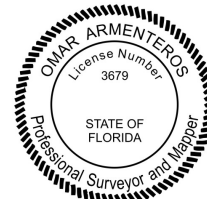
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 and Chapter 5J-17.052, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & FERNANDEZ, INC, LB 6557

Original Field Work Survey Date: September 27th, 2023

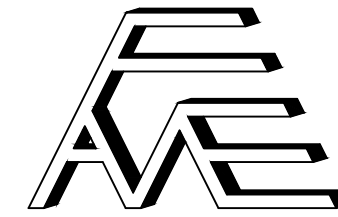
Revision : May 21, 2024 (AS PER CITY COMMENTS)

Revision : January 30, 2025 (UPDATE SURVEY)



Digitally signed by
Omar Armenteros
Date: 2025.01.30
13:46:44-05'00'

By: Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER PROJECT PARTICIPANT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION

BY	APP.	DESCRIPTION
JAER	O.A.	(AS PER CITY COMMENTS)
M.G.	D.R.	(UPDATE SURVEY)
No.	DATE	
1	05-21-24	
2	01-30-25	

FLIGHTWAY TWELVE SUBDIVISION

BOUNDARY / TOPOGRAPHIC SURVEY FOR TENTATIVE PLAT

LOCATION MAP, LEGAL DESCRIPTION, DEVELOPMENT CRITERIA & SURVEYOR'S NOTES

FLIGHTWAY TWELVE, LLC.

SECTION 31, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF SWEETWATER, MIAMI-DADE COUNTY, FLORIDA
PROJECT LOCATION:
688 BRICKELL AVE. 5TH FLOOR
MIAMI, FLORIDA 33131

SCALE: AS SHOWN

DRAWN BY: L.D.

DWG. CHECKED BY:

QUALITY CONTROL:

DATE: January 30th, 2025

PROJECT No:

23-053-5803

SHEET:

1

OF 2 SHEETS

■■■■ - INDICATES QUARTER SECTION CORNER
 P.O.B. - INDICATES POINT OF BEGINNING
 O.R.B. - INDICATES OFFICIAL RECORDS BOOK
 D.B. - INDICATES DEED BOOK
 L.B. - INDICATES FLORIDA AUTHORIZATION NUMBER
 P.B. - INDICATES PLAT BOOK
 PG. - INDICATES PAGE
 C. - INDICATES CENTER LINE
 ° - INDICATES DEGREES
 ' - INDICATES MINUTES
 " - INDICATES SECONDS
 REC - INDICATES RECORD
 C.D. - INDICATES PIPE DIAMETER
 17-57S-39E - INDICATES SECTION 17,
 TOWNSHIP 57 SOUTH, RANGE 39 EAST
 N.E. - INDICATES NORTHEAST
 N.W. - INDICATES NORTHWEST
 S.E. - INDICATES SOUTHEAST
 S.W. - INDICATES SOUTHWEST
 B.M. - INDICATES BENCH MARK
 EL. - INDICATES ELEVATION

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE			FORCE MAIN VALVE			SECTION
		BELLSOUTH MANHOLE	FND.		FOUND	SEC.		SECTION CORNER
		BELLSOUTH TELEPHONE BOX	GAR.		GARAGE			SEWER MANHOLE
		BENCHMARK			GAS MANHOLE			SIGN
		CABLE BOX			GAS METER			SPRINKLER VALVE
		CATCH BASIN			GAS VALVE			SQUARE CUT AND NAIL
C/L		CENTERLINE			GUARD POST			STORM MANHOLE
		CLEAN OUT VALVE	I.F.		IRON FENCE			STREET LIGHT BOX
CLR.		CLEAR	I.P.		IRON PIPE			STREET SIGN
C.L.F.		CHAIN LINK FENCE	L.A. R/W		LIMITED ACCESS RIGHT OF WAY			TELEPHONE BOX
CONC.		CONCRETE			MAIN SEWER VALVE			TELEPHONE MANHOLE
C.B.S.		CONCRETE BLOCK STRUCTURE			MAIL BOX			TRAFFIC SIGN
		CONCRETE LIGHT POLE			MANHOLE			TRAFFIC SIGNAL BOX
		CONCRETE POWER POLE	MEAS.		MEASURED	2' EASMT.		2' EASEMENT
		CONTROL VALVE			MONUMENT	6" UTIL. EASMT.		6" UTILITY EASEMENT
		DRAINAGE MANHOLE			NAIL	10' UTIL. EASMT.		10' UTILITY EASEMENT
		DRILL HOLE			NAIL AND DISC	12' UTIL. EASMT.		12' UTILITY EASEMENT
		DUAL POLE SIGN	N. & D.		ON LINE			VALVE
		ELECTRIC BOX	O/L		PLAT BOOK			WATER METER
		ELECTRIC METER	P.B.		POINT OF CURVATURE	W.F.		WELL
E.W.O.H.		ELECTRIC WIRE OVERHEAD	P.C.		PERMANENT CONTROL POINT			WOOD FENCE
ELEV.		ELEVATION (EXISTING)	P.C.P.		PAGE			WOOD POWER POLE
ELEV.		ELEVATION (PROPOSED)	PG.		PROPERTY LINE			ASPHALT
F.F.		FINISHED FLOOR	P/L		PERMANENT REFERENCE MONUMENT			BRICK
		FIRE HYDRANT	P.R.M.		RAIL ROAD CROSSING SIGN			CONCRETE
		FIRE MAIN VALVE	REC.		RECORDED INFORMATION			TILE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE	R/W		RIGHT OF WAY			

