

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 : (3)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 16 Twp.: 54 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: CENTURY VILLAS COVE FIRST ADDITION RE-PLAT

2. Owner's Name: CENTURY AT WESTCHESTER LLC Phone: 305-599-8100

Address: 1805 Ponce De Leon Blvd City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: apelaez@chbsfl.com

3. Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 305-598-5101

Address: 266 Giralda Ave City: Coral Gables State: FL Zip Code: 33134

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

4. Folio No(s): 30-4016-009-0490 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SW 35th ST & SW 94th AVE

7. Present Zoning: RU-1 Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(3 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.

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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: _____

Tatiana Pino

(Print name & Title here):

TATIANA PINO

BEFORE ME, personally appeared TATIANA PINO this 10 day of APRIL, 2026 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 10 day of APRIL, 2026 A.D.

Signature of Notary Public: _____

Sandra Maria Albo

(Print, Type name here: _____)

SANDRA MARIA ALBO

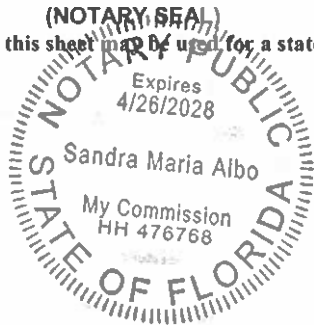
APRIL 26, 2028

(Commission Expires)

HH 476768

(Commission Number)

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

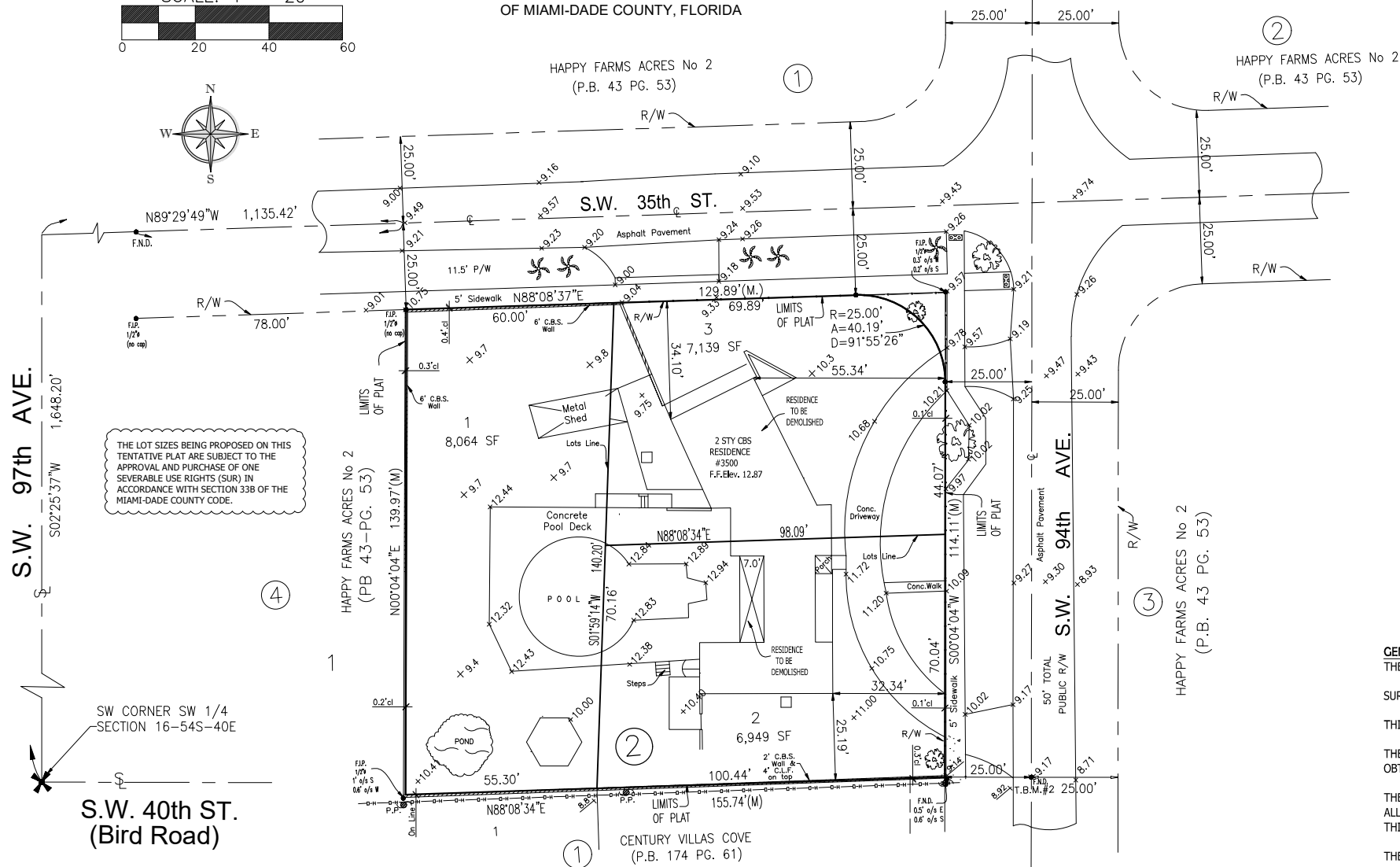
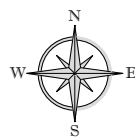
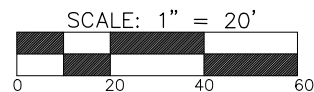


LEGAL DESCRIPTION:

THE NORT1/2 LOT 8, BLOCK 4, OF HAPPY FARMS ACRES No. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43 AT PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY TENTATIVE PLAT CENTURY VILLAS COVE FIRST ADDITION

A RE-PLAT OF THE NORTH 1/2 OF LOT 8, BLOCK 4, HAPPY FARMS ACRES No 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43 AT PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. IN THE SE 1/4 OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 40 EAST, OF MIAMI-DADE COUNTY, FLORIDA



THE LOT SIZES BEING PROPOSED ON THIS TENTATIVE PLAT ARE SUBJECT TO THE APPROVAL AND PURCHASE OF ONE SEVERABLE USE RIGHTS (SUR) IN ACCORDANCE WITH SECTION 338 OF THE MIAMI-DADE COUNTY CODE.

SURVEYOR'S NOTES:
The Property described on this Survey Does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "X" of the Flood Insurance Rate Map identified as Community Panel No.120635-0451, bearing an effective date of September 11, 2009. Base elevation of N/A.

Land Area of Subject Property: 21,662 S.F. (+/-) NET

The Property is zoned **RU-1**

The precision of traverse for this Boundary Land Title Survey is one part in 44,000. The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).

There are no visible Easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assume meridian of N.02°25'37"E. for the centerline of S.W. 94th AVE., as shown on Plat Book 43 at page 53 of the Public Records of Miami-Dade County.

Dade County Flood Criteria = 9.3 feet (NGVD 1929).

Number of Lots: 3 Sub-standard lots (subject to one S.U.R.)

Bench Mark used:
BM P-631, with an Elevation of 8.56 feet, PK Nail located at S.W. 92nd AVE. & 32nd ST.
BM P-631, with an Elevation of 9.63 feet, PK Nail located at S.W. 92nd AVE. & 40th ST.
TBM 1 = Nail and Disc located at S.W. 94th AVE. & 36th ST. (Elev. 8.75 Feet)
TBM 2 = Nail and Disc at SW 94th AVE. (Elev. 9.09 Feet)

ABBREVIATION (IF ANY APPLIED)		SURVEYOR'S LEGEND (IF ANY APPLIED)	
A = CIRCULAR CURVE LENGTH	T.B.M. = TEMPORARY BENCH MARK	BOUNDARY LINE	CATCH BASIN
AD = ADJOINING ACRES	E.C. = POINT OF CURVATURE	STRUCTURE (BLDG.)	MANHOLE
ASPH = ASPHALT	I.P. = POINT OF INTERSECTION	CONCRETE BLOCK WALL	O.E. OVERHEAD ELECT.
B.M. = BENCH MARK	P.L. = PROPERTY LINE	METAL FENCE	POWER POLE
BLK = BLOCK CORNER	P.P. = POWER POLE	WOODEN FENCE	LIGHT POLE
CD = CALCULATED	P.R. = PERMANENT REFERENCE	CHAIN LINK FENCE	HANDICAP SPACE
CL = CHAIN LINK	P.T. = POINT OF TANGENCY	WOOD DECK/DOCK	FIRE HYDRANT
CL.F. = CHAIN LINK FENCE	R.A. = RADIUS	ASPHALTED AREAS	EASEMENT LINE
CL. = CLEARANCE	R.C. = RADIUS OF CURVATURE	CONCRETE	WATER VALVE
CONC. = CONCRETE	R.F. = RIGHT OF WAY	BRICKS OR PAVERS	T.V. CABLE BOX
C.S. = CURB SIDE	R.L. = RECORD	ROOFED AREAS	WATER METER
D.M. = DRAINAGE MANHOLE EASEMENT	R/W = RIGHT OF WAY	WATER (EDGE OF WATER)	CONC. LIGHT POLE
ELEV. = ELEVATION	R.F. = RIGHT OF WAY	SECTION CORNER	
ENC. = ENCROACHMENT	R.F. = RIGHT OF WAY		
F.D./H = FOUND DRILL HOLE	R.F. = RIGHT OF WAY		
F.H. = FIRE HYDRANT	R.F. = RIGHT OF WAY		
F.H.D. = FOUND HOLE AND DISC	R.F. = RIGHT OF WAY		
F.H.P. = FOUND FROM PIPE	R.F. = RIGHT OF WAY		
F.S. = FOUND SPIRE	R.F. = RIGHT OF WAY		
MEAS. = MEASURED	R.F. = RIGHT OF WAY		
MH = MANHOLE	R.F. = RIGHT OF WAY		
N.T.S. = NOT TO SCALE	R.F. = RIGHT OF WAY		
P.A. = PARALLEL	R.F. = RIGHT OF WAY		
P.B.L. = POINT OF BEGINNING	R.F. = RIGHT OF WAY		
P.C. = POINT OF COMMENCEMENT	R.F. = RIGHT OF WAY		
P.L. = POINT OF INTERSECTION	R.F. = RIGHT OF WAY		

LEGAL DESCRIPTION:
THE NORTH 1/2 LOT 8, BLOCK 4, OF HAPPY FARMS ACRES No. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43 AT PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

SITE ADDRESS: 3500 S.W. 94th AVE, MIAMI, FL. 33165
JOB NUMBER: 24-616
DATE OF SURVEY: JULY 23, 2024
FOLIO NUMBER: 30-4016-009-0490

Development Info: ZONING CLASSIFICATION: RU-1
Existing house to be demolished and replaced with 3 Single Family Residences in Lots 1-3

LOCATION MAP



GENERAL SURVEYOR NOTES:
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 BEEN MADE BY OUR OFFICE.

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

THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

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 1/100 FOOT FOR NATURAL GROUND SURFACES AND 1/200 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 FEMA 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.

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:
THE PLAT OF HAPPY FARMS ACRES No 2, AS RECORDED IN PLAT BOOK 43, PAGE 53, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
ASSIGNMENT OF EASEMENTS RECORDED IN O.R. BOOK 14906, PAGE 1117, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:
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 FO THE FLORIDA STATUTES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, P.S.M. 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.

ed pino Digitally signed by ed pino
Date: 2025.07.11 13:45:50 -04'00'



AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers - Planners - Surveyors
1000 BAYVIEW BLVD., SUITE 1313
CORAL GABLES, FL 33134
PHONE (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM

TENTATIVE FOR CENTURY VILLAS COVE FIRST ADDITION
FOR: CENTURY HOMEBUILDERS GROUP, LLC.
SCALE: 1"=20'
DATE: 7/23/24
DRAWN BY: E.P.
CHECKED BY: E.P.
DESIGNED BY: E.P.
APPROVED BY: E.P.
FIELD BOOK No. PAGE No. 1

ORDER No. 24-616
SHEET No. 1

DATE: JULY 11, 2025