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 : (5)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: PALMETTO BAY	Sec.: <u>23</u> Twp.: <u>55</u> S.	Rge.: <u>40</u> E. / Sec.:	Twp.:S. Rge.: E.
Name of Proposed Subdivision:	BRAVO ESTATES		
2. Owner's Name: SW 152 ST, LL	C	Phone: (786)	251-2942
	, Suite 245 City: Miami	State: FL	Zip Code: 33175
Owner's Email Address:	rbelor@gmail.com		
3. Surveyor's Name: AVINO & ASS	OCIATES, INC.	Phone: <u>(</u> 305	265-5030
Address: 1350 SW 57th AVENUE,	SUITE 207 City: WEST MIAMI	State: FL	Zip Code: <u>33144</u>
Surveyor's Email Address:Jravi	no@avinoandassociates.com		
4. Folio No(s).: 33-5023-000-0582	/ / /		. 1
5. Legal Description of Parent Tract: _	SEE EXHIBIT "A"		
6. Street boundaries: SW 152th STRE	ET & SW 71st AVENUE		
7. Present Zoning: E-1	Zoning Hearing No.:		
8. Proposed use of Property:			
	x(Units), Apartments(Units Sq. Ft.), Restaurant(Sq. Ft. &		
9. Does the property contain contamin	ation? 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. Futhermore, 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.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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 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)	Signature of Owner:
	(Print name & Title here): Frank Mara (OWNEV)
BEFORE ME, personally appeared YVQVX acknowledged to and before me that (he/she) exe as identification	this day of MOVCh, DOYA.D. and (he/she) and who did (not) take an oath.
WITNESS my hand and seal in the County and St.	ate last aforesaid this 1 day of MOY()
Notary Public State of Florida Jeannie Gutierrez My Commission HH 054563	Signature of Notary Publics Rowne Little
Expires 10/18/2024	(Print, Type name here: Jeannie Guttere?)
(NOTARY SEAL) Note: The reverse side of this sheet may be used for a s	10 13 202 4 (Commission Expires) (Commission Number)

EXHIBIT "A"

LEGAL DESCRIPTION:

The E 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East; less the South thirty five (35) feet thereof which is reserved for the Right-of Way of Coral Reef Drive as recorded in Deed Book 2997 on Page 84 of the Public Records of Miami-Dade County, Florida.

ABBREVIATIONS Asphalt

Backflow Preventer Calculated Central Angle of Curve Chord Bearing Distance — X — X — Chain Link Fence Concrete Cleanout Concrete Block Structure

C.&G. Curb & Gutter Diameter @ Breast Heigh Ductile Iron Pipe Drill Hole Electric Box

ELEV. ENCR. Encroachment Fire Department Connection

> Identification Length of Curve

Manhole Measured — — — Metal Fence Monument Line Official Record Book Point of Commencemen

Property Line

— - - — Right-of-Way

Utility Easemen

1-15-5 DBH-Height-Spread **LEGEND**

Basketball Stand Bell South Manhole Brick Cable Box Catch Basin

Concrete Light Pole Cross Walk Sign CPP — Concrete Power Pole Concrete Column Drainage Manhole Dual Cross Walk Sign

Electric Manhole FPL Box Fiber Optic Box Fire Hydrant Gas Valve (GR) Grease Trap

Mail Box Metal Cover MLP O Metal Light Pol Monitoring Wel Palm (No Identified) Parking Mete Parking Bumpe Pedestrian Lightin

Roofed Area

Section Corne Septic Tank Sewer Manhole Sewer Valve x 10.00 Spot Elevation Street Lighting Bo

Telephone Box Telephone Manhole Traffic Street Box Tree (No Identified) CPP Utility Concrete Power Unknown Manhole

Water Valve Water Manhole Wood Utiltiy Power Pole —— COM ——— Communication Line E Electric Line

— FM — Force Main Line — G — Gas Line ---- SAN ----- Sanitary Line — STM — Storm Line — W — Water Line —— OUL ——Overhead Wire

TIENTATIVE PLAT BRAVO ESTATES

GROSS AREA: 50,202 SF

NET LOT AREA: 47,861 SF

MAXIMUM ALLOWED BUILDING

COVERAGE: (15%)=7530.3 SF

SOD

NOT SUBDIVIDED

VACANT LAND

GROSS AREA: 224,772 SF (5.16 ACRES±)

NET LOT AREA: 181,209 SF (4.16 ACRES±)

 $R = 50.00^{\circ}$

L = 93.65'

Δ=107°18'34"

NORTH LINE OF THE SW 1/4 OF THE SW 1/4

| OF THE SE 1/4 OF SECTION 23-55-40

Prop. 25' Setback Line \

R = 50.00'

L = 73.76'

 $R = 25.00^{\circ}$

L=21.03'

Δ=48°11'23"

Δ=84°31'38"

GROSS AREA: 43,697 SF

NET LOT AREA: 36,925 SF MAXIMUM ALLOWED BUILDING

COVERAGE: (15%)=6554.55 SF

PROP. 10' INGRESS/EGRESS

EASEMENT

PROP. 10' INGRESS/EGRESS

EASEMENT

∕6' Chain Link Fence

PROP. 10' UTILITY

EASEMENT

LOT 6

∕6' Chain Link Fence

A SUBDIVISION OF THE E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 23. TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

OLD CUTLER ESTATES SECTION TWO

PLAT BOOK 86, PAGE 77

N87°54'23"E 334.00'

LOT 9

6' Chain Link Fence 🥆

 $R = 75.00^{\circ}$

Δ=111°26'53"

⁻L=145.89'

 $-R = 50.00^{\circ}$

 $L = 73.78^{\circ}$

∆=84°32'34"

R = 25.00'

∽L=21.03'

Δ=48°11'23"

R/W to be dedicated

GROSS AREA: 43,720 SF

NET LOT AREA: 36,944 SF

MAXIMUM ALLOWED BUILDING

COVERAGE: (15%)=6558.0 SF

PROP. 10' INGRESS/EGRESS

N87°52'13"E 142.03'

EASEMENT____

EASEMENT

6' Chain Link Fence

EC.ES

訳 로 유 유 문 문

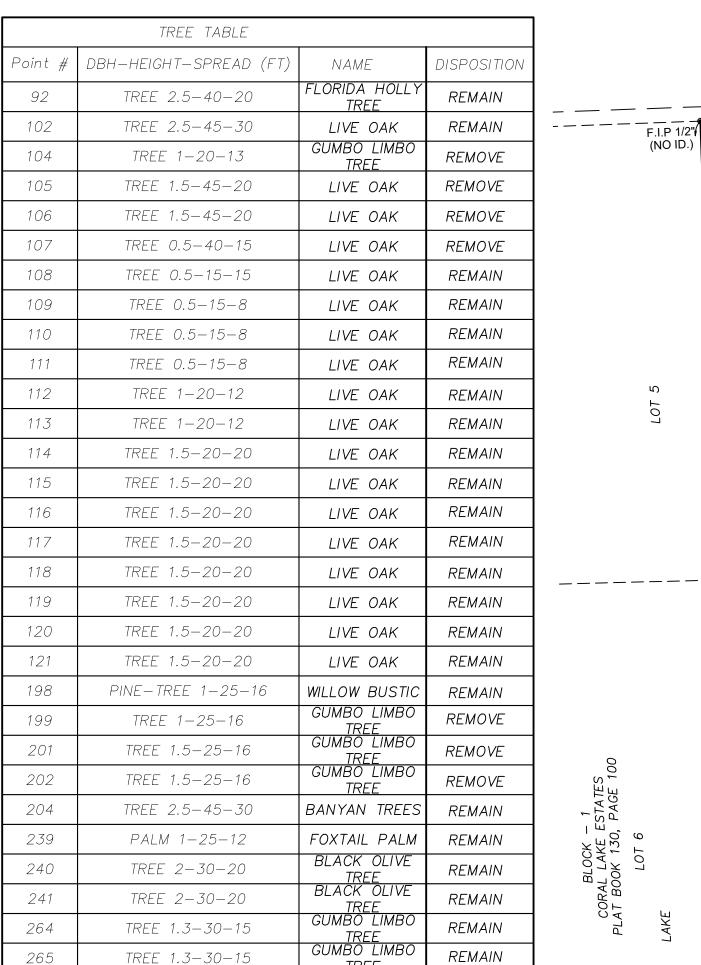
202 🦃

Valve Box

(NO ID.) $\Lambda R/W$

GRAPHIC SCALE

20'

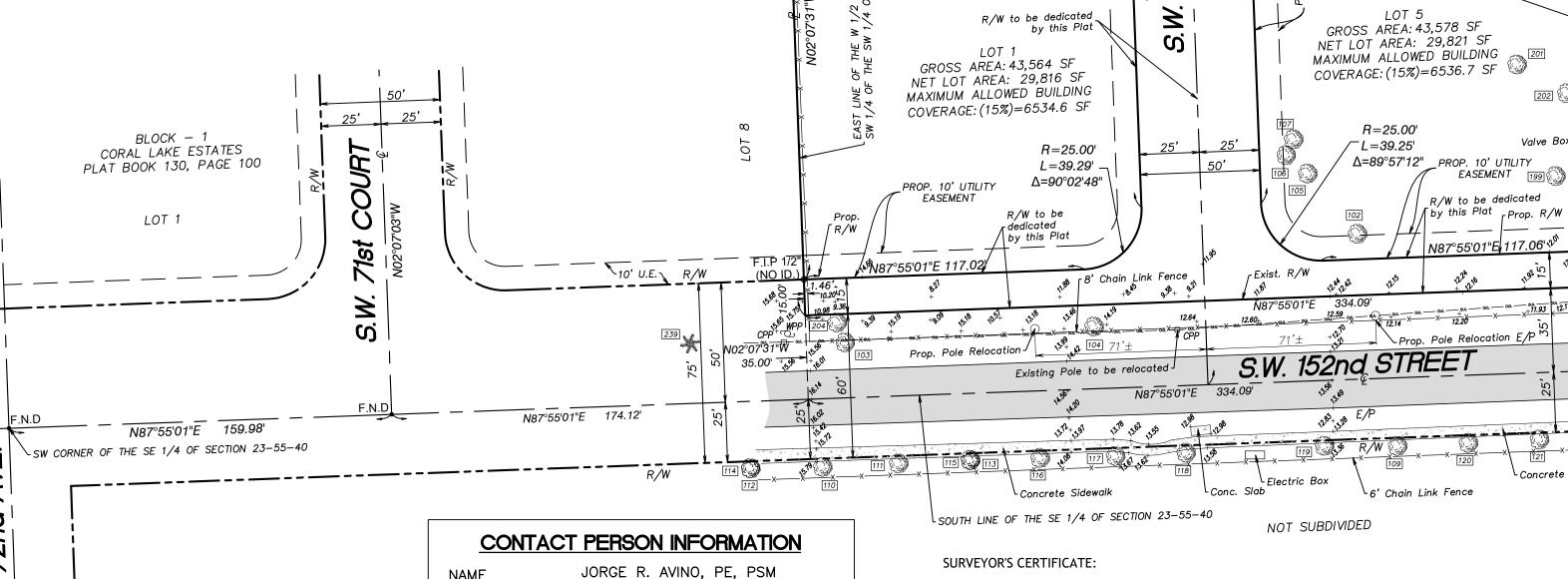


STATE PLANE COORDINATES

All points (Northing and Easting) and bearings as depicted on the survey map are based on the North American Datum (NAD) 1983/1993 Adjustment, Florida East 901. Global Positioning Systems (GPS) Measurements were conducted in the field to acquire said coordinate values, based on the following horizontal control stations: Establishing Agency: Miami-Dade Water and Sewer Department

State/County: Florida/Miami-Dade County PID (Point Of Identification): NACO NO. 6 1934 1972 Station Name: NACO Datum: NAD 83/2093

Latitude: N 25° 37' 48.598156" Longitude: W 80° 18' 3.338988" Easting: 886494.9530 (US Feet) Northing: 471883.626 (US Feet) Station Description: See published NGS control data sheets for complete recovery descriptions.



TELEPHONE NO. 305-265-5030

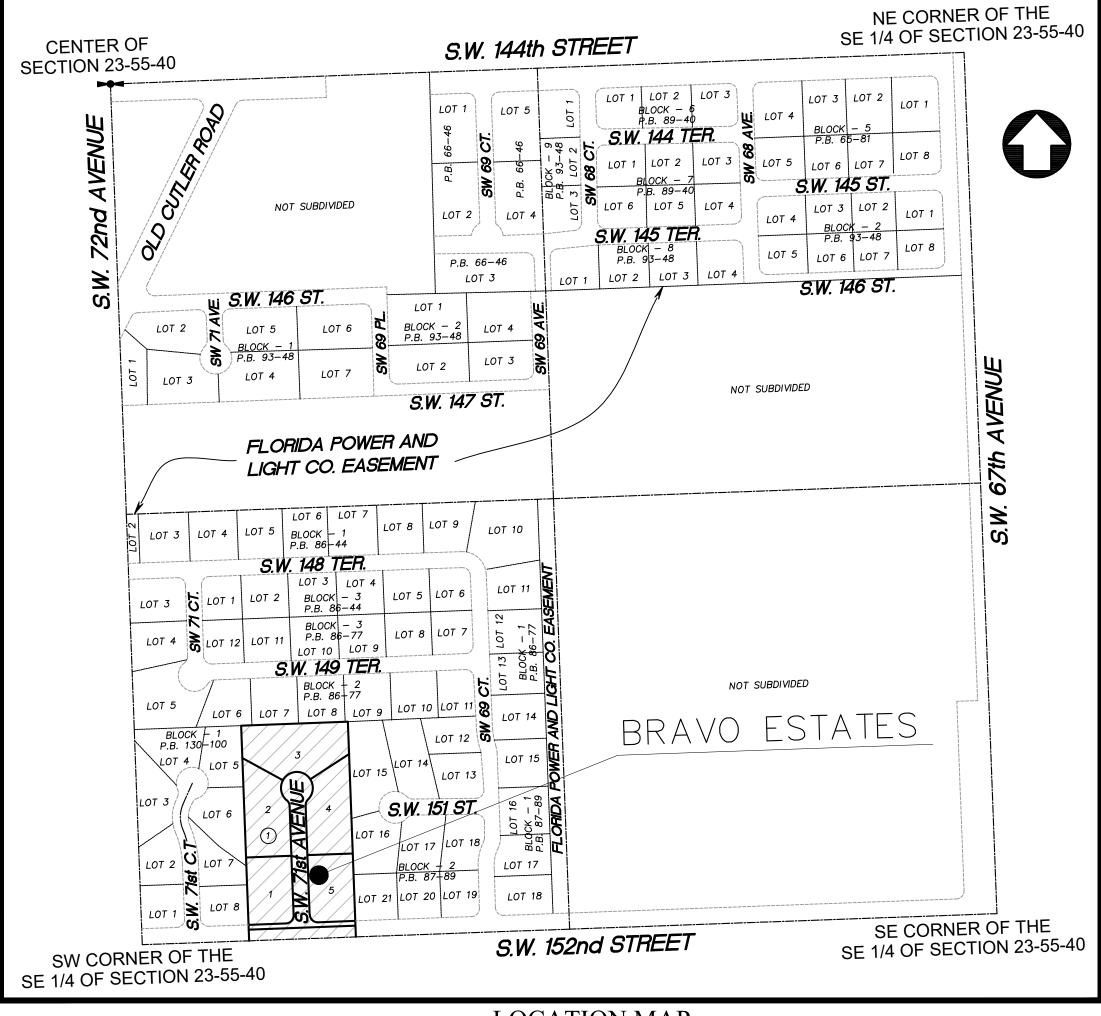
FAX NUMBER

305-265-5033

jravino@avinoandassociates.com

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



LOCATION MAP

SE 1/4 OF SECTION 23, TOWNSHIP 55 SOUTH, RANGE 40 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

(SCALE: 1'' = 300')

LEGAL DESCRIPTION:

The E 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 23, Township 55 South, Range 40 East; less the South thirty five (35) feet thereof which is reserved for the Right-of Way of Coral Reef Drive as recorded in Deed Book 2997 on Page 84 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT:

1. Last day of field work was performed on July 23, 2025.

2. Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.

3. Bearings shown hereon are based on an assumed Bearing of N87°55'01"E along the centerline of SW 152nd Street, said line to be considered a well monumented line.

By scaled determination the subject property appears to lie in Flood Zone X, Elevation N/A, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120687, Map No. 12086C0468, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

5. All Elevations shown hereon are based, derived and shown in National Geodetic Vertical Datum 1929 (NGVD).

a. Benchmark Identification: Miami Dade County Benchmark: X-32-D-R Elevation: 13.01 feet (National Geodetic Vertical Datum) Location: SW 152 ST --- ON C/L OLD CUTLER RD --- ON C/L IRON PIPE IN CONC MON IN MIDDLE OF INTERSECTION.

b. Benchmark Identification: Miami Dade County Benchmark: NACO RM#5 Elevation: 16.89 feet (National Geodetic Vertical Datum) Location: SW 152 ST --- 31' SOUTH OF C/L SW 67 AVE --- 70.5' WEST OF C/L US C & G BRASS DISC IN CONC MON. (TRIANGULATION STA.)

7. Any use of this Survey for purposes other than which it was intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing

6. The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or

herein shall be construed to give any rights or benefits to anyone than those certified to. The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was

found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

Vertical control: field-measured control for elevation information shown upon survey maps or reports shall be based on a level loop or closure to a second benchmark. closure in feet must be accurate to a standard of plus or minus 0.05 feet times the square root of the distance in miles. All surveys and maps or reports with elevation data shall indicate the datum and a description of the benchmark(s) upon which the survey is based. Minor elevation data may be obtained on an assumed datum provided the base elevation of the datum is obviously different than the established datum.

Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

11. DEVELOPMENT CRITERIA:

• Present Zoning: E-1 (MAXIMUM ALLOWED BUILDING COVERAGE: (15%)=33,716 SF)

Existing Use: Vacant Lot

• Proposed Used: 5 Single Family Residences (over 5,000 square feet) Size of Property: GROSS AREA: 224,772 SF (5.16 ACRES±) NET LOT AREA: 181,209 SF (4.16 ACRES±)

Miami-Dade County Criteria: 11.50' NGVD as per "Amended Plat of Flood Criteria Map", Plat Book 120 at Page 13, Miami-Dade County Records

• Public Water & Sewer: Miami-Dade Water and Sewer Department

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.



1350 S.W. 57TH AVENUE, SUITE 2 FAX. (305) 265-5033 EB # 5098; LB # 5098

Project Name:

BRAVO ESTATES

SW 152nd STREET & **SW 71st AVENUE PALMETTO BAY, FI** 33158 **FOLIO NO.** 33-5023-000-0582

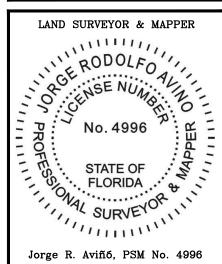
Property Owner:

SW 152 ST LLC

Revisions Survey Update | Survey Update Survey Update

> JOB AND THIS OFFICE MUST BE NOTIFIED ANY VARIATION FROM THE DIMENSIONS.

BOUNDARY & TOPOGRAPHIC SURVEY



Land Surveyor & Mapper

Project No.<u>23122.00</u>

AS SHOWN 09/08/2025

Checked: T-PLAT Submittal:

Cad File:

Drawing Title:

Sheet No. 1 of