

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.: 23 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: BRAVO ESTATES

2. Owner's Name: SW 152 ST, LLC Phone: (786) 251-2942

Address: 2460 SW 137th Avenue, Suite 245 City: Miami State: FL Zip Code: 33175

Owner's Email Address: curbelor@gmail.com

3. Surveyor's Name: AVINO & ASSOCIATES, INC. Phone: (305) 265-5030

Address: 1350 SW 57th AVENUE, SUITE 207 City: WEST MIAMI State: FL Zip Code: 33144

Surveyor's Email Address: Jravinov@avinoandassociates.com

4. Folio No(s): 33-5023-000-0582 / _____ / _____ / _____

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

6. Street boundaries: SW 152th STREET & SW 71st AVENUE

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

8. Proposed use of Property:

Single Family Res.(5 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)

SS:

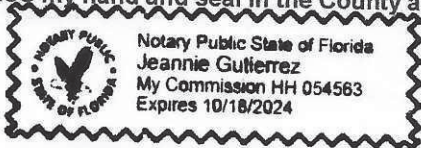
Signature of Owner: 

COUNTY OF MIAMI-DADE)

(Print name & Title here): Frank Mata (owner)

BEFORE ME, personally appeared Frank Mata this 1 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 1 day of March, 2024 A.D.



Signature of Notary Public: 

(Print, Type name here: Jeannie Gutierrez)

10/18/2024
(Commission Expires)

054563
(Commission Number)

(NOTARY SEAL)

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

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

A/C	Air Conditioner
Asph.	Asphalt
BSP	Backflow Preventer
(C)	Calculated
C	Centerline
Δ	Central Angle of Curve
C.B.D.	Chord Bearing Distance
C/LF	Chain Link Fence
CONC.	Concrete
CO	Cleanout
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
(D)	Dead
D	Diameter
Dim.	Dimension
DBH	Diameter @ Breast Height
DIP	Ductile Iron Pipe
DWY.	Driveway
D.H.	Drill Hole
EB	Electric Box
E.O.W.	Edge of Water
ELEV.	Elevation
ENCR.	Encroachment
FDC	Fire Department Connection
F.F.E.	Finish Floor Elevation
F.H.	Fire Hydrant
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
G.P.	Guard Post
G.R.	Guard Rail
HDPE	High Density Polyethylene
ID.	Identification
L	Length of Curve
MH	Manhole
(M)	Measured
M.F.	Metal Fence
M	Monument Line
O.R.B.	Official Record Book
POB	Point of Beginning
POC	Point of Commencement
POT	Point of Tangency
P.B.	Plat Book
P.G.	Page
PL	Property Line
PVC	Polyvinyl Chloride
R	Radius
(R)	Recorded
R/W	Right-of-Way
SEC.	Section
SWK.	Sidewalk
SF.	Square Feet
T.O.B.	Top of Bank
T.O.P.	Top of Pipe
TYP.	Typical
U.E.	Utility Easement
VCP	Utilized Clay Pipe
W.F.	Wood Fence
1-15-5	DBH-Height-Spread

LEGEND

→	Anchor
○	Basketball Stand
○	Bell South Manhole
○	Bike Rack
○	Brick
○	Cable Box
○	Catch Basin
○	Concrete Light Pole
○	Cross Walk Sign
○	Concrete Power Pole
○	Concrete Column
○	Drain
○	Drainage Manhole
○	Dual Cross Walk Sign
○	Electric Manhole
○	FPL Box
○	Fiber Optic Box
○	Fire Hydrant
○	Gas Valve
○	Grease Trap
○	Irrigation Valve
○	Light Pole
○	Lot Corner
○	Mail Box
○	Metal Cover
○	MLP
○	Metal Light Pole
○	Monitoring Well
○	Palm (No Identified)
○	Parking Meter
○	Parking Bumper
○	Pedestrian Lighting
○	Roofed Area
○	Section Corner
○	Septic Tank
○	Sewer Manhole
○	Sewer Valve
○	Shrub
○	Spot Elevation
○	Street Lighting Box
○	Sign
○	Telephone Box
○	Telephone Manhole
○	Traffic Street Box
○	Tree (No Identified)
○	Utility Concrete Power Pole
○	Unknown Manhole
○	Water Meter
○	Water Valve
○	Water Manhole
○	Wood Utility Power Pole
○	Communication Line
○	Electric Line
○	Force Main Line
○	Gas Line
○	Sanitary Line
○	Storm Line
○	Water Line
○	Overhead Wire

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/Country: 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"
Northing: 471883.626 (US Feet) Easting: 886494.9530 (US Feet)
Station Description: See published NGS control data sheets for complete recovery descriptions.

CONTACT PERSON INFORMATION

NAME JORGE R. AVINO, PE, PSM
TELEPHONE NO. 305-265-5030
FAX NUMBER 305-265-5033
E-MAIL jravino@avinoandassociates.com

SURVEYOR'S CERTIFICATE:

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.

TENTATIVE PLAT BRAVO ESTATES

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.

