

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 II

2. Owner's Name: Alta Princeton II, 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): 30-6923-000-1130 / 30-6923-000-1060 / _____ / _____

5. Legal Description of Parent Tract: See attached Survey / T-Plat for Legal Description

6. Street boundaries: Between S.W. 129th Ave. and S.W. 128th Ave., East of S.W. 244th St., Miami-Dade County

7. Present Zoning: Princeton Urban, RM & R-EDGE Zoning Hearing No.: ASPR A2024000021

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(226 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.

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: _____

(Print name & Title here): _____

BEFORE ME, personally appeared FELIPE R. ONETTO this 5 day of MAY, 2025 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 5 day of MAY, 2025 A.D.



JOCELYN FERRADAS
Commission # HH 421882
Expires July 26, 2027

Signature of Notary Public: _____

(Print, Type name here): _____

(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.

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.

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STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner:

(Print name & Title here):

BEFORE ME, personally appeared JUAN IGNACIO MARTIN this 5 day of May, 2025 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 5 day of May, 2025 A.D.



JOCELYN FERRADAS
Commission # HH 421882
Expires July 26, 2027

Signature of Notary Public:

(Print, Type name here:

7/26/2027 HH421882

(Commission Expires)

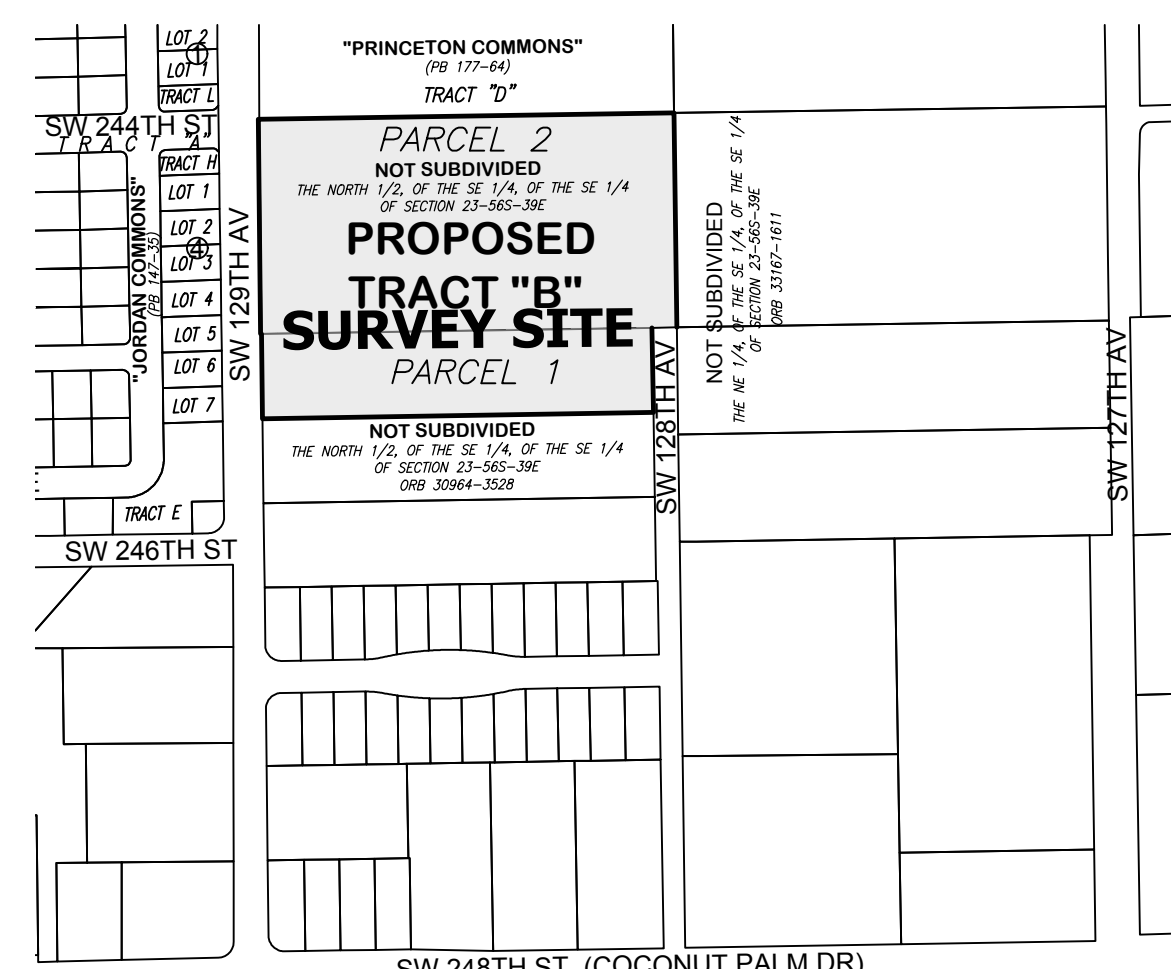
(Commission Number)

(NOTARY SEAL)

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

"PRINCETON GATEWAYS II"

"PRINCETON COMMONS
(PG 177-64)
TRACT "D"



IN SE1/4 SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST
PRINCETON, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

[illegible]

Community Name:	Miami-Dade Unincorporated Areas
Community No.:	120635
Map Number:	12086C0592L
Flood Zone:	X (Unshaded)
Base Flood Elevation:	None
Date of Map Panel/Index:	9/11/2009

PARCEL 1:
BEGINNING AT THE SE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST, THENCE
WEEDING LONG SECTION LINE 111.97 FEET, THENCE NORTH 63.73
FEET TO STARTING POINT, THENCE WEST 640.10 FEET, NORTH 132
FEET, EAST 640.10 FEET, SOUTH 132 FEET TO THE STARTING
POINT, ALL OF SAID RAIL PROPERTY LYING AND BEING IN
MIAMI-DADE COUNTY, FLORIDA.

LESS THE WEST 25 FEET AS RECORDED IN RIGHT-OF-WAY DEED
TO MIAMI-DADE COUNTY, DEED BOOK 2021, PAGE 27, PUBLIC
WORKS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2:
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4, LESS THE WEST 25 FEET THEREOF, SECTION
23, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LYING AND BEING IN
MIAMI-DADE COUNTY, FLORIDA.

OWNER:
ALTA PRINCETON II 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

WE HAVE RECEIVED AND EXAMINED A COPY OF THE OPINION OF TITLE SIGNED OCTOBER 16, 2024 BY JOHN M. CATALANO, ESQ.

WE HAVE REVIEWED THE GENERAL AND SPECIAL EXCEPTIONS AND OUR FINDINGS ARE AS FOLLOWS:

ITEM A: RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY RECORDED
IN DEED BOOK 2021, PAGE 27. **AFFECTS PARCEL 1 AND 2.**

ITEM B: AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES RECORDED IN OFFICIAL RECORDS BOOK 33196, PAGE 3001, AS AMENDED IN OFFICIAL RECORDS BOOK 33538, PAGE 3397, AS AMENDED IN OFFICIAL RECORDS BOOK 34202, PAGE 632. **AFFECTS PARCELS 1 AND 2. NO PLOTTABLE MATTERS OF SURVEY.**

ITEM C: EASEMENT IN OFFICIAL RECORDS BOOK 33488, PAGE 2144.
DOES NOT AFFECT THE SUBJECT PROPERTY.

ALL INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

CRS CONCRETE BLOCK & STUCCO
CB CATCH BASIN
C CENTERLINE
CLF CHAIN LINK FENCE
CPF CONCRETE POWER POLE
CBX CABLE BOX
EBX ELECTRIC BOX
E ELEVATION
FH FIRE HYDRANT
FF FIRE FLOOD ELEVATION
FND FOUND
GW GUY WIRE ANCHOR
ID IDENTIFICATION
N&D NAL & DSS
LUG LICENSED BUSINESS
LS LANDSCAPE AREA
N NUMBER
OR OFFICIAL RECORDS BOOK
PB PLAT BOOK
PK PARKING LOT
PL PLANTER
SMH SANTI MONAGLO
TWP TELEPHONE WOOD POLE
TX TELEPHONE BOX
W WOOD POLE
WMP WOOD POWER POLE
WM WATER METER
VV WATER VALVE
OHV OVERHEAD WIRE
DE DECK
(M) MEASURED
(B) BLOCK

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.

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

TO THE NATIONAL ARCHIVE 1929
TO LOCATE FOOTINGS (S OTHERWISE NOTED).
NOT BE ABSTRACTED BY OTHER
RIGHTS, ETC. ETC.
FOR AND CERTIFIED TO THE
HEREON AND IS NOT
DISCS SET BY THIS FIRM, SET
BY: _____, PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

BY: GEOFFREY LEITER, PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #639
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER
FLORIDA
Professional Surveyor and Mapper

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

FAX NUMBER: 305-569-0488

FAX NUMBER: 305-569-0488

e-MAIL ADDRESS: tharrington@altadevelopers.com



TYPE OF SURVEY: **BOUNDARY & TOPOGRAPHIC SURVEY (TENTATIVE PLAT)**
 PREPARED FOR: **ALTA PRINCETON II LLC**

LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
 520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
 PHONE: (305) 652-5133 BROWARD COUNTY, FLORIDA 33402 FAX: (305) 652-0411
 WEBSITE: www.leitersperez.com LICENSED BUSINESS NO. 67873

SURVEY DATE: 10-12-2024
 JOB ORDER: 24-216
 FILE NAME: **B-2919**
 FILE NO: 24-216 tentative
 F.B. PG.

REVISIONS:			
DATE:	JOB ORDER:	DESCRIPTION:	F.B. PG
12-13-2024	24-216	PLAT REVIEW COMMENTS	

1.	ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
2.	THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
3.	THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST, OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, ETC.
4.	THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5.	ALL IRON PIPES & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB# 6787.



**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

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FILE: D:\Project\incoming_ALTA Developers Projects\24-216 Princeton Gateway II Plotting Services\ALTAEST\24-216 Tentative Plot 12-13-24 REV-xfer.dwg