

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 DEVELOPMENTMunicipality: MIAMI Sec.: 25 Twp.: 53 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.1. Name of Proposed Subdivision: ROBERTO CLEMENTE PARK SUBDIVISION2. Owner's Name: CITY OF MIAMI A MUNICIPAL CORP. OF THE STATE OF FLORID Phone: (3 5)416 - 183Address: 444 SW 2ND AVENUE City: MIAMI State: F L Zip Code: 33130Owner's Email Address: JFanfan@miamigov.com3. Surveyor's Name: SILVIA NUIN - MG VERA & ASSOC. Phone: 305 2216210Address: 13980 SW 47 ST City: MIAMI State: FL Zip Code: 33175Surveyor's Email Address: snuin@ngvera.com4. Folio No(s): see attac led / _____ / _____ / _____5. Legal Description of Parent Tract: LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 AND 23, BLOCK 5, TOGETHER WITH ALL OF BLOCK 8 CITY PARK, WYNDWOOD PARK, PB. 5 PG. 236. Street boundaries: NE CORNER INTERSECTION OF NW 34 STREET AND NW 2 AVENUE7. Present Zoning: CS CIVIC SPACE Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res. (_____ Units), Duplex (_____ Units), Apartments (_____ Units), Industrial/Warehouse (_____ Square .Ft.), Business (_____ Sq. Ft.), Office (_____ Sq. Ft.), Restaurant (_____ Sq. Ft. & No. Seats _____), Other 218,643 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:

DocuSigned by:

Arthur Noriega

860CF8C3720D42A...

(Print name & Title here): Arthur Noriega, City Manager

BEFORE ME, personally appeared Arthur Noriega this 7 day of February, 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 7 day of February, 2025 A.D.

Signature of Notary Public:

(Print, Type name here):

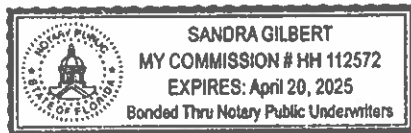
Sandra Gilbert

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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



PROPERTY INFORMATION

PROPERTY ADDRESSES AND FOLIO NUMBERS:

LOT 13 BLOCK 5 = 3445 NW 2 AVENUE
FOLIO NUMBER = 01-3125-019-0870

LOT 14 BLOCK 5 = 183 NW 34 TERRACE
FOLIO NUMBER = 01-3125-019-0880

LOT 15 BLOCK 5 = 175 NW 34 TERRACE
FOLIO NUMBER = 01-3125-019-0890

LOT 16 BLOCK 5 = 169 NW 34 TERRACE
FOLIO NUMBER = 01-3125-019-0900

LOT 17 BLOCK 5 = 161 NW 34 TERRACE
FOLIO NUMBER = 01-3125-019-0910

LOT 18 BLOCK 5 = 153 NW 34 TERRACE
FOLIO NUMBER = 01-3125-019-0920

LOT 19 BLOCK 5 = 147 NW 34 TERRACE
FOLIO NUMBER = 01-3125-019-0930

LOT 20 BLOCK 5 = 137 NW 34 TERRACE
FOLIO NUMBER = 01-3125-019-0940

LOT 21 BLOCK 5 = 129 NW 34 TERRACE
FOLIO NUMBER = 01-3125-019-0950

LOT 22 BLOCK 5 = 123 NW 34 TERRACE
FOLIO NUMBER = 01-3125-019-0960

LOT 23 BLOCK 5 = 121 NW 34 TERRACE
FOLIO NUMBER = 01-3125-019-0970

BLOCK 8 = 101 NW 34 STREET
FOLIO NUMBER = 01-3125-019-1470

OWNER'S NAME (FOR ALL PARCELS): CITY OF MIAMI A MUNICIPAL CORPORATION
OF THE STATE OF FLORIDA
444 SW 2nd AVENUE,
MIAMI, FL.33130

ABBREVIATIONS:

STA.	=	STATION
ELEV.	=	ELEVATION
ID	=	IDENTIFICATION
PSM	=	PROFESSIONAL SURVEYOR & MAPPERS
LB	=	LICENSED BUSINESS
C.B.S.	=	CONCRETE, BLOCK, STUCCO
CONC.	=	CONCRETE
SWK.	=	SIDEWALK
C.D.	=	CONCRETE DRIVEWAY
P.B.	=	PLAT BOOK
PG.	=	PAGE
INV.	=	INVERT
No.	=	NUMBER
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RNG.	=	RANGE
R	=	RECORD
C	=	CALCULATED
P	=	PLAT
N	=	NORTH
E	=	EAST
R.C.P.	=	REINFORCED CONCRETE PIPE
C.M.P.	=	CORRUGATED METAL PIPE
PVC	=	POLYVINYL CHLORIDE
TYP.	=	TYPICAL
S.R.	=	STATE ROAD
PK	=	PARKER KALON
W/	=	WITH
MDCR	=	MIAMI DADE COUNTY RECORD
CL	=	CLEARANCE
DBH	=	DIAMETER AT BREAST HEIGHT
FT	=	FEET
TBM	=	TEMPORARY BENCH MARK
PVC	=	POLYVINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
CMP	=	CORRUGATED METAL PIPE
SF	=	SQUARE FEET

LEGEND:

	ELECTRIC BOX
	FLOOD LIGHT
	WATER VALVE
	POWER POLE
	PALM TREE
	TREE
	SINGLE SUPPORT SIGN
	WATER VALVE
	MANHOLE SANITARY
	WATER METER
	FIRE HYDRANT
	GUARD POLE
	MAIL BOX
	ELECTRIC METER
	ELECTRIC POLE
	JUNCTION BOX
	MANHOLE TELEPHONE
	MANHOLE ELECTRIC
	VALVE COVER
	CLEANOUT VALVE
	MANHOLE SEWER
	GAS VALVE
	GUY ANCHOR
	LUMINAIRE
	COLUMN
	VALVE
	BENCH
	SIGNAL SUPPORT
	WIRE PULL BOX
	DUMPSTER
	CENTER LINE
	BASE LINE
	MONUMENT LINE
	SPOT ELEVATION
	UNCONFIRMED CONNECTION OF PIPE

25-53-41 SECTION 25 TOWNSHIP 53 SOUTH RANGE 41 EAST

LINE TYPE:

	METAL FENCE LINE
	HEDGE
	MONUMENT LINE
	CENTER LINE
	RIGHT OF WAY LINE
	ELECTRIC OVERHEAD WIRES
	GATE
	WOOD FENCE LINE
	CHAIN LINK FENCE LINE
	GAS LINE
	WATER LINE
	TELEPHONE
	ELECTRIC
	FIBER OPTIC

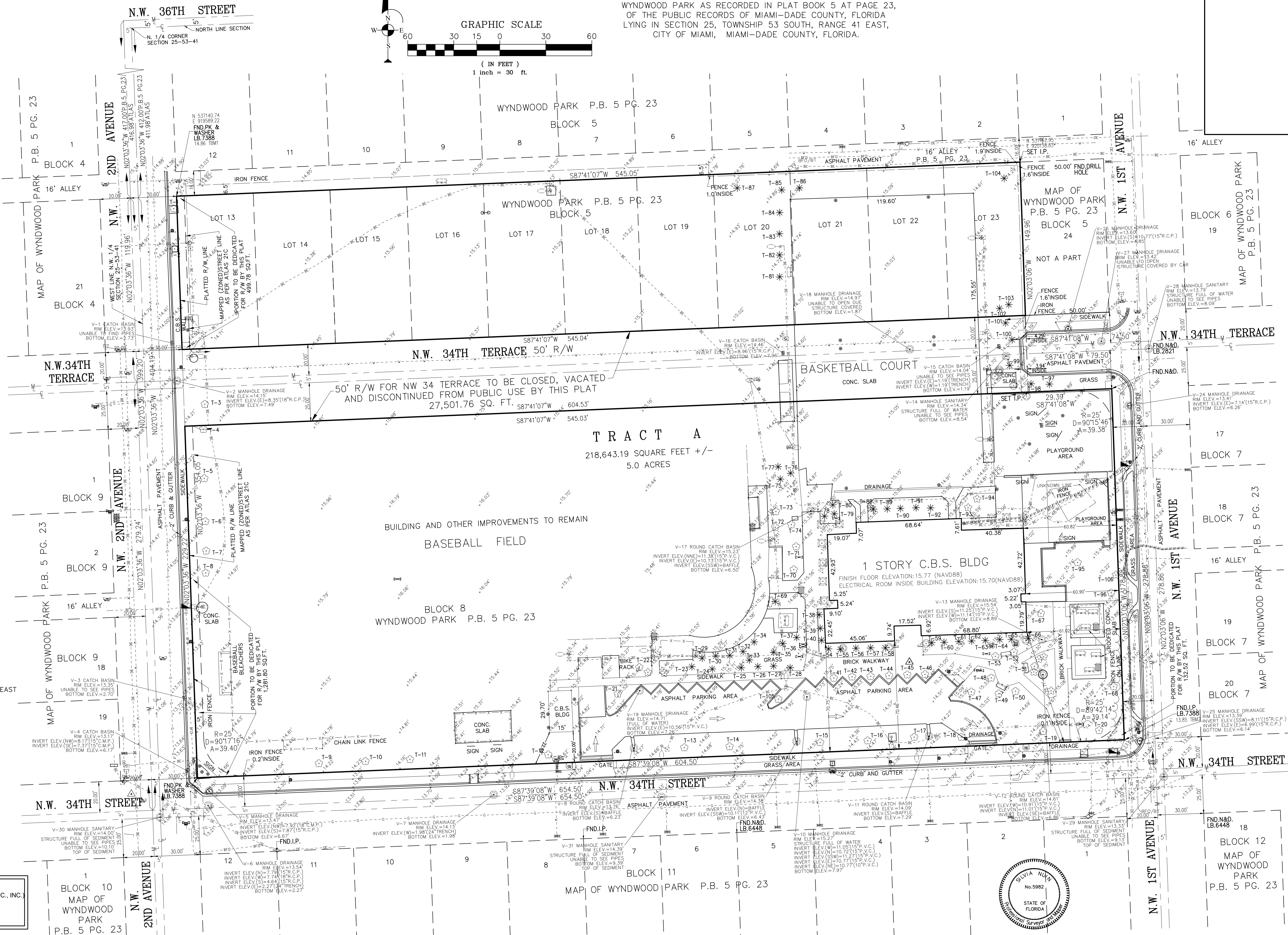
CONTACT PERSON INFORMATION:

NAME: SILVIA NUIN P.S.M. (MANUEL G. VERA & ASSOC., INC.)
TELEPHONE NUMBER: 305-221 6210
FAX NUMBER: 305-221 1295
e-mail: SNUIN@MGVERA.COM

TENTATIVE PLAT, BOUNDARY AND TOPOGRAPHIC SURVEY OF
ROBERTO CLEMENTE PARK SUBDIVISION

A REPLAT OF LOTS 13 THROUGH 23, INCLUSIVE, BLOCK 5, ALL OF BLOCK 8 AND A PORTION
OF THE 50 FOOT RIGHT-OF-WAY FOR AVE. 24 NORTH PARK DRIVE (NW 34TH TERRACE)

LYING BETWEEN SAID BLOCKS 5 AND 8
WYNDWOOD PARK AS RECORDED IN PLAT BOOK 5 AT PAGE 23,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
LYING IN SECTION 25, TOWNSHIP 53 SOUTH, RANGE 41 EAST,
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.



Date:	05-28-2024
Drawn By:	SN
F.B. & PG.	F.B.1203.1 PG.56
Design No.	24-523
Scale:	1"=300'

2. TENTATIVE PLAT/ROBERTO CLEMENTE PARK_24-523.dwg
DATE

TENTATIVE PLAT, BOUNDARY
AND TOPOGRAPHIC SURVEY FOR:
ROBERTO CLEMENTE PARK
SUBDIVISION

MANUEL G. VERA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • MAPPERS
LB 2439
13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210
P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295
• www.mgvera.com

