

## **PROCEDURES FOR FAST TRACKING PLAT APPLICATIONS FOR DEVELOPMENTS REQUIRING APPROVAL AT PUBLIC HEARING OR ADMINISTRATIVE REVIEW**

The Fast Track Plat procedure is available to developers who wish to start the procedure for review of plat applications prior to the expiration of the appeal period for a zoning public hearing, prior to final approval of an Administrative Site Plan Review (ASPR) or Administrative Review such as Severable Use Rights (SUR). In this regard, however, developers are strongly encouraged to obtain tentative recommendations on their appropriate request from the Department of Planning and Zoning (or Developmental Impact Committee if applicable) in order to determine the practicality of undertaking this procedure since the zoning public hearing decision, ASPR decision or Administrative Review may necessitate major revisions to the plat at the developers expense. Please be advised that this procedure does not apply to dry runs.

It is contemplated that this procedure will save developers time by allowing paving and drainage and water and sewer plans to be submitted to and reviewed by the Public Works Department and Miami-Dade Water and Sewer Department respectively prior to the outcome of a zoning public hearing, ASPR, or Administrative Review. However, approval of the tentative plat subject to approval of the zoning request as described below will first be required.

Following is a step by step outline of the Fast Track Plat procedure.

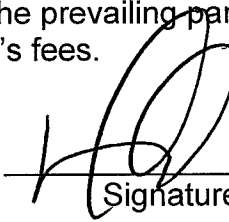
1. The developer/applicant must first submit an application for a zoning public hearing or Administrative Review to the Department of Planning and Zoning.
2. The developer/applicant then applies for tentative plat approval with the Subdivision/Platting Section of the Public Works Department and pays the appropriate fee.
3. The Fast Track Plat Agreement (sample attached) is submitted to the Public Works Department at the same time application for tentative plat approval is made with a copy furnished by the applicant attached to each copy of the tentative plat. In addition, six (6) copies of the zoning application and plans must be submitted to the Subdivision/Platting Section of the Public Works Department.
4. The Public Works Department will distribute copies of the tentative plat application and related materials to the respective County departments.
5. The Plat Committee will meet and each department reviewing elements of the plat application will comment as if the public hearing, ASPR or Administrative Review had been approved. Any approval granted at this time will be indicated on the plans as tentative since it is subject to the decision of the public hearing, ASPR or Administrative Review.

6. Once every member of the department of the Plat Committee has granted a tentative approval, the tentative plat and action sheet will be marked "Approved subject to the approval of public hearing, ASPR, or Administrative Review Application No. A2023000111, and plans prepared by PPKS ARCHITECTS + PLANNERS dated DEC 20, 2024," (when plan(s) is/are required)
7. At this point, the developer/applicant can submit paving and drainage plans to the Public Works Department for review. The Miami-Dade Water and Sewer Department will also review water and sewer plans at this time. No permits will be issued until official tentative plat approval is given.
8. The developer/applicant is responsible for scheduling the tentative plat for official approval by notifying the Subdivision/Platting Section of the Public Works Department after confirming that an appeal of the zoning public hearing decision had not been filed. It is expected that the applicant will make and secure from respective departments the approval of all modifications to the plat required by the hearing body, ASPR, or Administrative Review before scheduling this item on the Plat Committee Agenda for final action. Where no plat modifications are required by the hearing body, ASPR or Administrative Review, it is expected that official tentative plat approval will be granted without additional review by any County department.
9. The Department of Planning and Zoning representative to the Plat Committee will be responsible for verifying, prior to final action of the Plat Committee on the tentative plat, that an appeal of the zoning hearing decision has not been filed.

## **FAST TRACK PLAT AGREEMENT**

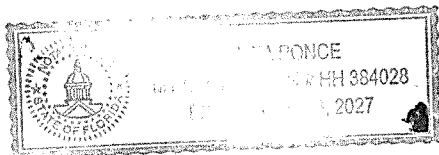
1. The undersigned SALIM CHRAIBI is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 76 TOWNHOUSES.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
4. The undersigned acknowledges that the tentative plat no. T\_\_\_\_\_ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. A2023000111 and plan(s) prepared by, and dated PPKS ARCHITECTS + PLANNERS. (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

  
\_\_\_\_\_  
Signature of Owner

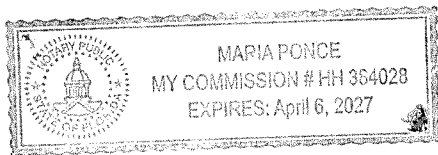
Salim Chraubi  
\_\_\_\_\_  
Print Name

Sworn to and subscribed before me this 27 day of March, 2025.



  
\_\_\_\_\_  
Notary Public

SEAL



My Commission Expires: April 6 2027.

## 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 : ( 76 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 11 Twp.: 57 S. Rge.: 38 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: BLUENEST PARK VILLAS
2. Owner's Name: BLUENEST PARK VILLAS LLC Phone: 786-567-0438  
Address: 5301 BLUE LAGOON DR City: MIAMI State: FL Zip Code: 33126  
Owner's Email Address: MPONCE@BLUENESTDEVELOPMENT.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).: 30-7811-000-0600 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_
5. Legal Description of Parent Tract: SW 1/4 OF SW 1/4 OF THE SE 1/4, LESS THE SOUTH 35 FEET OF SECTION 11,  
TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA
6. Street boundaries: SW 310TH ST & SW 190TH AVE.
7. Present Zoning: RU-1 Zoning Hearing No.: A2023000111
8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( 76 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.

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): \_\_\_\_\_

  
Salim Othmani

BEFORE ME, personally appeared this 27 day of March, 25 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 27 day of March, 25 A.D.



Signature of Notary Public: \_\_\_\_\_

(Print, Type name here): \_\_\_\_\_

  
April 6 2027

(Commission Expires)

HH 384028  
(Commission Number)

(NOTARY SEAL)

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



TENTATIVE PLAT OF BOUNDARY & TOPOGRAPHICAL SURVEY

BLUENEST PARK VILLAS

A PROPOSED SUBDIVISION OF PORTION OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

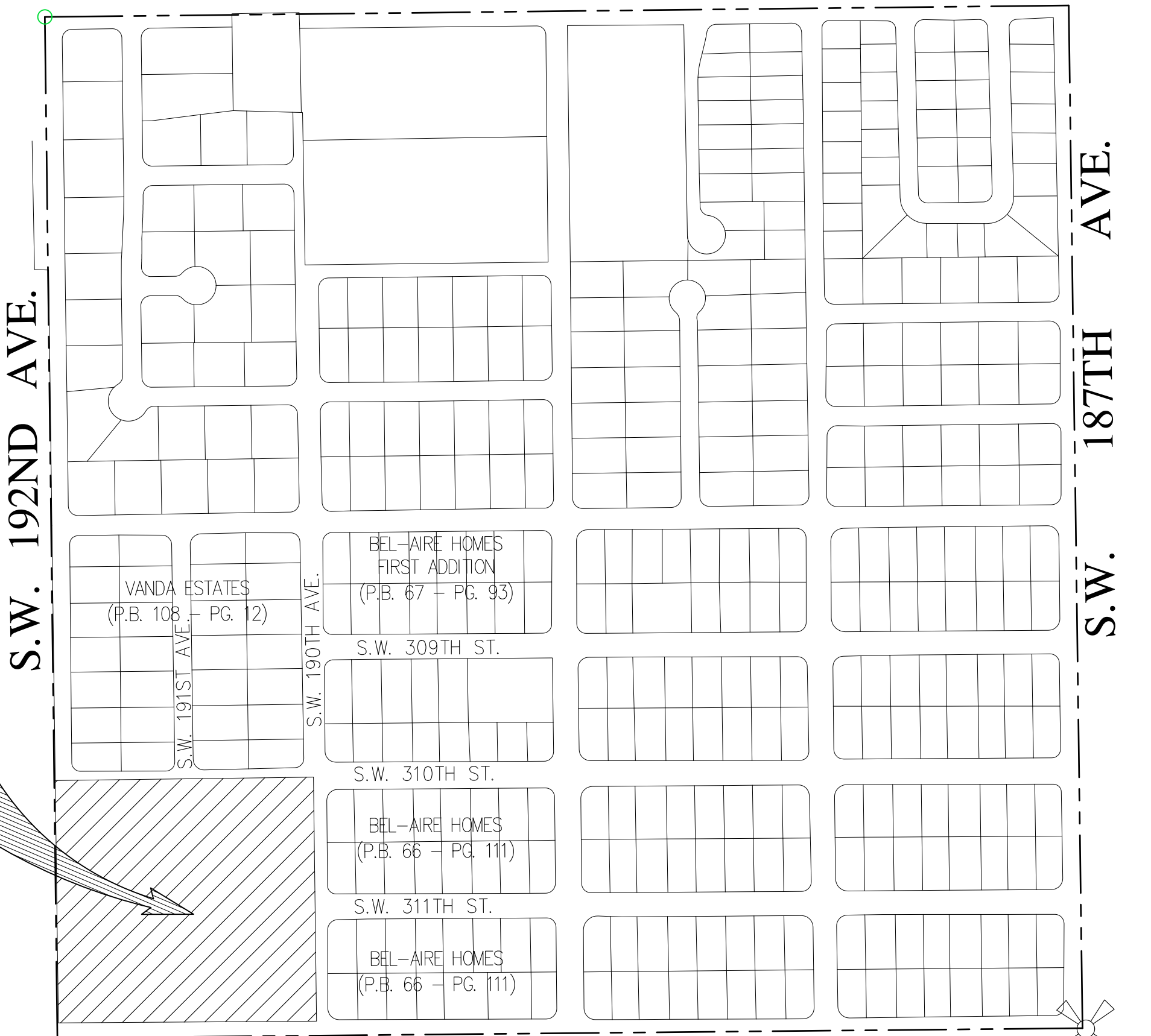
SCALE: 1"=300'

S.W. 304TH ST.

CENTER OF SECTION 11-57-38



BLUENEST SUBDIVISION



S.W. 312TH ST.  
THE SE 1/4 OF SECTION 11-57-38  
MIAMI-DADE COUNTY, FLORIDA.

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.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:

THE PLAT VENDA ESTATES, AS RECORDED IN PLAT BOOK 108, PAGE 12, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
THE PLAT OF BELL AIRE, AS RECORDED IN PLAT BOOK 66 PAGE 111, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
THE PLAT CENTURY ROYAL HOMES, AS RECORDED IN PLAT BOOK 177 PAGE 27, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

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 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 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 F.E.M.A. 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.

CERTIFIED TO :

BLUENEST PARK VILLAS LLC

SITE ADDRESS: 192XX SW 312 ST, MIAMI, FL 33030

JOB NUMBER: 23-637

DATE OF SURVEY: JULY 14, 2023

FOLIO NUMBER: 30-7811-000-0600

SURVEYOR'S NOTES:

The Property described on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AH" of the Flood Insurance Rate Map identified as Community Panel No.120635-710L, bearing an effective date of September 11, 2009. Base elevation 8.4 feet for the AH zone.

Land Area of Subject Property: 9.56 Acres(+/-)

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.00°41'44"W. for the centerline of S.W. 193rd AVE, also being the East Line of NW 1/4 of the SE 1/4 of the SW 1/4 of Section 11, Township 57S, Range 38E, Miami-Dade County.

Dade County Flood Criteria = 7.6

Number of Lots: 38 lots

Bench Mark used: Miami Dade County BM F-5, Elevation 8.30 feet (NGVD), located at SW 312 Street and SW 187 Ave.  
TBM 1: MH located at SW 193 Ave. & SW 308 St., Elevation 9.29 feet (NGVD)

Development Information: 38 twin homes for a total of 76 units on 38 Proposed lots as per A2023000111.

LEGAL DESCRIPTION:

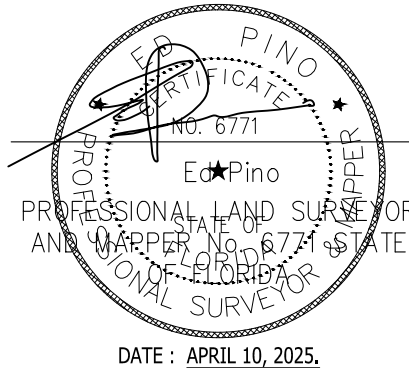
SW 1/4 OF SW 1/4 OF THE SE 1/4, LESS THE SOUTH 35 FEET OF SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA

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 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM' 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.



REVISED

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE  
CORAL GABLES, FLORIDA, 33134  
PH: (305) 598-5101  
FAX: (305) 598-8627  
WEB: ASOMIAMI.COM

FOR: BLUENEST PARK VILLAS  
SCALE: 1"=40' DESIGNED BY: E.P.  
DATE: 2025 APPROVED BY: E.P.  
DRAWN BY: T.P.  
FIELD BOOK No.  
CHECKED BY: E.P.  
PAGE No. 1

ORDER No.  
23-703

SHEET No.  
1

DATE: APRIL 10, 2025.

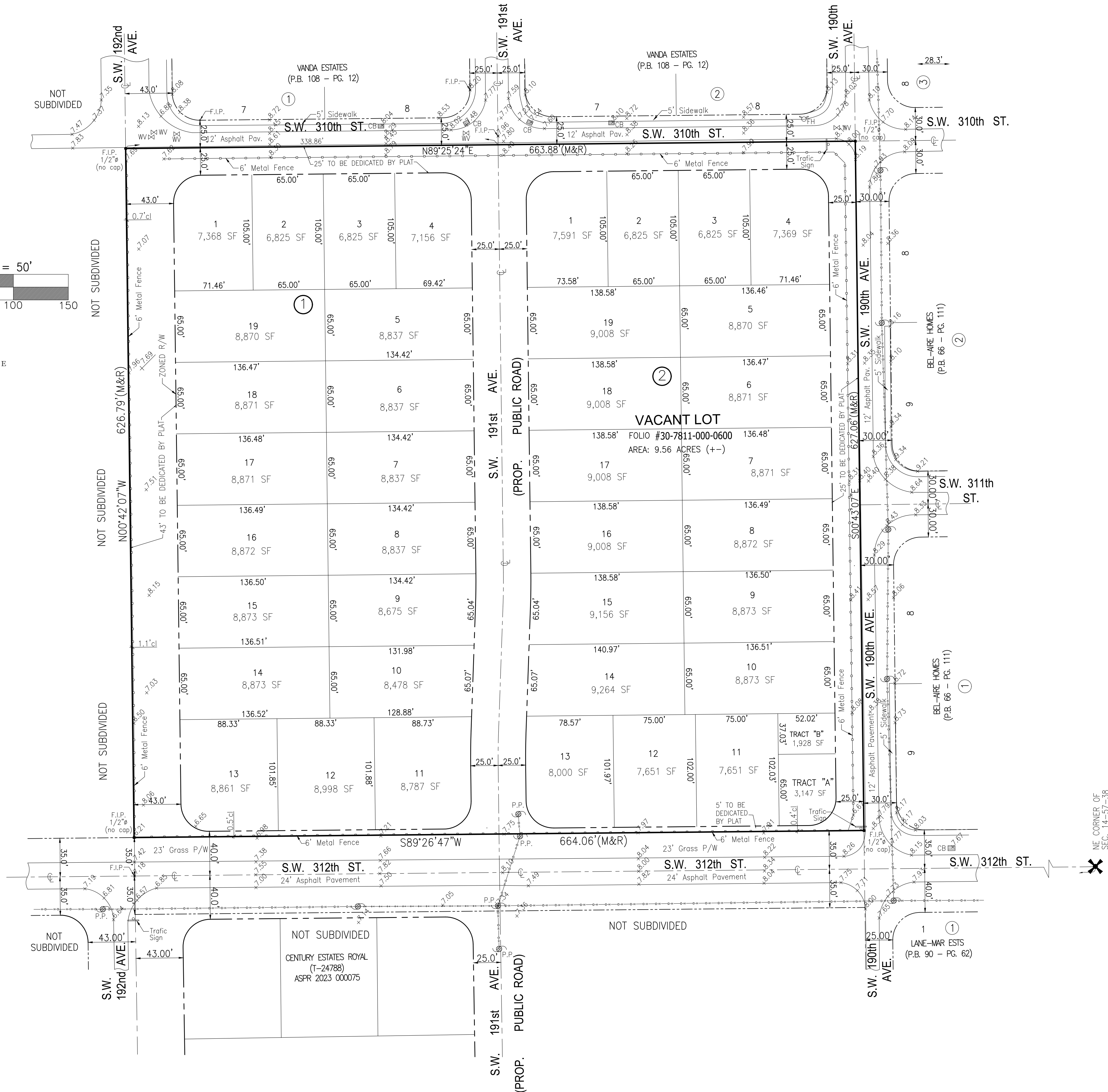
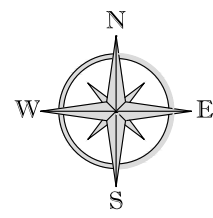


# TENTATIVE PLAT OF BOUNDARY & TOPOGRAPHICAL SURVEY

## BLUENEST SUBDIVISION

A PROPOSED SUBDIVISION OF PORTION OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 11,  
TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1" = 50'



SURVEYOR'S LEGEND (IF ANY APPLIED)	
	BOUNDARY LINE
	STRUCTURE (BLDG.)
	CONCRETE BLOCK WALL
	METAL FENCE
	WOODEN FENCE
	CHAIN LINK FENCE
	WOOD DECK/DOCK
	ASPHALTED AREAS
	CONCRETE
	BRICKS OR PAVERS
	ROOFED AREAS
	WATER (EDGE OF WATER)
	CATCH BASIN
	MANHOLE
	O.E. OVERHEAD ELECT.
	POWER POLE
	LIGHT POLE
	HANDICAP SPACE
	FIRE HYDRANT
	EASEMENT LINE
	WATER VALVE
	TV-CABLE BOX
	WATER METER
	CONC. LIGHT POLE

ENCROACHMENTS AND OTHER POINTS OF INTEREST:  
- THERE ARE NO VISIBLE ENCROACHMENTS OF THE SUBJECT PROPERTY.  
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE-AH (SEE NOTE 1).  
- THERE IS NO UTIL. EASEMENT ON THE SIDES OF THE SUBJECT PROPERTY.

ABBREVIATION (IF ANY APPLIED)	
A = CURVE LENGTH	STY = STORY
R = RADIUS	T.B.M. = TEMPORARY BENCH MARK
D = CURVE INTERIOR ANGLE	L.P. = LIGHT POLE
A/C = AIR CONDITIONING UNIT	MEAS.(M) = MEASURED
ASPH. = ASPHALT	MH = MANHOLE
B.M. = BENCH MARK	M = MEASURED
Blk./Corn. = BLOCK CORNER	M = MONUMENT LINE
CALC.(C) = CALCULATED	NTS = NOT TO SCALE
CB = CATCH BASIN	P/W = PARKWAY
C.B.S. = CONCRETE BLOCK STRUCTURE	P.O.B. = POINT OF BEGINNING
L = CENTER LINE	P.O.C. = POINT OF COMMENCEMENT
CH.BR. = CHORD BEARING	P.C. = POINT OF CURVATURE
C.L.F. = CHAIN LINK FENCE	P.I. = POINT OF INTERSECTION
CL = CLEAR	P = PROPERTY LINE
CONC. = CONCRETE	P.P. = POWER POLE
D.M.E. = DRAINAGE MAINT. EASEMENT	P.R.M. = PERMANENT REFERENCE MONUMENT
O = DIAMETER	P.T. = POINT OF TANGENCY
EASMT. = EASEMENT	RAD. = RADIAL
ELEV. = ELEVATION	REC. (R) = RECORDED
ENC. = ENCROACHMENT	RES. = RESIDENCE
F.D./H = FOUND DRILL HOLE	R/W = RIGHT OF WAY
F.H. = FIRE HYDRANT	SEC. = SECTION
F.N/D = FOUND NAIL AND DISC	SWK. = SIDEWALK
F.I.P. = FOUND IRON PIPE	U.E. = UTIL. EASEMENT
S.D/H = SET DRILL HOLE	W.P. = WOODEN POLE
S.N/D = SET NAIL AND DISC	SECTION LINE
S.I.P. = SET IRON PIPE	11-57S-38E = SECTION 11, TOWNSHIP 57 SOUTH, RANGE 38 EAST
S.R.B. = SET REBAR	

CERTIFIED TO :  
BLUENEST PARK VILLAS

SITE ADDRESS: 192XX SW 312 ST, MIAMI, FL 33030  
JOB NUMBER: 23-637  
DATE OF SURVEY: JULY 14, 2023  
FOLIO NUMBER: 30-7811-000-0600

SURVEYOR'S NOTES:  
The Property described on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AH" of the Flood Insurance Rate Map identified as Community Panel No.120635-710L, bearing an effective date of September 11, 2009. Base elevation 8.4 feet for the AH zone.

Land Area of Subject Property: 9.56 Acres(+/-)

The Property is Zoned: RU-1

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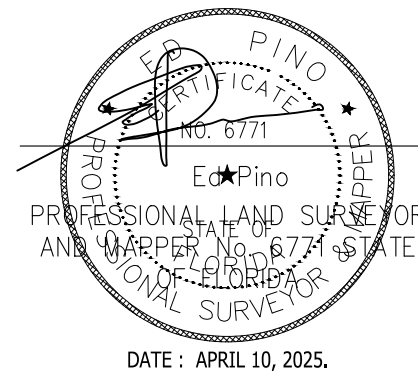
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American Services of Miami, Corp.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY  
ED PINO, PSM 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.



AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers . Planners . Surveyors

2666 GRADIA AVENUE  
CORAL GABLES, FLORIDA, 33134  
PH: (305) 598-5101  
FAX: (305) 598-5107  
WEB: ASMIAMI.COM

FOR: BLUENEST PARK VILLAS  
SCALE: 1"=50'  
DATE: 2025  
DRAWN BY: T.P.  
CHECKED BY: E.P.  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
FIELD BOOK No.  
PAGE No. 1

ORDER No.  
23-703  
SHEET No.  
2