

## 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 : ( 3 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: SWEETWATER Sec.: 35 Twp.: 53 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Alpine Fresh
2. Owner's Name: 0520 VL LLC Phone: 786-325-1681  
Address: 7350 SW 89th Street, Suite CU-02 City: Miami State: FL Zip Code: 33156  
Owner's Email Address: ej@efbuilders.com
3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188  
Address: 1985 NW 88th Ct. Suite 101 City: Doral State: FL Zip Code: 33172  
Surveyor's Email Address: plattling@hadonne.com
4. Folio No(s): See attached folio list / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_
5. Legal Description of Parent Tract: See attached Exhibit "A"
6. Street boundaries: N.W. 15th Street/NW 17th Street & N.W. 129 Avenue
7. Present Zoning: GU/IU-2 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 ( \_\_\_\_\_ 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:

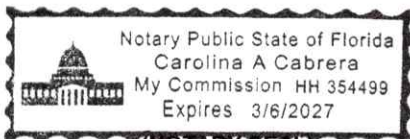
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): Eduardo Rodriguez, Manager

BEFORE ME, personally appeared Eduardo Rodriguez this 4 day of April, 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 4 day of April, 2025 A.D.



(NOTARY SEAL)

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

(Print, Type name here: Carolina Cabrera)

(Commission Expires)

(Commission Number)

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

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## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: SWEETWATER Sec.: 35 Twp.: 53 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Alpine Fresh

2. Owner's Name: ALP 16th LLC Phone: \_\_\_\_\_

Address: 9300 NW 58th Street City: Miami State: FL Zip Code: 33178

Owner's Email Address: jsanchez@alpinefresh.com

3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188

Address: 1985 NW 88th Ct. Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plattng@hadonne.com

4. Folio No(s): See attached folio list / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: N.W. 15th Street & N.W. 129 Avenue

7. Present Zoning: GU/ IU-2 Zoning Hearing No.: \_\_\_\_\_

### 8. Proposed use of Property:

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( 80,957 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.

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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: 

(Print name & Title here): Jose Sanchez President

BEFORE ME, personally appeared Jose Sanchez this 4th day of April, 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 4th day of April, 2025 A.D.



Signature of Notary Public: 

(Print, Type name here: Maria Alvarez)

Sept 1, 2026

(Commission Expires)

HH 260079

(Commission Number)

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Municipality: SWEETWATER Sec.: 35 Twp.: 53 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Alpine Fresh

2. Owner's Name: ALP17 LLC Phone: 305-776-8085

Address: 9300 NW 58th Street City: Miami State: FL Zip Code: 33178

Owner's Email Address: jsanchez@alpinefresh.com

3. Surveyor's Name: Hadonne Corp Phone: 305-266-1188

Address: 1985 NW 88th Ct. Suite 101 City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: platting@hadonne.com

4. Folio No(s): See attached folio list / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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**STATE OF FLORIDA)**

**SS:**

**Signature of Owner:**

COUNTY OF MIAMI-DADE)

(Print name & Title here): Jose Sanchez President

BEFORE ME, personally appeared Jose Sanchez this 4th day of April, 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 License                      as identification and who did (not) take an oath.

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(Print, Type name here: Maria Alvarez

SEPT 1, 2026

**(Commission Expires)**

HH 260079

**(Commission Number)**

**(NOTARY SEAL)**

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Folio Numbers

25-3935-002-0300,

25-3935-002-0301,

25-3935-002-0303,

25-3935-002-0314,

25-3935-002-0320,

25-3935-002-0322,

25-3935-002-0400,

25-3935-002-0411,

25-3935-002-0410,

25-3935-002-0415

TENTATIVE PLAT OF "ALPINE FRESH"

A REPLAT OF BLOCKS 2 AND 7 OF WESTERN MIAMI SECTION "B", RECORDED PLAT BOOK 27, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE ADJOINING PORTION OF NW 16th STREET RIGHT OF WAY, CLOSED, ABANDONED AND VACATED BY CITY OF SWEETWATER RESOLUTION NO. 5051, RECORDED INOFFICIAL RECORDS BOOK 34090, AT PAGE 4346 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST, CITY OF SWEETWATER, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- 1. The date of completion of the field work of the Tentative Plat Survey was on February 13, 2024.
- 2. A field updated survey was performed on December 12, 2024.

SECTION 2) LEGAL DESCRIPTION:

Lots 1 through 26, Block 2, Western Miami Section "B", according to the plat thereof as recorded in Plat Book 27, Page 33, Public Records of Miami-Dade County, Florida

Together with

Portion of the N.W 16th Street Public Right-of-Way as shown on Plat of "WESTERN MIAMI SECTION "B", according to the plat thereof as recorded in Plat Book 27, Page 33, of Public Records of Miami-Dade County, Florida, bounded on the North by Block 2 of said Plat of "WESTERN MIAMI SECTION "B", bounded on the South by Block 7 of said Plat of "WESTERN MIAMI SECTION "B", bounded on the West by the Southerly extension the West line of said Block 2, said line being coincident with the Easterly Right-of-Line of N.W. 129th Avenue, as shown on said Plat of "WESTERN MIAMI SECTION "B", and bounded on the East by the Southerly extension of the East line of said Block 2, said line being coincident with the Westerly Right-of-Line of N.W. 128th Avenue, as shown on said Plat of "WESTERN MIAMI SECTION "B" of said Plat of "WESTERN MIAMI SECTION "B". Said portion of N.W 16th Street Public Right-of-Way closed per City of Sweetwater Resolution No. 5051, recorded in Official Records Book 34090, at Page 4346, of the Public Records of Miami-Dade County, Florida.

AND

Lots 1 through 26, Block 7, Western Miami Section "B", according to the plat thereof as recorded in Plat Book 27, Page 33, Public Records of Miami-Dade County, Florida.

Containing 350,338 Square Feet or 8.04 Acres, more or less, by calculations.

Property Address and Tax Folio Numbers:

N.W. 15th Street & N.W. 129 Avenue, Sweetwater, Florida 33182  
Folio No.: 25-3935-002-0300, 25-3935-002-0301, 25-3935-002-0303, 25-3935-002-0314, 25-3935-002-0320, 25-3935-002-0322, 25-3935-002-0400, 25-3935-002-0411, 25-3935-002-0410, 25-3935-002-0415.

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1" = 30' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.  
Bearings as shown hereon are based upon the Westerly Boundary Line of the Subject Site with an assumed bearing of N01°48'31"W, said line to be considered a well established and Center Line of N.W. 129th Avenue.'

This property appears to be located in Flood Zone "AH" (Elevation 8.0), as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County Unincorporated Areas), Map Panel No. 12086C0276, Suffix L, Map Revised Date: September 11, 2009.

Special Warranty Deed, dated March 27th, 2023, recorded in Official Records Book 33642, Page 704,707, 713, 717, Miami-Dade County Records.

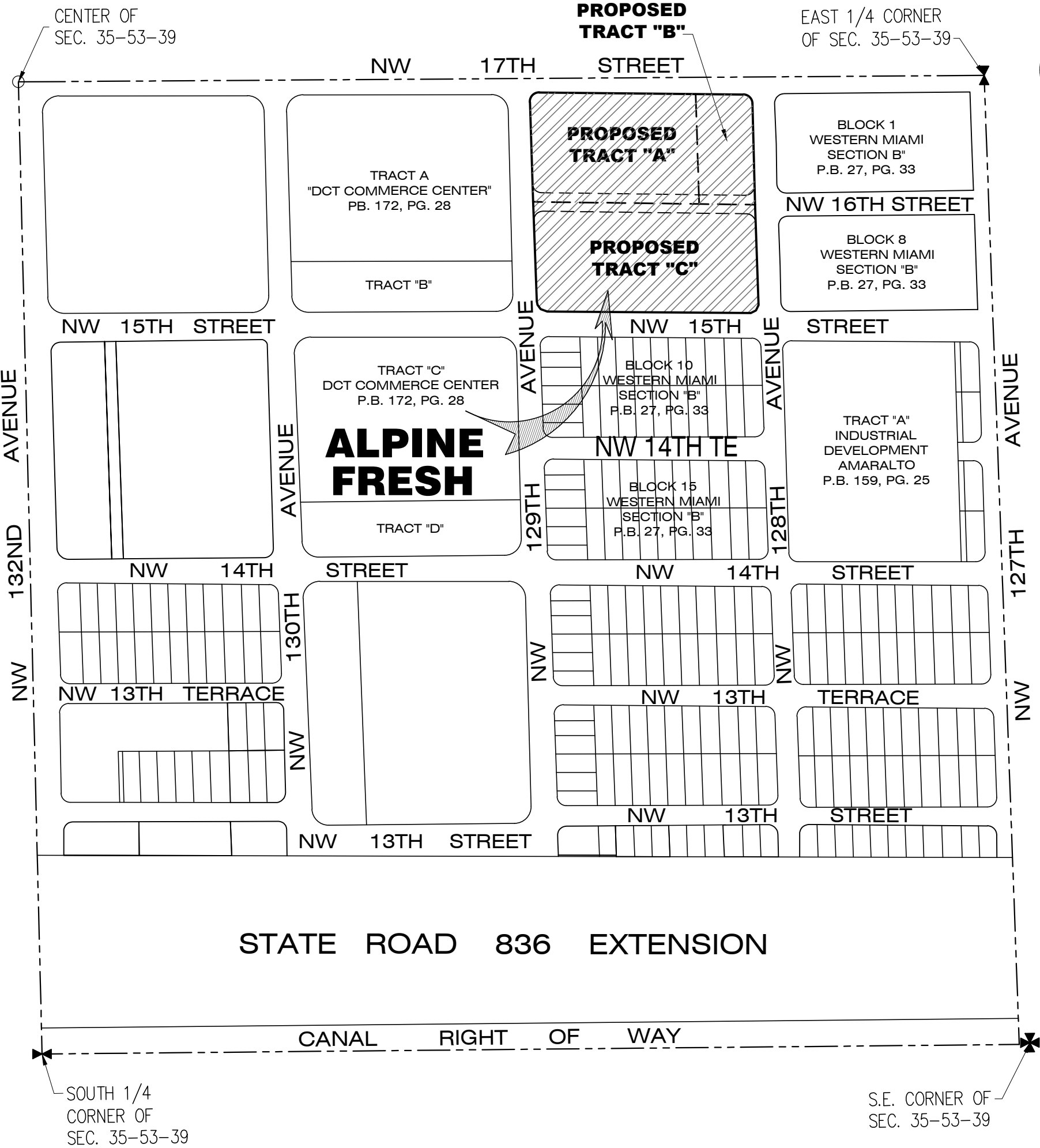
Warranty Deed, dated November 1st, 2023, recorded in Official Records Book 33989, Page 3208, Miami-Dade County Records.

Warranty Deed, dated August 9th, 2021, recorded in Official Records Book 32689, Page 3228, Miami-Dade County Records.

Plat of "WESTERN MIAMI SECTION B", recorded in Plat Book 27, at Page 33, Miami-Dade County Records.

Plat of "DCT COMMERCE CENTER", recorded in Plat Book 172, at Page 28, Miami-Dade County Records.

Plat of "BEACON LAKES PHASE 2", recorded in Plat Book 165, at Page 80, Miami-Dade County Records.



LOCATION MAP

THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST  
CITY OF SWEETWATER, MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1"=300'

NOTICE:

This Document is not full and complete without all pages.  
(Total of Three (3) pages)

Plat of "INDUSTRIAL DEVELOPMENT AMARALTO", recorded in Plat Book 159, at Page 25, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number H-425, Elevation 7.81 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

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, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

ALP16TH LLC  
9300 NW 58th Street, Suite 201  
Miami, Florida 33178  
Contact: Eric D. Swanson  
Email: eric.swanson@avisonyoung.com  
Phone: 305.216.2110

SECTION 6) CLIENT INFORMATION:

ALP17TH LLC  
9300 NW 58th Street, Suite 201  
Miami, Florida 33178  
Contact: Eric D. Swanson  
Email: eric.swanson@avisonyoung.com  
Phone: 305.216.2110

0520 VL LLC  
7350 SW 89th Street, Suite CU-200  
Miami, Florida 33156  
Contact: Eric D. Swanson  
Email: eric.swanson@avisonyoung.com  
Phone: 305.216.2110

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company  
TELEPHONE: AT&T, Inc., Comcast  
TV-CABLE: ATT-Uverse, Comcast  
POTABLE WATER: Miami-Dade Water & Sewer Department  
SANITARY SEWER: Miami-Dade Water & Sewer Department

SECTION 8) DEVELOPMENT INFORMATION:

Zoning Designation: GU (Interim District)/ IU-2 (Industrial Districts)  
Land Use Designation: MCI (Mixed-Use Industrial District)  
Number of Proposed Tracts: 3

TRACT "A"  
Tract Area: 135,109 S.F. or 3.10 Acres ±  
No planned development at this time.  
TRACT "B"  
Area: 42,211 S.F. or 0.97 Acres ±  
No planned development at this time.  
TRACT "C"  
Tract Area: 135,109 S.F. or 3.10 Acres ±  
Proposed Use: Two Story Warehouse/ Storage Building  
Building Area: 80,957 S.F.±

SECTION 9) FLOOD CRITERIA:

Miami Dade County Flood Criteria: 7.0 Feet ± (NAVD 88), 8.5 Feet ± (NGVD 29)  
Information obtained from 2022 Miami Dade County Flood Criteria on line maps (Geographic Information System (GIS) data).

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.  
Attention: Mariela Alvarez  
1985 N.W. 88th Court, Suite 101  
Miami, Florida 33172  
Phone No. (305) 266-1188  
Fax: 305.207.6548  
E-mail: platting@hadonne.com

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, PSM

For the Firm  
Registered Surveyor and Mapper LS6006  
State of Florida  
HADONNE CORP., a Florida Corporation  
Florida Certificate of Authorization Number LB7097  
1985 NW 88th Court, Suite 101  
Doral, Florida 33172  
Phone: 305.266.1188  
Fax: 305.207.6845

NOTICE: Not valid without the electronic signature or 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.

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING  
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305)266-1188 - F: (305)207-6845 - W: www.hadonne.com

H

HADONNE

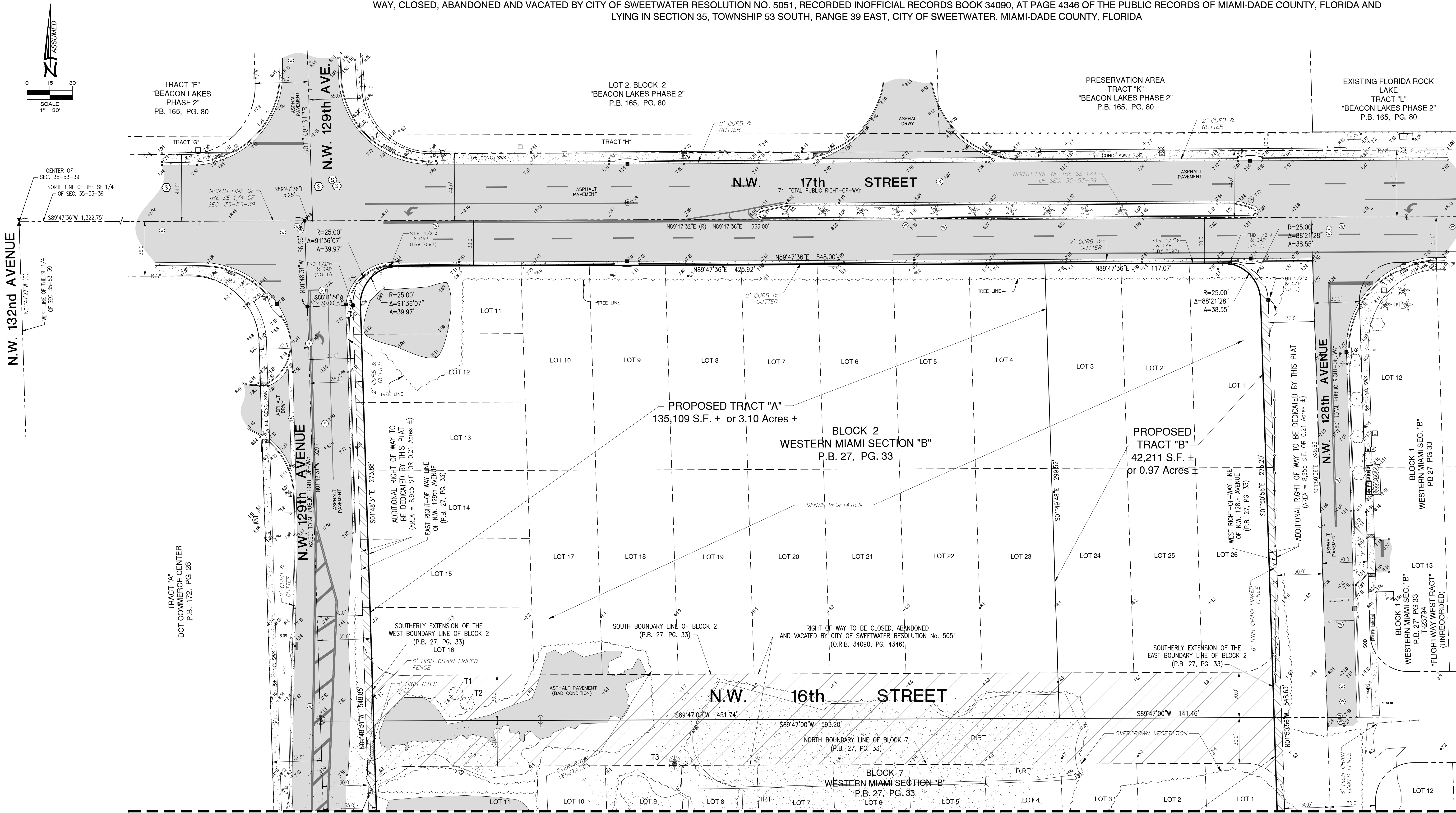
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY  
for  
ALP16TH LLC, ALP17TH LLC & 0520 VL LLC  
or  
NW 15th Street & NW 129th Avenue, Sweetwater, Florida 33182

REVISIONS	1	2	3	4	5
ADDRESSING CITY OF SWEETWATER COMMENTS ON 03-18-2025					
Field Book:	FILE				
DRAWN BY:	GG				
TECH BY:	RI				
QA/QC BY:	JS				
Job No.:	21153				
	1/3				



# TENTATIVE PLAT OF "ALPINE FRESH"

A REPLAT OF BLOCKS 2 AND 7 OF WESTERN MIAMI SECTION "B", RECORDED PLAT BOOK 27, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE ADJOINING PORTION OF NW 16th STREET RIGHT OF WAY, CLOSED, ABANDONED AND VACATED BY CITY OF SWEETWATER RESOLUTION NO. 5051, RECORDED INOFFICIAL RECORDS BOOK 34090, AT PAGE 4346 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST, CITY OF SWEETWATER, MIAMI-DADE COUNTY, FLORIDA



(SEE SHEET 3 OF 3)

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
CBS	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
FB	FLAT BOOK
PG	PAGE
F.W.D.	FOUND WALL & DISK
→ ○	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE

SYMBOL	DESCRIPTION
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
CBS	CATCH BASIN
⊕	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
⊕	DRAINAGE CURB INLET
⊕	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	PEDESTRIAN SIGNAL
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR

SYMBOL	DESCRIPTION
⊕	UTILITY BOX
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
⊕	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER

SYMBOL	DESCRIPTION
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
⊕	UTILITY STRUCTURE NUMBER
⊕	CBS WALL
⊕	WOOD FENCE
⊕	IRON FENCE
⊕	IRON ROLLING GATE
⊕	IRON SWING GATE
⊕	CHAIN-LINK FENCE
⊕	CHAIN-LINK ROLLING GATE
⊕	CHAIN-LINK SWING GATE
⊕	FENCE OTHER
⊕	TREE
⊕	PINE TREE
⊕	PALM TREE

SYMBOL	DESCRIPTION
⊕	PROPERTY LINE
⊕	RIGHT-WAY-LINE
⊕	EASEMENT LINE
⊕	X-UTL-DRAIN
⊕	X-UTL-SANT
⊕	OVERHEAD UTILITY LINE
⊕	EXISTING ELEVATION
⊕	GRAVEL
⊕	BRICK
⊕	BUILDING HATCH
⊕	CONCRETE
⊕	TILE
⊕	ASPHALT PAVEMENT
⊕	HANDICAP TACTILE STRIP

TREE No.	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	TREE	10	35	20
2	TREE	8	25	15
3	PINE	15	70	15
4	TREE	12	30	20
5	TREE	10	30	15
6	PINE	5	30	10
7	PINE	5	25	10

**NOTICE:**  
This Document is not full and complete without all pages.  
(Total of Three (3) pages)

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING  
1956 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 686-1188 - F: (305) 607-8846 - W: www.hadonne.com

**HADONNE**

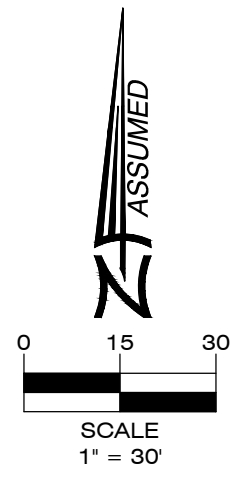
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY  
for  
ALP16TH LLC, ALP17TH LLC & 0520 VL LLC  
of  
NW 15th Street & NW 129th Avenue, Sweetwater, Florida 33182

REVISIONS  
ADDRESSING CITY OF SWEETWATER COMMENTS ON 03-18-2025  
1  
2  
3  
4  
5  
FILE  
DRAWN BY:  
GG  
TECH BY:  
RI  
QA/QC BY:  
JS  
Job No.:  
21153  
2/3

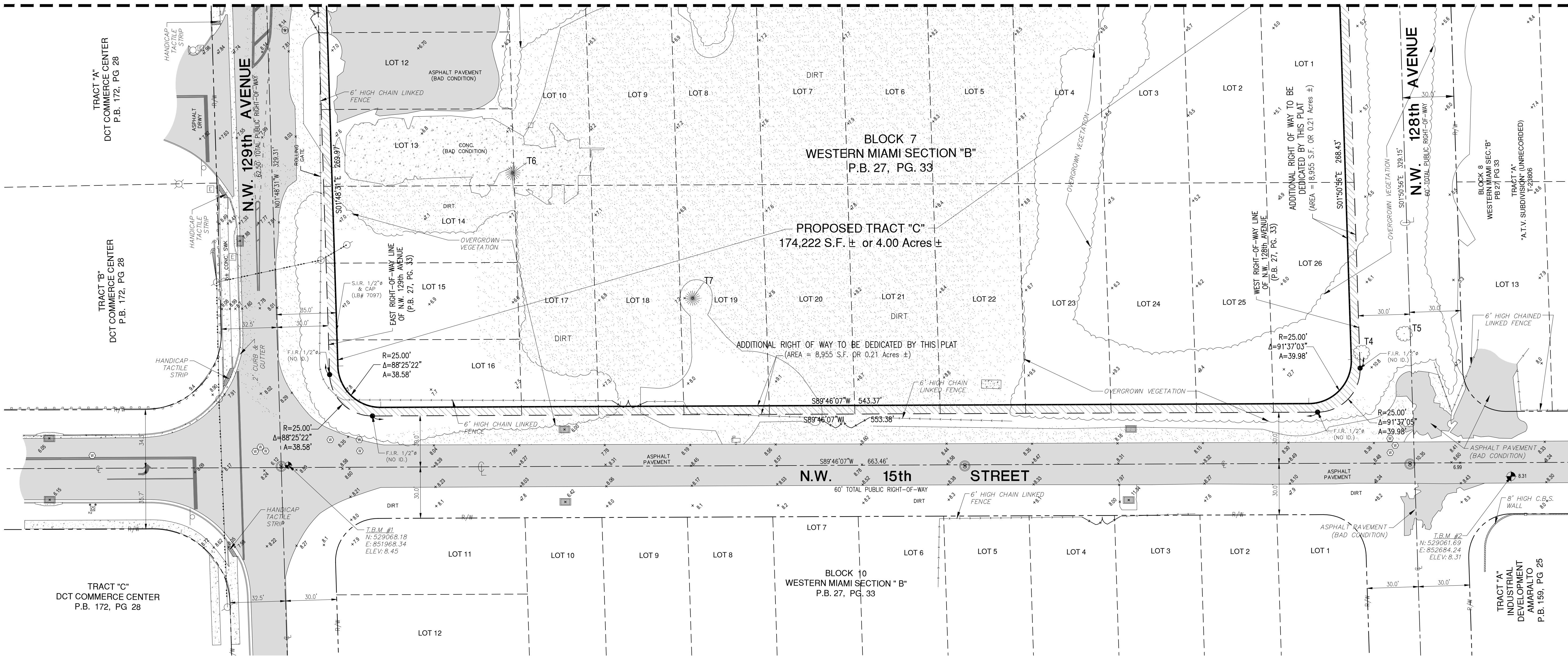


# TENTATIVE PLAT OF "ALPINE FRESH"

A REPLAT OF BLOCKS 2 AND 7 OF WESTERN MIAMI SECTION "B", RECORDED PLAT BOOK 27, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE ADJOINING PORTION OF NW 16th STREET RIGHT OF WAY, CLOSED, ABANDONED AND VACATED BY CITY OF SWEETWATER RESOLUTION NO. 5051, RECORDED INOFFICIAL RECORDS BOOK 34090, AT PAGE 4346 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST, CITY OF SWEETWATER, MIAMI-DADE COUNTY, FLORIDA



(SEE SHEET 2 OF 3)



SYMBOL		DESCRIPTION	
●		FOUND IRON REBAR	
○		FOUND IRON PIPE WITH CAP	
CBS		PROPERTY LINE	
R/W		RIGHT-OF-WAY	
CBS		CONCRETE BLOCK STUCCO	
N.G.V.D.		NATIONAL GEODETIC VERTICAL DATUM	
PB		PLAT BOOK	
PG		PAGE	
F.N.D.		FOUND NAIL & DISK	
→		NUMBER OF PARKING SPACES	
S.I.P.		SET IRON PIPE	
T.O.P.		TOP OF PIPE	
SWK		SIDEWALK	
P.O.B.		POINT OF BEGINNING	
N.T.S.		NOT TO SCALE	

LEGEND	
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
CATCH BASIN	
ELECTRICAL WALL PANEL	
FIRE HYDRANT	
DRAINAGE CURB INLET	
BACKFLOW PREVENTOR	
GAS METER	
PEDESTRIAN SIGNAL	
ELECTRIC UTILITY BOX	
LIGHT POLE	
GUY ANCHOR	

UTILITY BOX	
WATER METER	
WATER VALVE	
GREASE-TRAP MANHOLE	
SANITARY SEWER CLEAN-OUT	
SANITARY SEWER MANHOLE	
SANITARY SEWER VALVE	
MANHOLE UNKNOWN	
DRAINAGE MANHOLE	
SIGNAL MAST ARM	
INTERCOM	
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CONCRETE UTILITY POLE	
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FPL TRANSFORMER	

WOOD UTILITY POLE	
T1	TREE NUMBER
UTILITY STRUCTURE NUMBER	
CBS WALL	
WOOD FENCE	
IRON FENCE	
IRON ROLLING GATE	
IRON SWING GATE	
CHAIN-LINK FENCE	
CHAIN-LINK ROLLING GATE	
CHAIN-LINK SWING GATE	
FENCE OTHER	
TREE	
PINE TREE	
PALM TREE	

PROPERTY LINE	
RIGHT-WAY-LINE	
EASEMENT LINE	
X-UTL-DRAIN	
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for  
ALP16TH LLC, ALP17TH LLC & 0520 VL LLC  
of  
NW 15th Street & NW 129th Avenue, Sweetwater, Florida 33182

REVISIONS

1	2	3	4	5
1	2	3	4	5

Field Book:

FILE

DRAWN BY:

GG

TECH BY:

RI

QA/QC BY:

JS

Job No.:

21153

3/3