

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: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 35 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: SUNRISE ESTATES FIRST ADDITION

2. Owner's Name: LUCKY START SOUTH, LLC Phone: 786-385-1136

Address: 14221 SW 120 ST 203 City: MIAMI State: FL Zip Code: 33032

Owner's Email Address: afernandez@luckystarthomes.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): 30-6935-000-0230 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: SE Corner of SW 268th St. & SW 133rd Avenue,

7. Present Zoning: RU-1MA Zoning Hearing No.: A2023-000004

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(6 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)

SS:

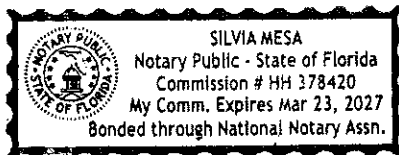
Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): Aky Fernandez

BEFORE ME, personally appeared Aky Fernandez this 7 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 7 day of May, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: SILVIA MESA)

3/23/2027
(Commission Expires)

HH 378420
(Commission Number)

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

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 35,
TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST
1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39
EAST; THENCE S 00° 51'23" E, 50 FEET TO THE POINT OF BEGINNING OF THE HEREIN
DESCRIBED PARCEL, THENCE N 89°08'30" E 255.11 FEET; THENCE S 39°34'51W, 393.04
FEET; THENCE N 00° 51'23" W, 299.36 FEET TO THE POINT OF BEGINNING.

TENTATIVE PLAT OF
SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY
SUNRISE ESTATES FIRST ADDITION

A PROPOSED SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4, SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'



**SUBJECT
PROPERTY**

THE N.W. 1/4 OF SEC. 35-56S-39E
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.

SOURCE OF INFORMATION OF DETAILS OF ADJACENT PROPERTIES AND ABUTTING RIGHT-OF-WAY WAS TAKEN FROM THE FOLLOWING:
THE PLAT OF MOODY DRIVE HOMES, AS RECORDED IN PLAT BOOK 165, PAGE 49, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE PLAT OF LUCKY START AT SUNRISE ESTATES, AS RECORDED IN PLAT BOOK 175, PAGE 66, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THE PLAT OF BAYVIEW PARK, AS RECORDED IN PLAT BOOK 58 PAGE 38, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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.

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.

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THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF $\frac{1}{10}$ FOOT FOR NATURAL GROUND SURFACES AND $\frac{1}{100}$ 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 FEMA 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.

CONTACT PERSON INFORMATION
NAME: ED PINO
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM

SITE ADDRESS: 268XX S.W. 132nd CT., MIAMI, FL, 33032
JOB NUMBER: 25-110
DATE OF SURVEY: FEBRUARY 14, 2025
FOLIO NUMBER: 30-6935-000-0230

PREPARED FOR
SUNRISE VILLAS
PREPARED BY
AMERICAN SERVICES OF MIAMI, CORP.
CONSULTING ENGINEERS - PLANNERS-SURVEYORS
266 GIRALDA AVENUE, CORAL GABLES FLORIDA - 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
WEB: ASOMIAMI.COM

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X/AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0593L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009, **BASE FLOOD ELEVATION OF N/A / 9.52 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **38,333 SF (+/-)** AS PER OFFICIAL RECORDS/ **36,921 SF (+/-)** (CALCULATED)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. BB-7-RA** WITH AN ELEVATION OF **10.23 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°46'40"W, BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 132nd AVE., LYING AND BEING IN SECTION 36, TOWNSHIP 56, RANGE 39 EAST OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- THE SUBJECT PROPERTY IS RU-1MA
- SITE FLOOD CRITERIA: 9.52 FEET (NGVD) AS PER MIAMI-DADE COUNTY DERM.
- NUMBER OF LOTS 3 IN ONE BLOCK
- DEVELOPMENT INFORMATION: THREE DUPLEXES AS PER ASPR No 2023-00004

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, PLSM 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.



Digitally signed by ed pino
Date: 2025.05.30 14:45:19 -04'00'

DATE: MAY 30, 2025

REVISED

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

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

CHECKED BY: E.P.
PAGE No. 1

DRAWN BY:D
FIELD BOOK No.

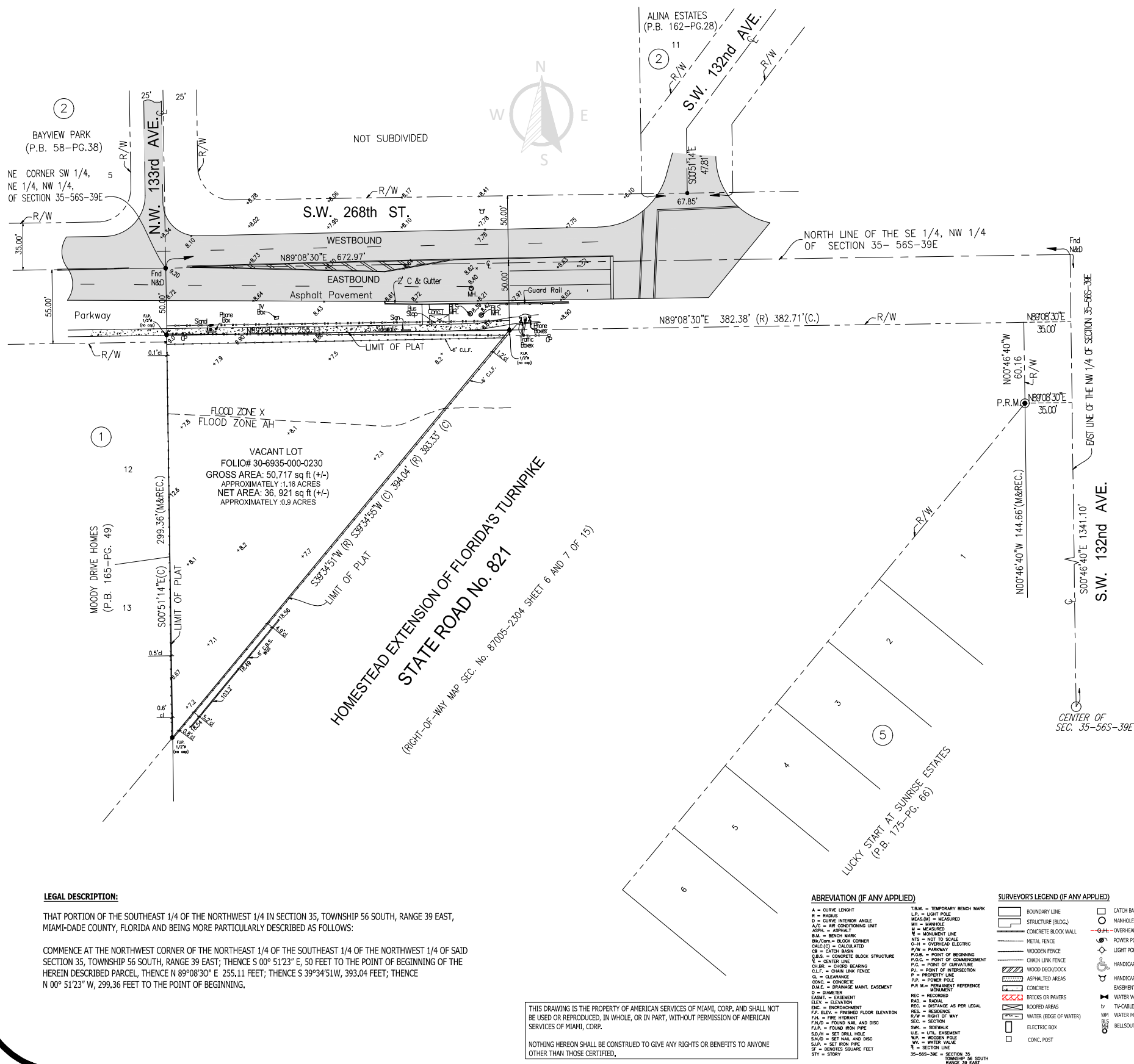
FOR: **SUNRISE VILLAS**
SCALE: 1"=40'
DESIGNED BY: E.P.
DATE: 4/22/25
APPROVED BY: E.P.

ORDER No.
25-110
SHEET No.
1

This drawing is the property of American Services of Miami, Corp. and shall not be used or reproduced, in whole or in part.

SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY
A PROPOSED SUBDIVISION OF A PORTION OF THE SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39
EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Age Group	18-24	25-34	35-44
18-24	20	40	60
25-34	10	30	80



A photograph of a road scene. In the foreground, a grey asphalt road has two white chevron markings pointing left. Above them are double yellow lines. A grassy embankment with some weeds is in the middle ground. In the background, there is a white house with a brown roof and a fence. The sky is blue with some clouds.

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

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

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American Services of Miami, Corp



DATE : MAY 30, 2025

REVISÉ

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

266 GIRALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

FOR: SUNRISE VILLAS		DRAWN BY:	CHECKED BY: E.P.
SCALE: 1"=40'	DESIGNED BY: E.P.		
DATE: 4/22/75	APPROVED BY: E.P.	FIELD BOOK No.	PAGE No. 1

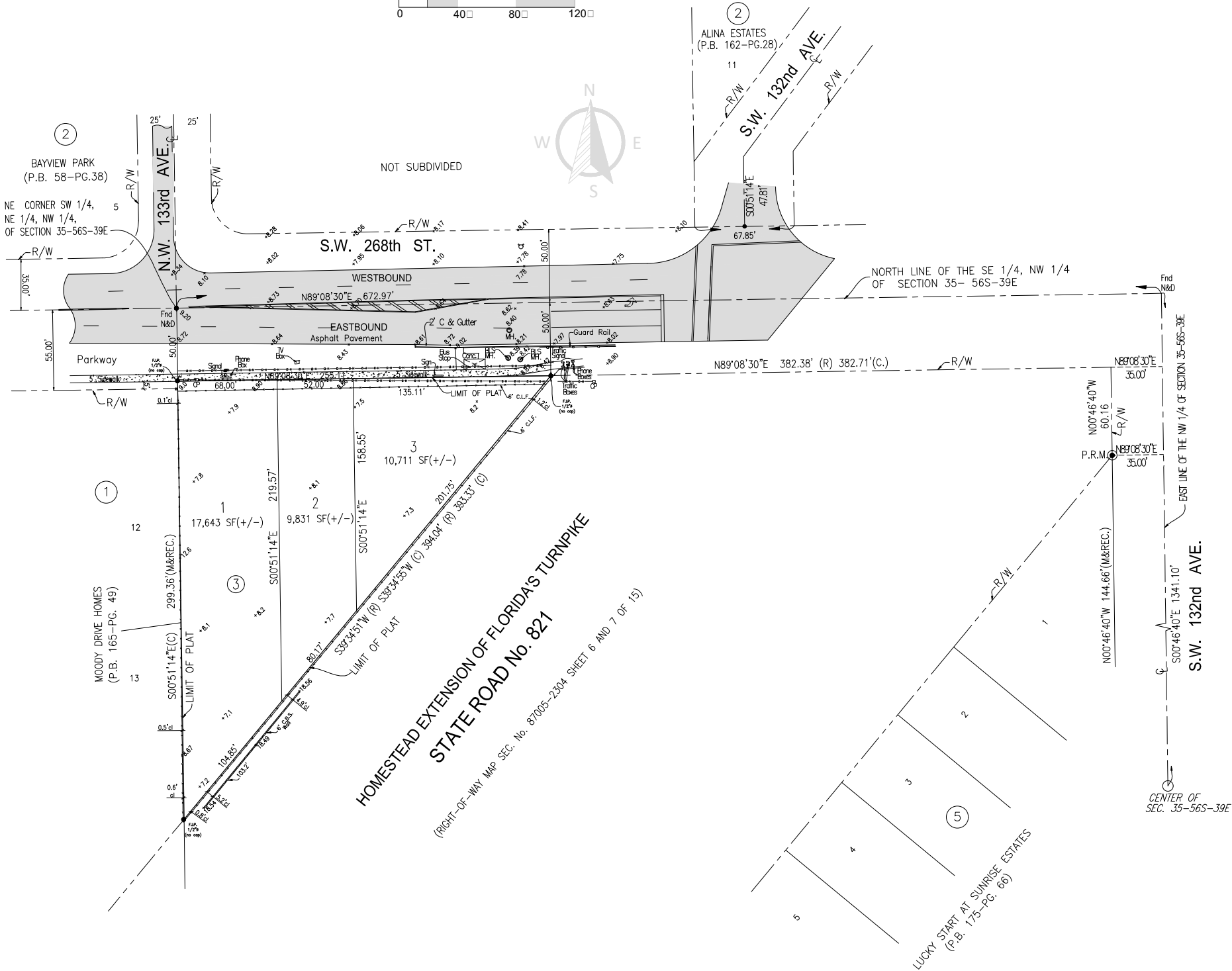
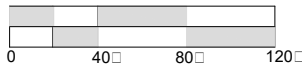
ORDER No
22-537

SHEET No
2

TENTATIVE PLAT OF
SUNRISE ESTATES FIRST ADDITION

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A PROPOSED SUBDIVISION OF A PORTION OF THE SE 1/4 OF THE NW 1/4, SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39
EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1" = 40'



LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST; THENCE S 00° 51'23" E, 50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE N 89°08'30" E 255.11 FEET; THENCE S 39°34'51W, 393.04 FEET; THENCE N 00° 51'23" W, 299.36 FEET TO THE POINT OF BEGINNING.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

ABBREVIATION (IF ANY APPLIED)

A = CURVE LENGTH
R = RADIUS
D = CURVE INTERIOR ANGLE
A/C = AIR CONDITIONING UNIT
A/P = ASPHALT
B.M. = BENCH MARK
B/CORNER = BLOCK CORNER
C.S. = CALCULATED
C.S. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L. = CENTER LINE
C.B.R. = CHORD BEARING
C.L.F. = CHAIN LINK FENCE
CL = CLEARANCE
CONG. = CONCRETE
D.M.E. = DRAINAGE MANHOLE EASEMENT
D = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
F.F. ELEV. = FINISHED FLOOR ELEVATION
F.A. = FIRE HYDRANT
F.A. = FOUND IRON PIPE
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S.F. = SQUARE FEET
STY = STORY

T.B.M. = TEMPORARY BENCH MARK
L.P. = LIGHT POLE
MEAS(M) = MEASURED
M = MANHOLE
M = MEASURED
M = MONUMENT LINE
N.T.S. = NOT TO SCALE
O.H. = OVERHEAD ELECTRIC
P.W. = PARKWAY
P.B. = POINT OF BEGINNING
P.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
REC. = RECORDED
RAD. = RADIAL
REL. = DISTANCE AS PER LEGAL
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.M. = SIDEWALK
U.E. = UTIL. EASEMENT
W. = WOODEN POLE
W. = WATER MAIN
W. = WATER VALVE
W. = WATER METER
W. = BELL/SOUTH MANHOLE
W. = SECTION LINE
30-56S-39E = SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE
STRUCTURE (BLOC)
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)
ELECTRIC BOX
CONC. POST
CATCH BASIN
MANHOLE
OVERHEAD ELEC.
POWER POLE
LIGHT POLE
HANDICAP SPACE
HANDICAP SPACE
EASEMENT LINE
WATER VALVE
TICKABLE BOX
WATER METER
BELL/SOUTH MANHOLE

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- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°46'40"W, BEING THE RECORDED BEARING FOR THE CENTERLINE OF S.W. 132nd AVE., LYING AND BEING IN SECTION 36, TOWNSHIP 56, RANGE 39 EAST OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.
- THE SUBJECT PROPERTY IS RU-1MA
- SITE FLOOD CRITERIA: 9.52 FEET (NGVD) AS PER MIAMI-DADE COUNTY DERM.
- NUMBER OF LOTS 3 IN ONE BLOCK
- DEVELOPMENT INFORMATION: THREE DUPLEXES AS PER ASPR No 2023-00004

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 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.



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FOR: **SUNRISE VILLAS**
SCALE: 1"=40' DESIGNED BY: E.P. APPROVED BY: E.P.
DRAWN BY: FIELD BOOK No. PAGE No. 1
DATE: 4/22/25

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