

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 : (7)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 19 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: BLUENEST AT SW 148th STREET

2. Owner's Name: BLUENEST HOME 5 LLC Phone: (786)567-0438

Address: 5301 BLUE LAGOON DR 180 City: MIAMI State: FL Zip Code: 33126

Owner's Email Address: MPONCE@BLUENEST.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): 30-5019-015-1160 / 30-5019-015-1150 / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: BETHUNE DR & SW 148th ST

7. Present Zoning: RU-TH Zoning Hearing No.: R2025000044

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: Townhouses 6 Units

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: _____

(Print name & Title here): _____

Salim Chraiki

BEFORE ME, personally appeared Salim Chraiki this 5 day of June, 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 5 day of June, 25 A.D.

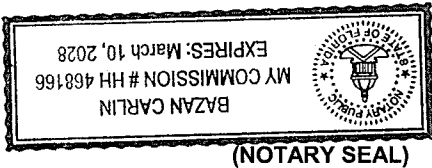
Signature of Notary Public: _____

(Print, Type name here): _____

Bazem Carlin

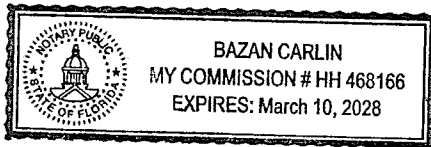
March 10 2028
(Commission Expires)

HH 468166
(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 BLUNEST AT SW 148th STREET

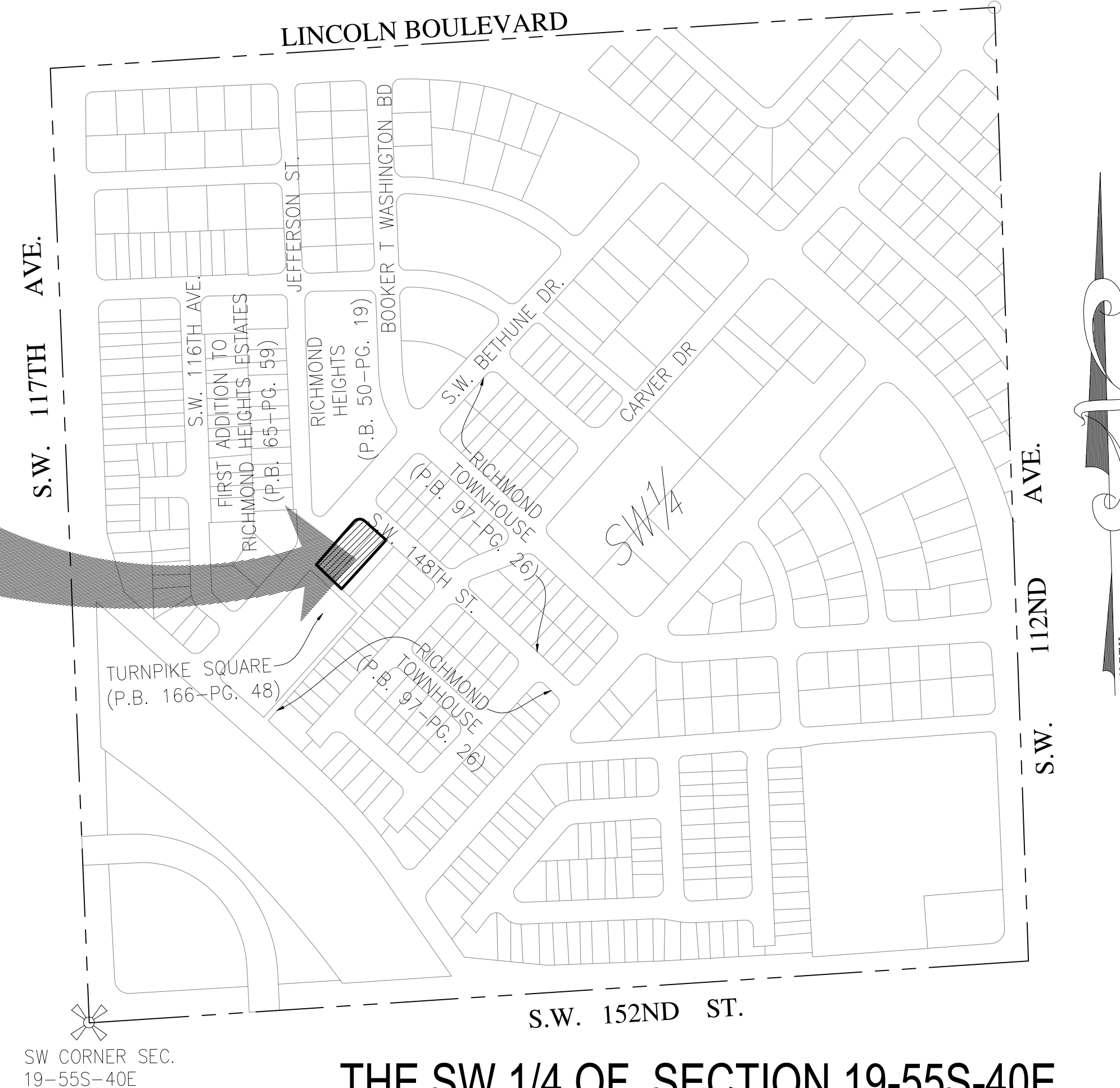
A REPLAT OF LOTS 1 AND 2, BLOCK 7 OF RICHMOND TOWNHOUSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 40EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP

SCALE: 1"=300'

CENTER OF SEC.
19-55S-40E

**SUBJECT
PROPERTY**



THE SW 1/4 OF SECTION 19-55S-40E 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 FIRST ADDITION TO RICHMOND HEIGHTS ESTATES, AS RECORDED IN PLAT BOOK 65, PAGE 59, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE PLAT OF RICHMOND HEIGHTS, AS RECORDED IN PLAT BOOK 50, PAGE 19, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE PLAT OF RICHMOND HEIGHTS TOWNHOUSE, AS RECORDED IN PLAT BOOK 97 PAGE 26, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- TRACT A , TURNPIKE SQUARE AS RECORDED IN PLAT BOOK 166, PAGE 48, 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.

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 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.

LEGAL DESCRIPTION:

FOLIOS No. 30-5019-015-1150 / 30-5019-015-1160

PARCEL 1:

LOT 2, BLOCK 7, RICHMOND TOWNHOUSE , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PARCEL 2:

LOT 1, BLOCK 7, RICHMOND TOWNHOUSE , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

THAT AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON, AND DISCONTINUE FROM PUBLIC USE THAT PORTION OF THE TWO (2) FOOT EASEMENT ADJACENT TO THE PUBLIC RIGHTS-OF-WAY CONTAINED WITHIN THE PLAT OF RICHMOND TOWNHOUSE, AS RECORDED IN PLAT BOOK 97, PAGE 26, LYING WITHIN THE BOUNDARIES OF THIS PLAT.

PREPARED FOR
BLUENEST, LLC.

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

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

JOB SPECIFIC SURVEYOR NOTES:

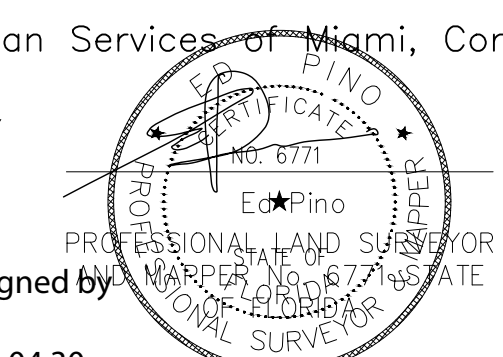
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-044L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF N/A FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **18,391 SF(+/-) CALCULATED**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. R-738-R**, WITH AN ELEVATION OF **7.51 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.01°28'05"E. OF S.W. 117th AVE., LYING AND BEING INS SECTION 19, TOWNSHIP 55 SOUTH, RANGE 40 EAST IN MIAMI DADE COUNTY, FLORIDA.
- THE SUBJECT PROPERTY IS ZONED "RU-TH"
- SITE FLOOD CRITERIA: 10.5 FEET (NGVD) AS PER MIAMI-DADE COUNTY DERM.
- NUMBER OF LOTS : 7
- DEVELOPMENT INFORMATION: 6 TOWNHOUSES IN ONE BLOCK
TRACT "A" (PARKING AREA, LANDSCAPE BUFFER AREA AND UTIL. EASEMENT)
AS PRE-PERMIT No. R2025-000044

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.



Digitally signed by
ed pino
Date: 2025.04.30
10:58:38 -04'00'

DATE: APRIL 30, 2025

REVISED

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: BLUENEST
SCALE: 1"=30'
DATE: 2025
DESIGNED BY: E.P.
APPROVED BY: E.P.
DRAWN BY: D
FIELD BOOK No.
CHECKED BY: E.P.
PAGE No. 1

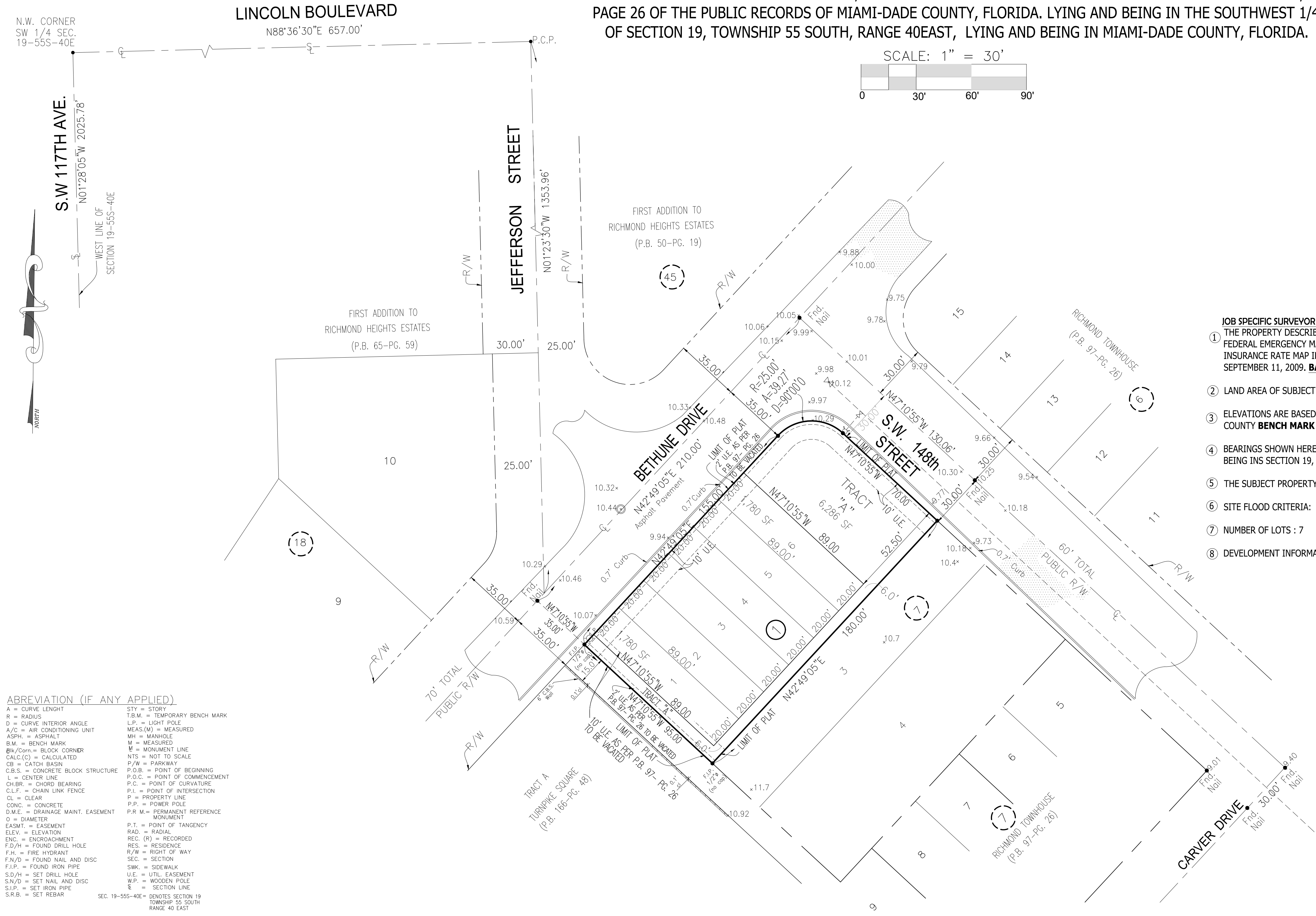
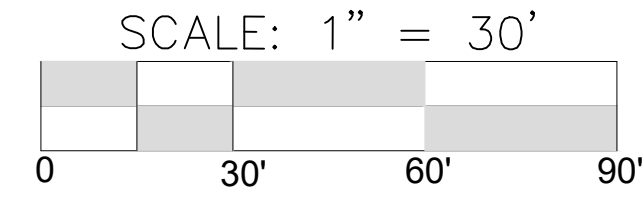
ORDER No.
24-901

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.

TENTATIVE PLAT FOR BLUNEST AT SW 148th STREET

A REPLAT OF RICHMOND TOWNHOUSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 40EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



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
Bk/Corr. = BLOCK CORNER	ML = 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
CHBR = 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	S.R.B. = SET REBAR
S.R.B. = SET REBAR	SEC. 19-555-40E = DENOTES SECTION 19 TOWNSHIP 55 SOUTH RANGE 40 EAST

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICKS OR PAVERS	WM WATER METER
ROOFED AREAS	CONC. LIGHT POLE
EXISTING TREE	WV WATER VALVE
METAL BOX (UNKNOWN USE)	
EXIST. PALM TREE	

- JOB SPECIFIC SURVEYOR NOTES:**
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-044L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF N/A FEET** (NGVD)
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TRACT "A" (PARKING AREA, LANDSCAPE BUFFER AREA AND UTIL. EASEMENT)
AS PRE-PERMIT No. R2025-000044

SITE ADDRESS: 11440 SW 148th STREET, MIAMI, FL 33176
 JOB NUMBER: 24-901
 DATE OF SURVEY: SEPTEMBER 9, 2024; RE-SURVEYED MAY 2025
 FOLIO NUMBER: 30-5019-015-1160

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
 -THERE ARE NO VISIBLE ENCROACHMENT 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

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.

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FOR: BLUNEST	CHECKED BY: E.P.
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ORDER No.
24-901
SHEET No.
3

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