

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 DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 27 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: COAST TROPICAL

2. Owner's Name: COAST HOLDCO, INC, a CALIFORNIA CORPORATION Phone: 786-399-6455

Address: 7597 BRISTOW COURT City: SAN DIEGO State: CA Zip Code: 92154

Owner's Email Address: johnthebuilderinc@yahoo.com

3. Surveyor's Name: BELLO AND BELLO LAND SURVEYING CORP Phone: 305-251-9606

Address: 12230 SW 131 AVENUE City: MIAMI State: FL Zip Code: 33186

Surveyor's Email Address: info@belloland.com

4. Folio No(s): 30-6927-000-0050 / _____ / _____ / _____

5. Legal Description of Parent Tract: The West 1/2 of the SW 1/4 of the NE 1/4, Less the South 35 feet thereof, of Section 27, Township 56 South, Range 39 East, lying in being in Miami-Dade County, Florida.

6. Street boundaries: South: SW 252nd Street lying 316 feet more or less West of State Road No. 5

7. Present Zoning: PCUC District Zoning Hearing No.: ASPR # A202400079

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(52,732 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.

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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:

Josephine Cheda

(Print name & Title here):

Josephine Cheda, GM

BEFORE ME, personally appeared Josephine Cheda this 4 day of May, 2020 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce Passport USA 55951018 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 May, 2020 A.D.



ANDREA RESENDIZ
Notary Public
State of Florida
Comm# HH690062
Expires 6/19/2029

Signature of Notary Public:

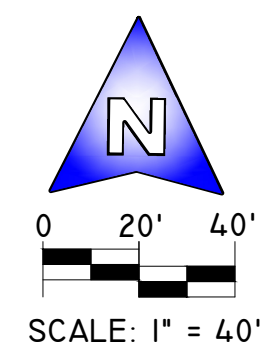
AR

(Print, Type name here: Andrea Resendiz)

06-19-2029
(Commission Expires)

HH690062
(Commission Number)

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



"COAST TROPICAL" - TENTATIVE PLAT MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4, LESS THE SOUTH 35 FEET THEREOF, OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

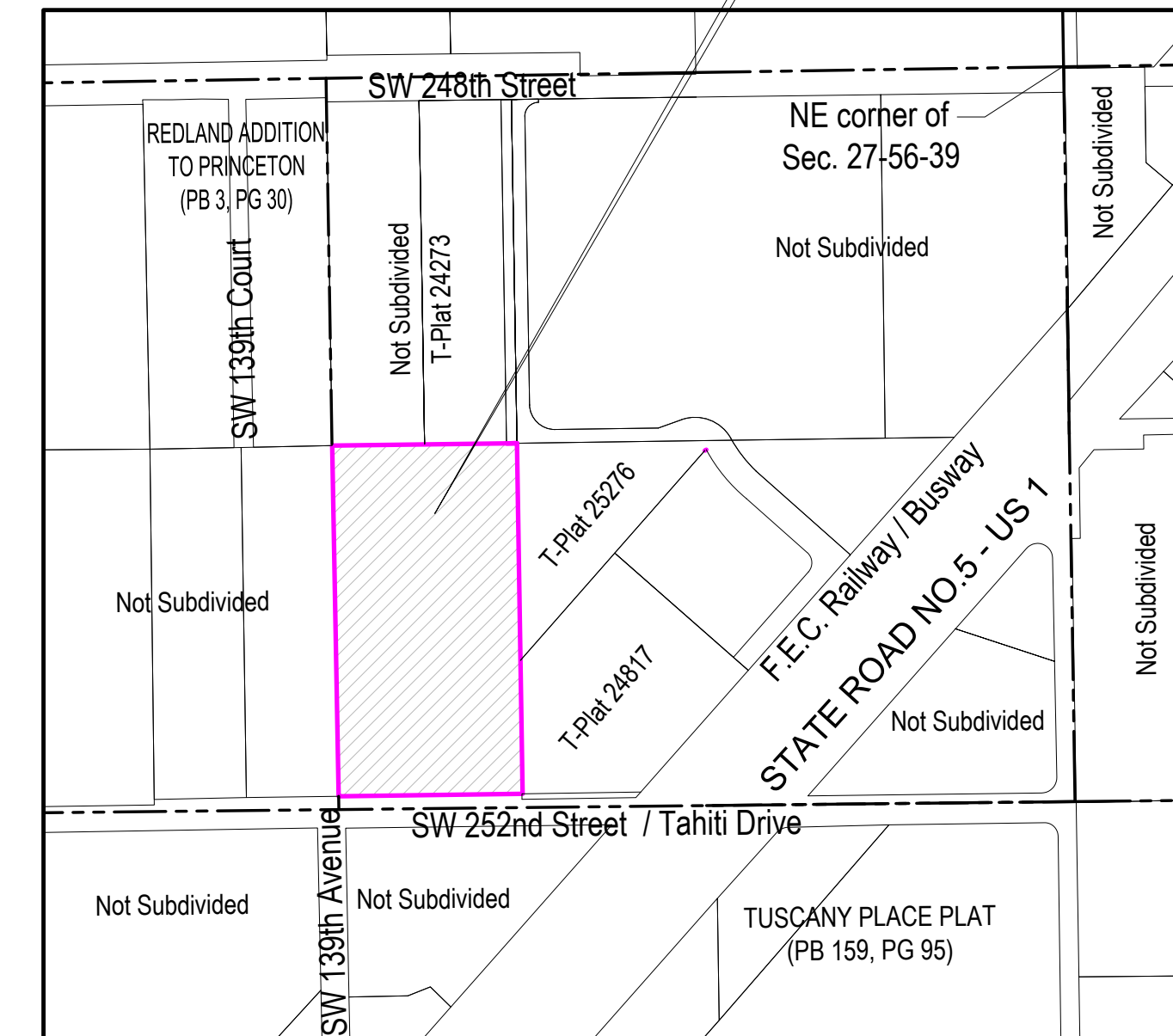
COAST TROPICAL

Site Location: 13855 S.W. 252nd Street, Miami, FL 33032
Folio: 30-6927-000-0050

Owner of record: COAST CITRUS DISTRIBUTORS INC
7597 Bristol Ct, San Diego, CA 92173

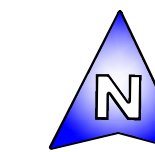
Contact: John Williams
Company: John The Builders, Inc
17720 S.W. 112nd Place, Miami, FL 33157
Tel: 786.399.6455
email: johnthebuilderinc@yahoo.com

Surveyor: Bello & Bello Land Surveying Corp.
Odalys C. Bello, PSM
Tel: 305-251-9606
info@belloland.com



LOCATION MAP

SCALE 1" = 300'
Portion of NE 1/4, NE 1/4, of Section 27, Township 56 South, Range 39 East, Miami-Dade, Florida.



LEGAL DESCRIPTION:
The West 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4, LESS the South 35 feet thereof, of Section 27, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)

- Legal Description has been furnished by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigned registered surveyor. A title search has not been performed.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Feet.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- HORIZONTAL ACCURACY: Accuracy obtained through measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY: The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the square root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark G-40, Elevation = 11.92 feet (NGVD 1929).
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark G-47, Elevation = 10.18 feet (NGVD 1929).

DEVELOPMENT INFORMATION

Current Zoning District: PCUC (Princeton Community Urban Center)
This Project is subject to the provisions of Administrative Site Plan Review: ASPR A2024000079.

Gross Area: +/- 222,684.85 SQ.FT. (+/- 5.11 Acres)
Net Area: +/- 210,965.09 SQFT (+/- 4.84 Acres)

Current Number of Parcel: One (1)
Proposed Number of Parcel: One (1) Tract "A" +/- 210,053.97 SQ.FT. +/- 4.8 Acres

Current Use: Industrial Facility with an area of 24,670.34 SQ.FT. Existing Garage to be Demolished
Proposed Use: Existing 24,670.34 SQ.FT Industrial Facility to be expanded to 52,732.0 SQ.FT

FLOODPLAIN INFORMATION:

As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120635 (Unincorporated Miami-Dade County), Panel 0591, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "X".

Miami-Dade County Flood Criteria appears to be +/- 8.0 Feet (NAVD 1988), per current MIAMI-DADE COUNTY FLOOD CRITERIA Ordinance dated October 18, 2022 (County Flood Criteria 2022 - CountyFloodCriteria) (gis-mdc.opendata.arc.gis.com)

TREE LOCATION CHART

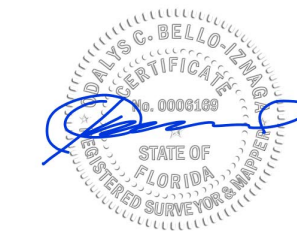
Note: Tree Location Survey has not been performed based on a Certified Arborist Report. Common names and scientific names were determined to the best of our knowledge.

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height (DBH) (in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Mango	Mangifera Indica	9"	15'	10'
2	Mango	Mangifera Indica	9"	15'	10'
3	Unknown Tree	Unknown Tree	24"	30'	35'

I HEREBY CERTIFY:

To Miami-Dade County
That this Map of Survey of the hereon described property is a true and correct representation of a Survey made under my direction and said Survey meets and exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
That this TENTATIVE PLAT complies with the requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 04/18/2025
Completion Date: 06/16/2025
T-Plat Revised: 10/15/2025 (per Miami-Dade County Plat Committee)



Digitally signed by Odalys C Bello
DN: cn=US, o=Bello and Bello Land Surveying Corp., dnQualifier=A01410D0000019D91 36912E00306CCD, c=US, email=Odalys.C.Bello

LEGEND, SYMBOLS & ABBREVIATIONS

CONCRETE (CONC.)	WATER VALVE	FPL TRANSFORMER	CITY OF MIAMI MUNICIPAL ATLAS X-X	PROFESSIONAL SURVEYOR AND MAPPER
CONC. BLOCK WALL	WOOD DECK	CATCH BASIN OR INLET	ELEVATION	POINT OF TANGENCY AND MAPPER
COVERED AREA	WATER METER	EXISTING ELEVATION	FF ELEVATION	FIELD MEASURED ELEVATION (M)
PAVERS SLAB / DRIVEWAY	CONC. LIGHT POLE	PERMANENT REFERENCE MONUMENT	PROPERTY CORNER	PROPERTY CORNER
WELL	ELECTRIC BOX	PERMANENT CONTROL POINT	PROPERTY CORNER	PROPERTY CORNER
ASPHALT PAVEMENT	STREET SIGN	A/C - AIR CONDITIONER PAD	PROPERTY CORNER	PROPERTY CORNER
CHAIN LINK FENCE (CLF)	WOOD FENCE (WF)	BASE BUILDING LINE	PROPERTY CORNER	PROPERTY CORNER
IRON METAL BARS FENCE (IF)	PLASTIC FENCE (PF)	METAL FENCE (MF)	PROPERTY CORNER	PROPERTY CORNER
OVERHEAD UTILITY LINES	CABLE BOX (CATV)			

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigned Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI
FIELD DATE: 04/18/2025
Project No. 24760
DRAWN BY: HF
UPDATED DATE: NA
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