

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.: 19 Twp.: 55 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: DCG RESIDENCES

2. Owner's Name: DCG INVESTMENTS INC Phone: 786-299-9473

Address: 14950 SW 168 STREET City: MIAMI State: FL Zip Code: 33187

Owner's Email Address: carvajal2012c@gmail.com

3. Surveyor's Name: BELLO & 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): 30-5019-000-0011 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: ON THE NORTH: SW 136TH STREET / ON THE EAST SW 107TH AVENUE

7. Present Zoning: EU-M WITH SUR Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(2 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.

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: _____

(Print name & Title here): Diasmel Carvajal, President

BEFORE ME, personally appeared Diasmel Carvajal this 11 day of September 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 11 day of September, 2025 A.D.



Signature of Notary Public: _____

(Print, Type name here: Kenia Bello)

(NOTARY SEAL)

Sep 20, 2029
(Commission Expires)

HH 679157
(Commission Number)

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

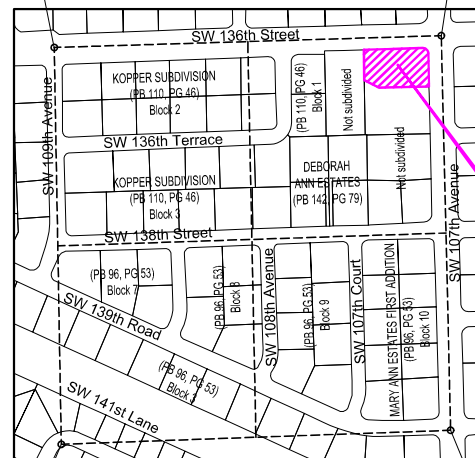
LEGAL DESCRIPTION:

That portion of the East 2/5 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 19, Township 55 South, Range 40 East, Miami-Dade County, Florida, described as follows; Beginning at the Northeast corner of Section 19-55-40 run South 02°41'07" East along the East line of the Northeast 1/4 of the Northeast 1/4 of the northeast 1/4 of Section 19-55-40 for a distance of 176.76 feet; thence run South 86°50'01" West for a distance of 172.22 feet; thence run North 75°03'16" West for a distance of 96.49 feet to a point on the West line of the East 2/5 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 Northeast 1/4 of Section 19-55-40; thence run North 02°37'10" West along aforesaid line for a distance of 147.13 feet to a point on the North line of Section 19-55-40; thence run north 86°54'44" east along aforesaid line for a distance of 264.02 feet to the point of beginning. Less therefrom the North 40 feet and the East 40 feet, and further less therefrom, the area bounded by the South line of the North 40 feet of the NE 1/4 of the NE 1/4 of the NE 1/4 of said Section 19, and bounded by the West line of the East 40 feet of the NE 1/4 of the NE 1/4 of the NE 1/4 of said Section 19, and bounded by a 25 feet radius arc concave to the Southwest, said arc being tangent to both of the last described lines.

A subdivision of a portion of the East 2/5, of the North 1/2, of the Northeast 1/4, of the Northeast 1/4, of the Northeast 1/4, of Section 19, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida.

NW Corner of NE 1/4, NE 1/4 of
Sec. 19-55-40

NE Corner of Sec. 19-55-40



SCALE 1" = 300'

SCALE 1" = 300'

Portion of the NE 1/4, of the NE 1/4 of Section 19, Township 55 South,
Range 40 East, Miami-Dade, Florida.

—SE Corner of NE 1/4, NE 1/4 of
Sec. 19-55-40

That portion of the East 2/5 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 19, Township 55 South, Range 40 East, Miami-Dade County, Florida, described as follows: Beginning at the Northeast corner of Section 19-55-40 run South 02°41'07" East along the East line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 19-55-40 for a distance of 176.76 feet; thence run South 86°50'01" West for a distance of 172.22 feet; thence run South 75°03'16" West for a distance of 96.49 feet to a point on the West line of the East 2/5 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 19-55-40; thence run North 02°37'10" West along aforesaid line for a distance of 147.13 feet to a point on the North line of Section 19-55-40; thence run North 86°54'44" East along aforesaid line for a distance of 254.02 feet to the point of beginning. Less therefrom the North 40 feet and the East 40 feet, and further less therefrom, the area bounded by the South line of the North 40 feet of the NE 1/4 of the NE 1/4 of the NE 1/4 of said Section 19, and bounded by the West line of the East 40 feet of the NE 1/4 of the NE 1/4 of the NE 1/4 of said Section 19, and bounded by a 25 foot radius arc concave to the Southwest, said arc being tangent to both of the last described courses.

(Not valid without the attached Survey Map)

1. Legal Description has been obtained from Public Records.
2. 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.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. 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.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. 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. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
7. This Survey Map is intended to be displayed at the scale shown herein. Data is expressed in U.S. Survey Foot.
8. 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.
9. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120635 (Unincorporated Miami-Dade County), Panel 0463, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AH" with Base Flood Elevation 8 feet (NGVD 1929).
10. **HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein.
11. **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. Elevations 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 SC-49,
Elevation = 9.39 feet
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark P-435,
Elevation = 7.78 feet

Current Zoning District: EU-M (ESTATE MODIFIED DISTRICT, single-family) w/ SUR,
as per Miami Dade Land Management Zoning Map: Link: <https://gisweb.miamidade.gov/landmanagement>

Gross Area: +/- 45, 397.82 SQ.FT. (+/- 5.11 Acres)

Net Area: +/- 29, 224.16 Sq.Ft. (+/-0.67 Acres)

Current Number of Parcel: One (1) Parcel

Current Use: Vacant Land

Proposed Number of Parcel: One (1) Block, Two (2) Lots.

Proposed Use: Two (2) Single Family Residences

Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AH" with Base Flood Elevation 8 feet (NGVD 1929).

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)

Site Location: 13600 S.W. 107th Avenue, Miami, FL 33176

Folio: 30-5019-000-0011

Owner of record: DCG INVESTMENTS, INC.
14950 SW 168 ST MIAMI, FL 33187

Contact info: Diasmel Carvajal
14950 SW 168 ST
MIAMI, FL 33187
Tel: 786 299 9473
Email: carvajald2012c@gmail.com

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

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

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Palm (2 trunks)	Unknown	12	12	6
2	Palm (2 trunks)	Unknown	14	10	6
3	Palm (2 trunks)	Unknown	14	10	6
4	Palm	Unknown	12	28	0
5	Palm	Unknown	21	12	12
6	Palm	Unknown	14	30	10
7	Palm (2 trunks)	Unknown	21	10	6
8	Palm	Unknown	6	18	6
9	Palm (2 trunks)	Unknown	21	10	6
10	Palm	Unknown	6	10	6
11	Palm	Unknown	14	35	10
12	Palm	Unknown	14	35	10
13	Royal Poinciana	Delonix regia	14	17	10
14	Palm	Unknown	24	12	10
15	Palm	Unknown	24	12	10
16	Royal Poinciana	Delonix regia	28	30	37
17	Cherimoya	Annona cherimola	10	20	12
18	Palm	Unknown	10	20	4
19	Palm	Unknown	18	9	4
20	Palm	Unknown	12	30	10

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)
21	Palm (2 trunks)	Unknown	29	9	7
22	Palm (2 trunks)	Unknown	21	9	10
23	Palm	Unknown	24	12	10
24	Palm	Unknown	13	36	10
25	Palm	Unknown	10	7	4
26	Palm	Unknown	10	7	4
27	Palm	Unknown	13	36	10
28	Palm	Unknown	23	11	10
29	Palm	Unknown	8	20	7
30	Palm	Unknown	9	12	8
31	Palm	Unknown	6	12	8
32	Palm	Unknown	9	12	8
33	Palm	Unknown	9	12	8
34	Palm	Unknown	6	10	8
35	Palm	Unknown	9	12	8
36	Palm	Unknown	9	12	8
37	Unknown	Unknown	6	20	26
38	Palm	Unknown	13	36	10
39	Palm	Unknown	13	36	10
40	Palm	Unknown	13	36	10

[illegible]

I HEREBY CERTIFY:

DCG Investments, Inc.

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: 04/29/2025
Completion Date: 09/18/2025

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7282 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com



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 undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: O.C.B.I

DRAWN BY: IC

Project No. 24794

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