

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.: 3 Twp.: 52 S. Rge.: 42 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Aventura Pointe

2. Owner's Name: Aventura Pointe LLC Phone: 786-292-4533

Address: 275 189 Terrace City: Sunny Isle Beach State: FL Zip Code: 33160

Owner's Email Address: kc2618@yahoo.com

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

Address: plattin@hadonne.com City: Doral State: FL Zip Code: 33172

Surveyor's Email Address: plattin

4. Folio No(s): 30-2203-022-0010 / 30-2203-022-0020 / 30-2203-000-0172 / _____

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

6. Street boundaries: NE 189 Street & NE 26 Avenue

7. Present Zoning: UC-MIC Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(327 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)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here):

Takor Cohen, P.

BEFORE ME, personally appeared ✓ this 8th day of November, 2023 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 8 day of November, 2023 A.D.



GESABELLE CASSAGNOL REYES
Notary Public
State of Florida
Comm# HH359656
Expires 2/8/2027
(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here):

Gesabelle Cassagnol Reyes
2/8/2027 HH359656

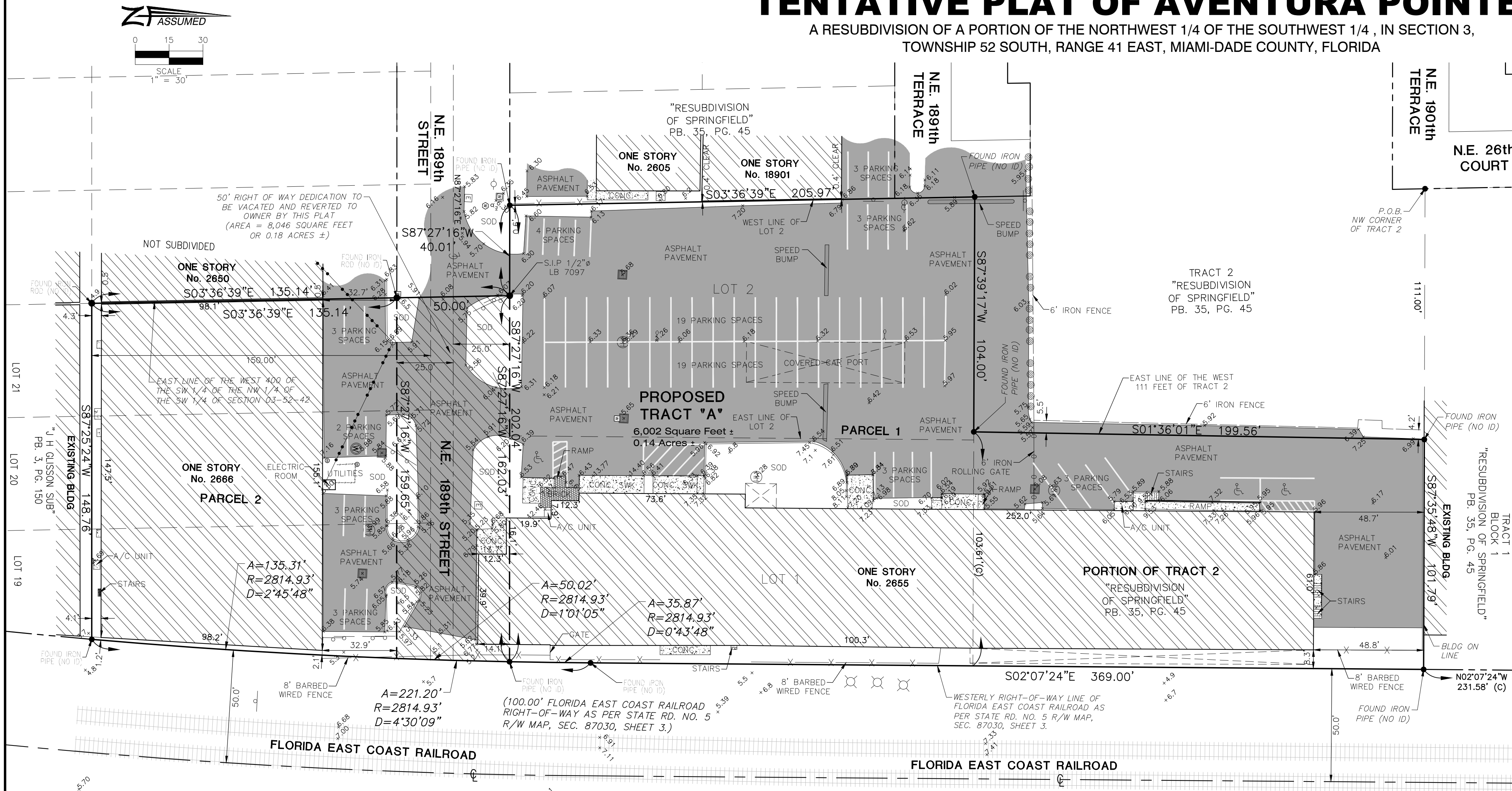
(Commission Expires)

(Commission Number)

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

TENTATIVE PLAT OF AVENTURA POINTE

A RESUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, IN SECTION 3,
TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP

SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

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 June 22, 2023.

SECTION 2) LEGAL DESCRIPTION:

PARCEL I

Lots 1 and 2, LAPIN-FINKEL SUBDIVISION, Plat Book 85, Page 24, Miami-Dade County, along with all that part of Tract 2, Block 1, of "RE-SUBDIVISION OF SPRINGFIELD", a subdivision in the SW 1/4 of Section 3, Township 52 South, Range 42 East, according to the plat thereof recorded in Plat Book 35, at the Page 45 of the Public Records of Miami-Dade County, Florida lying East of a line described as follows: Beginning at a point on the North line of said Tract 2, a distance of 111 feet East of the Northwest corner thereof, as measured along said North line, thence run Southwesterly to a point on the South line of said Tract 2, said point being 104.00 feet East of the Southwest corner thereof as measured along said South line.

PARCEL II

The North 150 Feet of that portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 52 South, Range 42 East lying West of the Florida East Coast Railroad Right-Of-Way. Less the West 400 feet and less the North 25 feet for road purposes, lying and being in Miami-Dade County, Florida, along with that portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 52 South, Range 42 East, lying west of the Florida East Coast Railroad Right-Of-Way and North line of J.H. GLISSON'S SUBDIVISION as recorded in Plat Book 3, Page 150, of the Public Records of Dade County, Florida, less the North 150 feet and less the West 400 feet thereof.

Containing 82,023 Square Feet or 1.88 Acres, more or less, by calculations.

Property Address and Tax Folio Numbers:

2655 N.E. 189 Street, Miami, Florida 33180
Folio No.: 30-2203-022-0010

Vacant

Folio No.: 30-2203-022-0020

2660 N.E. 189 Street, Miami, Florida 33180
Folio No.: 30-2203-022-0010

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.

LEGEND

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
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
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	
ELECTRIC UTILITY BOX	
LIGHT POLE	

←	GUY ANCHOR
W	WATER METER
W	WATER VALVE
CS	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
SV	SANITARY SEWER VALVE
MH	MANHOLE, UNKNOWN
DMH	DRAINAGE MANHOLE
MA	SIGNAL MAST ARM
POST	
SIGN	
MAILBOX	
CU	CONCRETE UTILITY POLE
GUARDRAIL	
FPL	FPL TRANSFORMER

LEGEND

○	WOOD UTILITY POLE
T1	TREE NUMBER
UTS	UTILITY STRUCTURE NUMBER
CBS	CBS WALL
W	WOOD FENCE
I	IRON FENCE
IR	IRON ROLLING GATE
SG	SWING GATE
CL	CHAIN-LINK FENCE
CLR	CHAIN-LINK ROLLING GATE
F	FENCE, OTHER
T	TREE
PT	PALM TREE
P	PROPERTY LINE

---	RIGHT-WAY-LINE
---	EASEMENT LINE
STM	X-UTL-DRAIN
SAN	X-UTL-SANT
---	OVERHEAD UTILITY LINE
---	EXISTING ELEVATION
BRICK	BRICK
BHATCH	BUILDING HATCH
CONCRETE	CONCRETE
TILE	TILE
ASP	ASPHALT PAVEMENT
HTS	HANDICAP TACTILE STRIP

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:

Bearings as shown hereon are based upon the Northerly Boundary Line of the Subject Site with an assumed bearing of S87°35'48"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" (Elevation 7.0), as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County Unincorporated), Map Panel No. 12086C0134, Suffix L, Map Revised Date: September 11, 2009.

Special Warranty Deed, dated August 25th, 2022, recorded in Official Records Book 33363, Page 684, Miami-Dade County Records.

Plat Book	Page	Plat Name
85	24	LAPIN-FINKEL SUBDIVISION
35	45	RESUBDIVISION OF SPRINGFIELD
3	150	J H GLISSON'S SUBDIVISION

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number E-226, Elevation 5.80 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:

AVENTURA POINTE, LLC
275 189 TERRACE
SUNNY ISLES BEACH, Florida 33160
Contact: YAKOV COHEN
Phone: 786-295-4533

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: OUAD (Ojus Urban Center)
Existing Land Use: Warehouse or Storage, Vacant Land
Number of Tracts: 1

TRACT "A" (DEVELOPMENT INFORMATION AS PER SITE PLAN)
Building Area: 649,200 Sq.Ft.
Parking Spaces: 458
Number of Units: 327

SECTION 9) FLOOD CRITERIA:

Flood Criteria 7.0 Feet ± (NGVD 88)

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 N.W. 88th Court, Suite 101
Miami, Florida 33172
Phone No. (305) 266-1188
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.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without 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.

REVISIONS	1	2	3	4	5

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