

	Number of Sites : (1)	
FEES:		
P.W.W.M. -----		\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----		\$0.00
P.E.R.A. -----		\$210.00
	PRINT	\$2,082.00

Agenda Date: 10-31-14
 Tentative No.: T-19630-6-EXT-N.O.
 Received Date: 10-21-14

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
 AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: Miami-Dade Sec.: 9 Twp.: 55 S. Rge.: 40 E. / Sec.: ___ Twp.: ___ S. Rge.: ___ E.

1. Name of Proposed Subdivision: LEVINE SUBDIVISION
 2. Owner's Name: Global Rental E&P, LLC. Phone: 305 5428089
 Address: 8333 NW 53ST #105 City: Miami State: FL Zip Code: 33166
 Owner's Email Address: _____

3. Surveyor's Name: E.R. Brownell & Assoc. Inc. Phone: _____
 Address: 2434 SW 28 LANE City: Miami State: FL Zip Code: 33133
 Surveyor's Email Address: ALOPEZ@ERBROWNELL&ASSOC.

4. Folio No(s): 30500900010801

5. Legal Description of Parent Tract: N. 386.97' of W 1/2 NE 1/4, NW 1/4, SW 1/4 LESS W. 150' and less N. 35' for R/W and E. 45' of W. 150'

6. Street boundaries: SW 112 STREET - 94 AVE.

7. Present Zoning: EU-1 Zoning Hearing No.: 5-ZAB-373-95

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 ___)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.
 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. 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 P.E.R.A. 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 or her 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: [Signature]

COUNTY OF MIAMI-DADE)

(Print name & Title here): Pedro Viana Manager

BEFORE ME, personally appeared PEDRO VIANA this 17th day of OCTOBER 2014 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 as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 17th day of OCTOBER, 2014 A.D.

Signature of Notary Public: [Signature]

(Print, Type name here: _____)



JAMES E. SPILLER

MY COMMISSION # FF 089215

EXPIRES: April 6, 2018

Bonded Through Budget Notary Services

(NOTARY SEAL)

(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 LEVINE SUBDIVISION

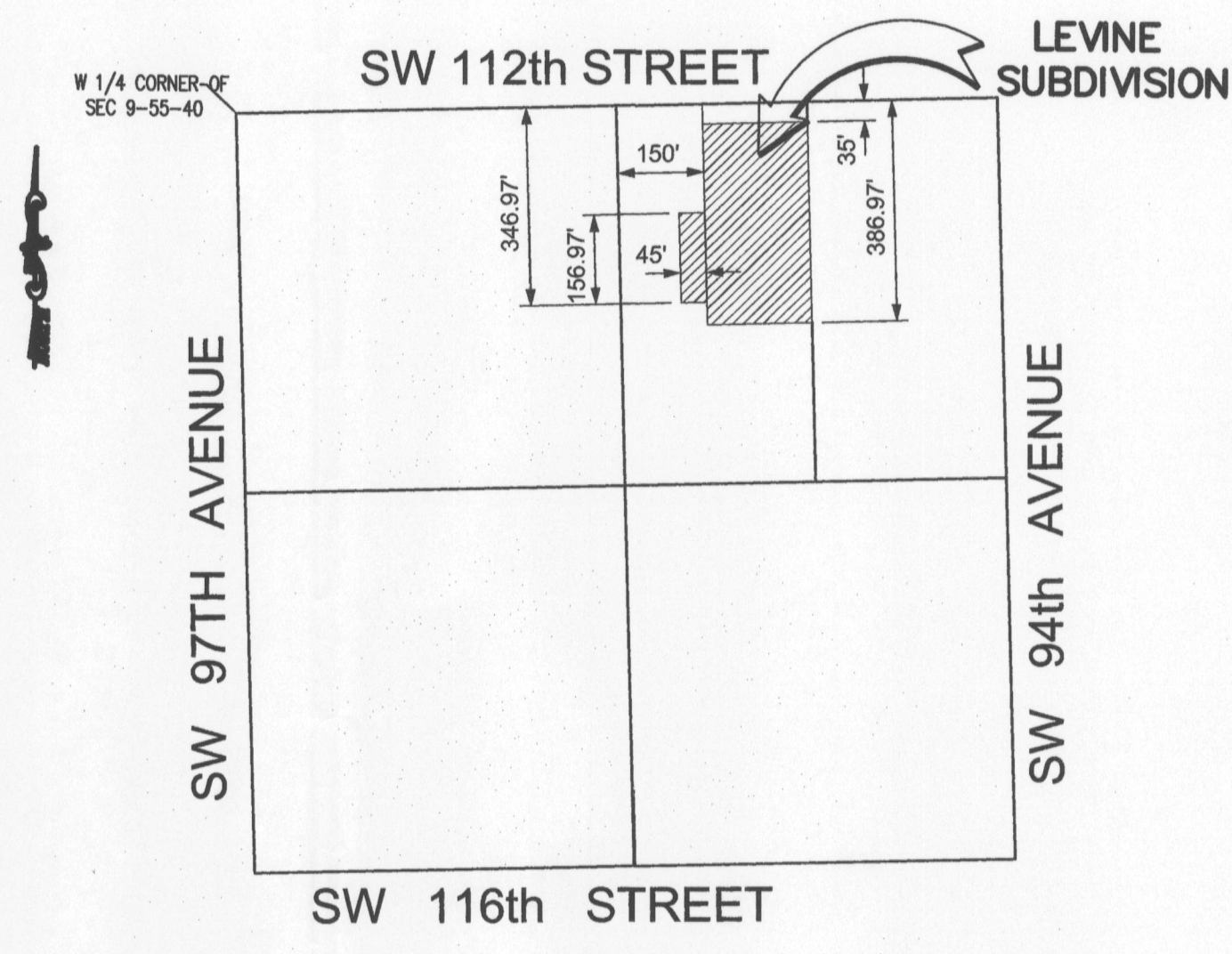
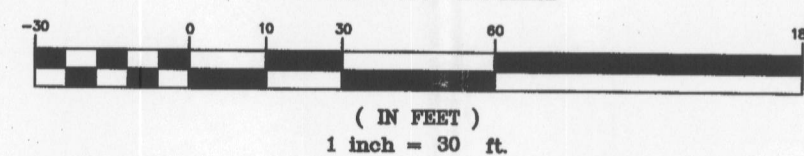
PORTION OF THE NW 1/4, OF THE SW 1/4, ALL IN SECTION 9, TOWNSHIP 55 SOUTH, RANGE 40 EAST
 MIAMI-DADE COUNTY, FLORIDA

E.R. BROWNELL & ASSOCIATES, INC.

CONSULTING ENGINEERS
 PHONE: (305) 860-3866
 CERTIFICATION No. LB 781

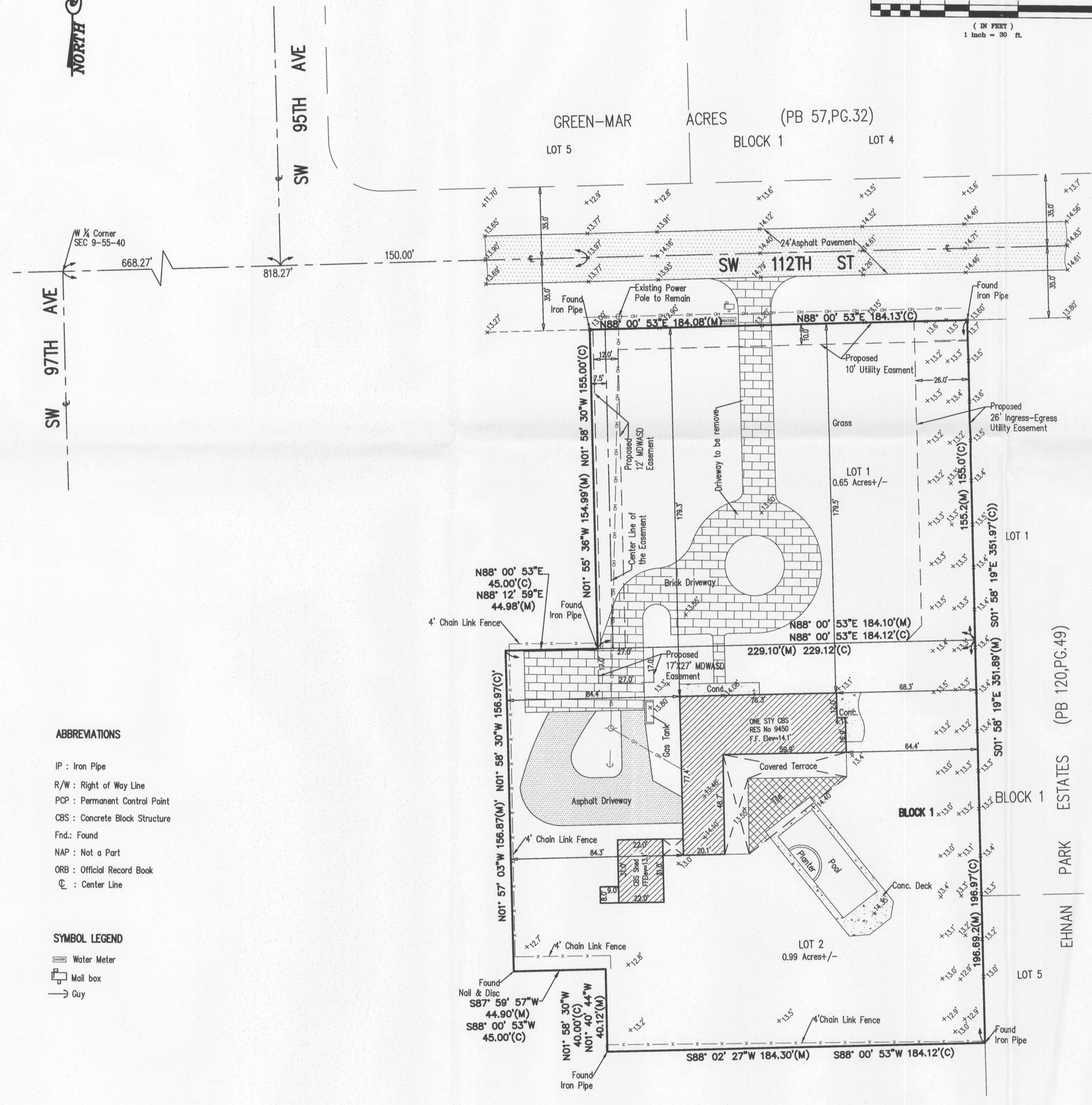
LAND SURVEYORS
 Miami, Florida, 33133
 FAX: (305) 860-3870
 JOB NUMBER: 57803

GRAPHIC SCALE



LOCATION MAP
 1" = 300'

PORTION OF THE NW 1/4 OF THE SW 1/4,
 SECTION 9, TOWNSHIP 55 S, RANGE 40 E



LEGAL DESCRIPTION:

The North 386.97 feet of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4, LESS the West 150 feet thereof and also less the North 35 feet for right-of-way purposes, in Section 9, Township 55 South, Range 40 East;

AND

The East 45 feet of the West 150 feet of the South 156.97 feet of the North 346.97 feet of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4, in Section 9, Township 55 South, Range 40 East, lying and being in Miami Dade County, Florida.

NOTES:

- Number of Acres: 1.65 +/- Acres
- Number of Lots: 2
- Method of Sewer: Sanitary Sewer
- Method of Water: Public Water
- Property Zoned: EU-1
- Dade County Flood Criteria: 8.5 (P.B. 120 PG 13 Sheet 3)
- FEMA Base Flood Elevation: Zone X
- Tax Folio Number: 30-5009-000-1080
- Number of PRM: 8 PRMs
- Number of Lot Corners: 1
- Number of PCP: 2 PCPs

DEVELOPMENT INFORMATION:

2 single family residential lots to be developed pursuant to Resolution No. 5-ZAB-373-95 11-4-13, adopted September 20, 1995.

PREPARED FOR:

Global Rental E & P, LLC
 Pedro Viana, Manager
 8333 NW 53rd Street, #105
 Miami, FL 33166

CONTACT PERSON INFORMATION

Name: Thomas Brownell
 Telephone Number: (305) 860-3866
 Fax Number: (305) 860-3870
 e-mail address: tbrownell@erbrownell.com

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the North line of the Southwest 1/4, of said Section 9, bears North 88°00'53" East. All distances as shown are based on the US Survey foot.

Elevations are referred to National Geodetic Vertical Datum (1929) based upon a Miami-Dade County Public Works Department Bench Mark P-460, the same being a PK nail & brass washer, set in the top of a catch basin, located 2.5 feet North of the North edge of pavement of SW 112th Street and 250 feet West of the West edge of pavement of SW 97th Avenue, elevation 11.99 feet.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.05(3)(b)15.b.i. of 1 foot in 7,500 feet for Suburban Areas. The elevations as shown are based on a closed level loop to benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.05(3)(b)15.a, of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The Subject Property does not lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0461L, Community No. 120635, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone X, an area determined to be outside of the 0.2% annual chance floodplain.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the adjoining plat of EHMANN PARK ESTATES (Plat Book 120, at Page 49); (iv) the plat of GREEN-MAR ESTATES (Plat Book 57, at Page 32); and (v) the Miami-Dade County Township Survey for Township 55

South, Range 40 East, on file with the Florida Department of Environmental Protection, Bureau of Surveying and Mapping under Document No. 250.

The Tentative Plat of LEVINE SUBDIVISION (T-19630) was last approved by Miami-Dade County Department of Planning, Development and Regulations, Subdivision Control (now known as, the Regulatory and Economic Resources Department, Land Development Division) on October 9, 1998, which included the 20 foot ingress and egress easement.

No encroachments were noted by this survey, except as shown hereon. Fence locations are based on the measured boundary. The ownership of the fences and/or walls as shown hereon was not determined. Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

Right of Way as shown is based on the record description and the adjacent recorded plats. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the underlying and adjacent recorded plats or stated in the legal description, as it appears on this drawing.

This "Tentative Plat", a map of survey, is intended to be displayed at a scale of 1 inch equals 30 feet or smaller.

SURVEYOR'S CERTIFICATION:

This is to certify that there are no existing structures, improvements, utilities or easements of record on or adjacent to the land herein described other than as shown hereon, and that this "Tentative Plat" is a Boundary Survey and has been prepared under my supervision and is true and correct; I further certify that this "Tentative Plat" meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

E. R. BROWNELL AND ASSOCIATES, INC.

Thomas Brownell
 Thomas Brownell, Executive Vice-President
 Professional Land Surveyor No. 2891
 State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties.

ABBREVIATIONS

- IP : Iron Pipe
- R/W : Right of Way Line
- PCP : Permanent Control Point
- CBS : Concrete Block Structure
- Fnd: Found
- NAP : Not a Part
- ORB : Official Record Book
- CL : Center Line

SYMBOL LEGEND

- Water Meter
- Mail box
- Guy



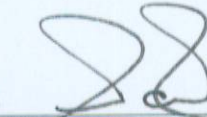
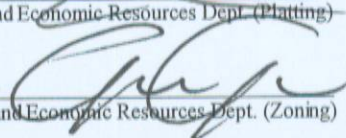
E.R. Brownell & Associates, Inc.
 CONSULTING ENGINEERS
 LAND PLANNERS
 SURVEYORS & MAPPERS
 Miami, Florida, 33133
 2454 SW 28th Lane
 305-860-3866
 WWW.ERBROWNELL.COM
 PLS/PSM No. LB781
 F.B. No. 2891
 Date: 9-18-14
 Scale: 1"=300'

TENTATIVE PLAT
 LEVINE SUBDIVISION

No.	Date	App'd.	Job No.	Description
1	09/13/13	A.A.P.	57803	Update for Elevation

Sheet: 1 OF 1
 J.N. 57803
 Sk. No.
 T-926

LEVINE SUBDIVISION

TENTATIVE PLAT NO. **19630-7-EXT.-REV.**
 Sec. 9 Twp. 55 Rge. 40
 Municipality: MIAMI-DADE
 Zoned: EU-1
 RECOMMENDS APPROVAL 10-30-15 
 Date, Regulatory and Economic Resources Dept. (Platting)
 RECOMMENDS APPROVAL 10-30-15 
 Date, Regulatory and Economic Resources Dept. (Zoning)

showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.

- Recommends approval subject to the requirements checked below:
- The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- Concurrency capacity reservation is valid until October 29, 2016 if tentative plat is kept active.
- Tentative Plat valid until July 30, 2016
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Public Works and Waste Management Dept. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of 8.5 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- Property owner/ Developer must provide the needed improvements within the right-of-way.
- For the removal of any tree a permit is required.
- Existing power poles and anchors that interfere or do not comply with the horizontal clearance requirements as per Florida Green Book, shall be removed or relocated at owner's expense.
- Florida Department of Transportation approval required prior to final plat review. See attached FDOT memorandum for additional concerns and requirements. Contact Cristina Kinman at (305) 470-5489 for details.
- All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor

- See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- MDWASD approval required prior to final plat review.
- See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- Final Mylar(s) plus five (5) prints.
- Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- Paid Tax receipts (and escrow, if applicable).
- Processing fee for Final Plat.
- Recording fee for Final Plat.
- Processing fee for Permanent Reference Monument Verification.
- Water Control Division approval after final plat submittal. (DRER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- State Plane Coordinate Data Sheet.
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)