

**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.: 30 Twp.: 52 S. Rge.: 42 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: Agledor Estates

2. Owner's Name: Stephanie Agledor PA Phone: 954-200-9934

Address: 19821 NW 2 Avenue, #381 City: Miami State: FL Zip Code: 33169

Owner's Email Address: project149@gmail.com

3. Surveyor's Name: Pulice Land Surveyors, Inc. Phone: 954-572-1777

Address: 5381 Nob Hill Drive City: Sunrise State: FL Zip Code: 33351

Surveyor's Email Address: Jane@pulicelandsurveyors.com

4. Folio No(s): 30-2220-002-1291 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: The West 1/2 of the North 1/2 of Lot 47, "ARCH CREEK ESTATES" according to the plat thereof, as recorded in Plat Book 46 Pg 73, Public Records of Miami-Dade Co, FL

6. Street boundaries: NE 149 Street and NE 14 Avenue

7. Present Zoning: RU-2 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( 2 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. Futhermore, 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)

SS:

Signature of Owner: Stephanie Agledor

COUNTY OF MIAMI-DADE)

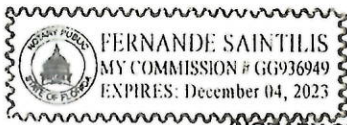
(Print name & Title here): Stephanie Agledor, owner

BEFORE ME, personally appeared Stephanie Agledor this 29 day of April, 2021 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 29 day of April, 2021 A.D.

Signature of Notary Public: Fernande Saintilis

(Print, Type name here: Fernande Saintilis)



(NOTARY SEAL)

12-4-2023  
(Commission Expires)

GG936949  
(Commission Number)

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

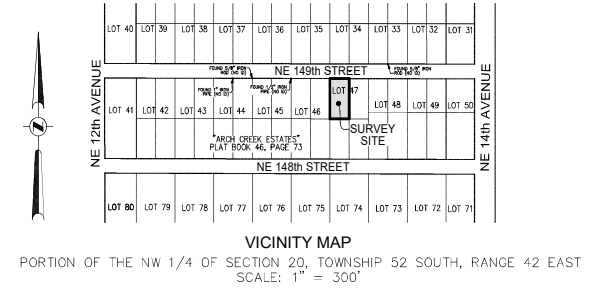
# BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT AGLEDOR ESTATES

THE WEST 1/2 OF THE NORTH 1/2 OF LOT 47, "ARCH CREEK ESTATES",  
PLAT BOOK 46, PAGE 73, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
IN THE NW 1/4 OF SECTION 20, TOWNSHIP 52 SOUTH, RANGE 42 EAST  
MIAMI-DADE COUNTY, FLORIDA

FOR:  
**STEPHANIE AGLEDOR, P.A.**  
19821 NW 2ND AVENUE, #381  
MIAMI, FLORIDA 33169  
PHONE: 954-361-3596  
EMAIL: PROJECT149@GMAIL.COM

CONTACT PERSON INFORMATION	
PULICE LAND SURVEYORS INC. - JANE STORMS	
TELEPHONE NUMBER: 954-572-1777	
FAX NUMBER: 954-572-1778	
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM	

DEVELOPMENT INFORMATION	
BLOCK 1	PROPOSED LAND USE
LOT 1	1 DUPLEX WITH THE USE OF 1 SUR



### LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTH 1/2 OF LOT 47, "ARCH CREEK ESTATES", ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 73, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

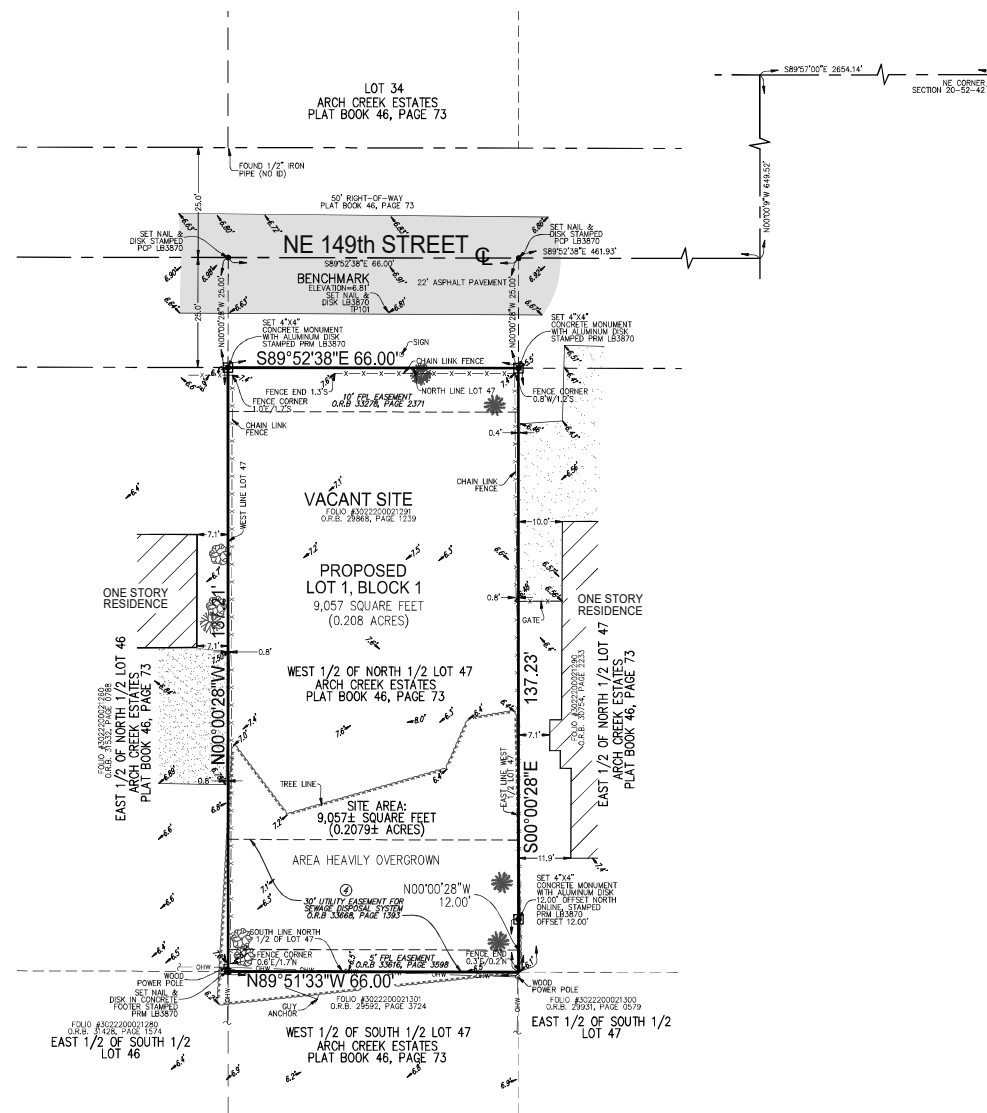
SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 9,057 SQUARE FEET (0.2079 ACRES), MORE OR LESS.

### NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK H-352, ELEVATION: 7.04 FEET & N-758-R, ELEVATION: 8.96.
- FLOOD ZONE: AE; BASE FLOOD ELEVATION: 7 FEET; PANEL #12086C01411; COMMUNITY #120635; MAP DATE: 9/11/09.
- THIS SITE LIES IN SECTION 20, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH RIGHT-OF-WAY LINE OF NE 149TH STREET BEING S89°52'38"E.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: STEPHANIE AGLEDOR, P.A..
- ALL RECORDING INFORMATION IS PER MIAMI-DADE COUNTY RECORDS.
- THIS SITE CONTAINS NO PARKING SPACES.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF AN OPINION OF TITLE PREPARED BY NATIONAL TITLE AND ABSTRACT COMPANY, BASED ON AN ABSTRACT OF TITLE COVERING A PERIOD FROM THE BEGINNING TO THE 4TH OF MAY, 2021 AT 2:30 PM. THE FOLLOWING SPECIAL EXCEPTIONS ARE LISTED IN SAID OPINION.
  - ITEM 1: MATTERS IN PLAT BOOK 46, PAGE 73 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
  - ITEM 2: AGREED ORDERS RELATING TO SEWER SERVICE AND WATER SERVICE IN O.R.B. 13177, PAGE 1681 AND PAGE 1683 APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
  - ITEM 3: GRANT OF EASEMENT IN O.R.B. 23736, PAGE 3878 APPLIED TO THIS SITE BUT HAS BEEN VACATED.
  - ITEM 4: GRANT OF EASEMENT IN O.R.B. 32423, PAGE 4034 APPLIES TO THIS SITE AS DEPICTED HEREON.
- CURRENT ZONING CLASSIFICATION: RU-2, TWO FAMILY RESIDENTIAL DISTRICT.
- FOLIO NUMBER: 3022200021291.
- THIS SITE WILL BE SERVICED BY CITY OF NORTH MIAMI BEACH WATER & SEWER.
- MIAMI-DADE COUNTY FLOOD CRITERIA IS: 6.0' PER SHEET 2 OF 5 OF AMENDED PLAT OF FLOOD - CRITERIA MAP, PLAT BOOK 120, PAGE 13.
- NUMBER OF PROPOSED TRACTS: 1 (DUPLEX).
- ONE SUR TO BE USED.
- BUILDING AREA: 7,076 SQUARE FEET.

### LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- CENTERLINE
- FLORIDA POWER & LIGHT COMPANY
- LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- SUR SEVERED USE RIGHTS
- TITLE COMMITMENT EXCEPTION IDENTIFIER
- RUBBER TREE
- PINE TREE
- OAK TREE
- UNIDENTIFIED TREE



### CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**John F Pulice** Digitally signed by John F Pulice  
Date: 2024.12.27 13:24:17 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
  - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
  - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
  - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3	#70362 ADDED PRM'S / POP'S 4/23/24	M.M.M.
2	ADDED PROPOSED PPL EASEMENTS 5/17/22	B.B.
1	REVISED T-PLAT 11/17/21	B.B.

**AGLEDOR ESTATE SITE**  
1320 NE 149TH STREET  
MIAMI-DADE COUNTY, FLORIDA 33065

## BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT

	<b>PULICE LAND SURVEYORS, INC.</b> 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@pulicelandsurveyors.com WEBSITE: www.pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870	
	DRAWN BY: B.B./J.M.P. CHECKED BY: J.F.P.	SCALE: 1" = 20' SURVEY DATE: 7/21/21
		CLIENT: AGLEDOR, STEPHANIE ORDER NO.: 68865

