

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.: 23 Twp.: 56 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: MODERN AT COCONUT PALM II

2. Owner's Name: AMERICAN INVESTMENTS GROUP LLC Phone: 786-336-8135

Address: 105 CALABRIA AVENUE City: CORAL GABLES State: FL Zip Code: 33134

Owner's Email Address: linabaronbgr@gmail.com

3. Surveyor's Name: American Services of Miami, Corp. Phone: 305-598-5101

Address: 266 Giralda Avenue City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: mzuluaga@asomiami.com / ed@asomiami.com

4. Folio No(s): 30-6923-000-0992 / _____ / _____ / _____

5. Legal Description of Parent Tract: THE W. 265 FT & E. 290 FT OF S. 150 FT OF N. 300 FT OF SE 1/4 OF SW 1/4 OF SE 1/4 OF SEC 23, TWSHP 56 S RGE 39 E LYING AND BEING IN MDC

6. Street boundaries: SW 24TH STREET & SW 129TH AVENUE

7. Present Zoning: PCUC Zoning Hearing No.: ASPR # A2021000039 substantial compliance D2023000006

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 (_____¹⁵ Sq. Ft. & No. of Units _____¹⁵)

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.

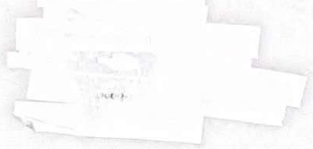
Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware 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.

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: [Handwritten Signature]

(Print name & Title here): LINA BARON - MANAGER

BEFORE ME, personally appeared LINA BARON this 7 day of February 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 7 day of February 1, 2025 A.D.



Signature of Notary Public: [Handwritten Signature]

(Print, Type name here): OSCAR HERRERA

(NOTARY SEAL)

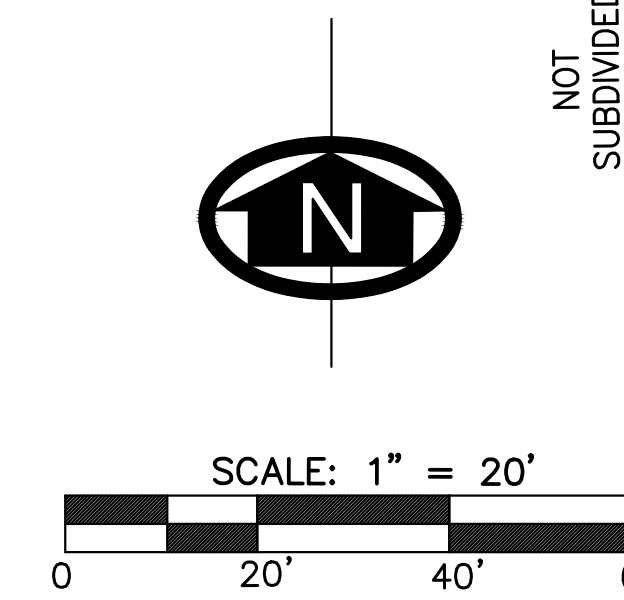
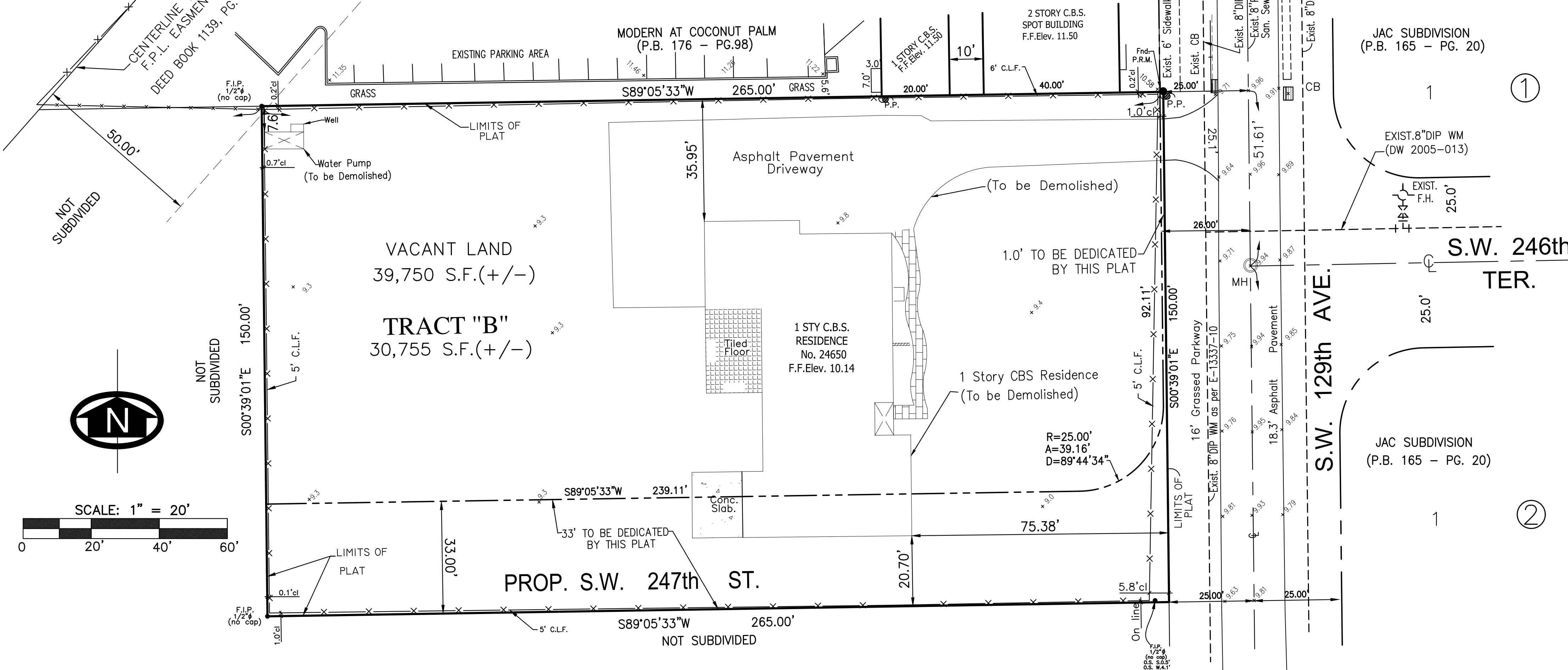
(Commission Expires)

(Commission Number)

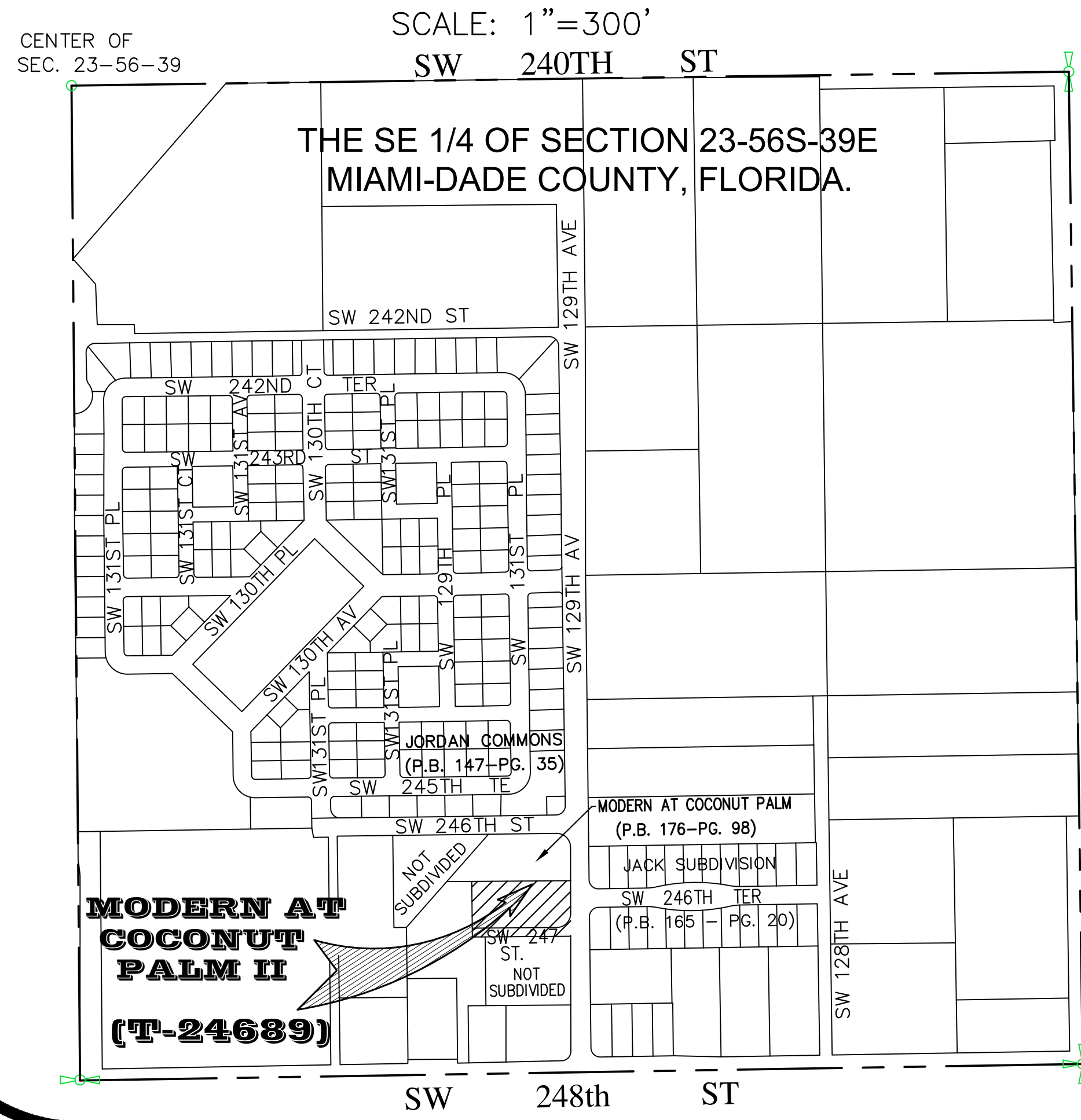
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT OF SKETCH OF BOUNDARY AND TOPOGRAPHICAL SURVEY MODERN AT COCONUT PALM II

A PROPOSED SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4, SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP



PREPARED FOR
AMERICAN INVESTMENTS GROUP LLC.
105 CALABRIA AVE, CORAL GABLES FL
linabaronbgr@gmail.com

- ABBREVIATION (IF ANY APPLIED)**
- A = CURVE LENGTH
 - R = RADIUS
 - A/C = AIR CONDITIONING UNIT
 - ASPH. = ASPHALT
 - B.M. = BENCH MARK
 - Bk/Corn. = BLOCK CORNER
 - CALC.(C) = CALCULATED
 - CB = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - CL = CLEAR
 - CONC. = CONCRETE
 - D.M.E. = DRAINAGE MAINT. EASEMENT
 - Ø = DIAMETER
 - EASMT. = EASEMENT
 - ELEV. = ELEVATION
 - ENC. = ENCROACHMENT
 - F.D./H = FOUND DRILL HOLE
 - F.H. = FIRE HYDRANT
 - F.N./D = FOUND NAIL AND DISC
 - F.I.P. = FOUND IRON PIPE
 - S.D./H = SET DRILL HOLE
 - S.N./D = SET NAIL AND DISC
 - S.I.P. = SET IRON PIPE
 - S.R.B. = SET REBAR
 - STY. = STORY
 - T.B.M. = TEMPORARY BENCH MARK
 - L.P. = LIGHT POLE
 - MEAS.(M) = MEASURED
 - MH = MANHOLE
 - M = MEASURED
 - N = MONUMENT LINE
 - NTS = NOT TO SCALE
 - P/W = PARKWAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P = PROPERTY LINE
 - P.P. = POWER POLE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.T. = POINT OF TANGENCY
 - RAD. = RADIAL
 - REC (R) = RECORDED
 - RES. = RESIDENCE
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - SWK. = SIDEWALK
 - U.E. = UTIL. EASEMENT
 - W.F. = WOODEN POLE
 - § = SECTION LINE
 - 23-56S-39E = SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST

- SURVEYOR'S LEGEND (IF ANY APPLIED)**
- BOUNDARY LINE
 - STRUCTURE (BLDG.)
 - CONCRETE BLOCK WALL
 - METAL FENCE
 - WOODEN FENCE
 - CHAIN LINK FENCE
 - WOOD DECK/DOCK
 - ASPHALTED AREAS
 - CONCRETE
 - BRICKS OR PAVERS
 - ROOFED AREAS
 - WATER (EDGE OF WATER)
 - CATCH BASIN
 - MANHOLE
 - OVERHEAD ELECT.
 - POWER POLE
 - LIGHT POLE
 - HANDICAP SPACE
 - EASEMENT LINE
 - WATER VALVE
 - TV-CABLE BOX
 - WM WATER METER

GENERAL SURVEYOR NOTES:
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.
THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/20 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
ANY F.E.M.A. FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.
IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

SURVEYOR'S NOTES:
The Property described on this Survey Does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "X" of the Flood Insurance Rate Map identified as Community Panel No.120635-0592L, bearing an effective date of September 11, 2009. Base elevation N/A
Land Area of Subject Property: 39,640 SF (+/-) (R) / 39,750 SF (+/-) (C)
The Property is Zoned: PCLC
3950 UC EDGE - RESIDENTIAL (R) 2 MAX HT
Primary Land Use 5001 IMPR AGR1 - RESIDENTIAL - SINGLE FAMILY
The precision of traverse for this Boundary Land Title Survey is one part in 44,000.
The minimum required precision is one part in 10,000.
Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929).
There are no visible Easements or rights of way of which the undersigned has been advised.
There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
Bearing shown hereof are referred to an assume meridian of S.00°39'01"E. for the centerline of S.W. 129th Ave. also being the East Line of SW 1/4 of SE 1/4 of Section 23, Township 56S, Range 39E, Miami-Dade County.
Dade County Flood Criteria = 8.7 feet (NGVD) as per Miami-Dade County revised Flood Criteria map
Number of Lots: One Tract
Bench Mark used: Miami Dade County G-47, Elevation 10.18, located at SW 248th Street and SW 134th Ave. Brass Bar in concrete s/w of Bridge.
TBM #1: San. Sewer MH located at SW 246th St. & SW 129th Ave., Elevation 10.50 feet (NGVD)

Development Information:
15 Townhouses, in Two building clusters as per ASPR A2021000039 and substantial compliance D2023000006 for ASPR #2021000039

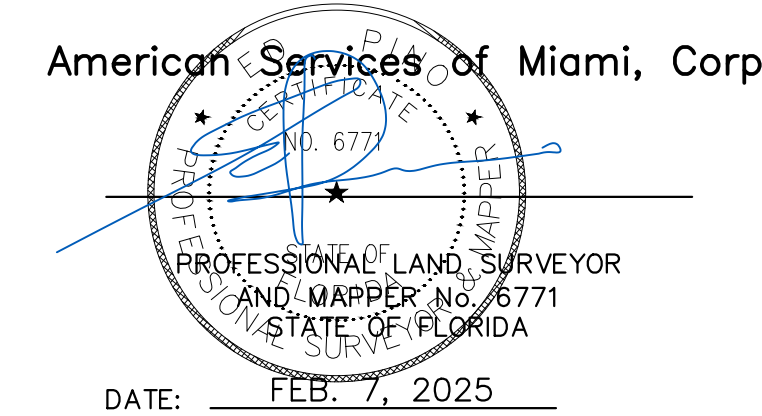
CONTACT PERSON INFORMATION
NAME: ED PINO, PSM
PHONE: (305) 598-5101
FAX: (305) 598-8627
E-MAIL: ED@ASOMIAMI.COM

LEGAL DESCRIPTION:
THE WEST 265 FEET OF THE EAST 290 FEET OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 24650 S.W. 129th Ave., Miami, FL. 33032
JOB NUMBER: 20-959
DATE OF SURVEY: SEPTEMBER 14, 2021 / AUG. 23, 2023 (UPDATE) / AUG. 20, 2024 (UPDATE)
FOLIO NUMBER: 30-6923-000-0992

SURVEYOR'S CERTIFICATE
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
250 CALABRIA AVENUE, SUITE 33134
CORAL GABLES, FLORIDA 33134
PH: (305) 598-5101
FAX: (305) 598-8627
WEB: ASOMIAMI.COM

MODERN AT COCONUT PALM II

FOR: AMERICAN INVESTMENTS GROUP LLC. CHECKED BY: E.P.
SCALE: 1"=40' DESIGNED BY: E.P. DRAWN BY: D.A. FIELD BOOK No. PAGE No. 1
DATE: 6/5/23 APPROVED BY: E.P.

ORDER No. 20-959
SHEET 1