

**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.: 5 Twp.: 57 S. Rge.: 39 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: CARPAU

2. Owner's Name: CFF DEVELOPMER GROUP ,LLC Phone: 305 3426916

Address: 21990PONCE DE LEON BLVD City: CORAL GABLES State: fl Zip Code: 33134

Owner's Email Address: adafernandez@gmail.com

3. Surveyor's Name: e r brownell ,and asociarees ,inc Phone: 305 860 3866

Address: 4957 sw 74 ct City: miami State: fl Zip Code: 33155

Surveyor's Email Address: alopez@erbrownell.com

4. Folio No(s).: 30-7905 003 0130 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: see attached

6. Street boundaries: sw 162 ave/191 st /harriet turman hwy

7. Present Zoning: lccuc uc edge, residencial Zoning Hearing No.: aspr a2022000045

8. Proposed use of Property:  
Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 340 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
Business( 1,716 Sq. Ft. ), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( \_\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_\_)

*1757 SQ FT. GYM.*

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.

**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): ada fernandez , manager

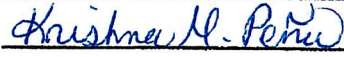
BEFORE ME, personally appeared Ada Fernandez this 22<sup>nd</sup> day of October, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known     or produce Drivers license as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 22<sup>nd</sup> day of October, 2024 A.D.



Krishna M. Peña  
Notary Public  
State of Florida  
Comm# HH137737  
Expires 6/3/2025

Signature of Notary Public: \_\_\_\_\_



(Print, Type name here: Krishna M. Peña)

6/3/2025

(Commission Expires)

HH137737

(Commission Number)

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

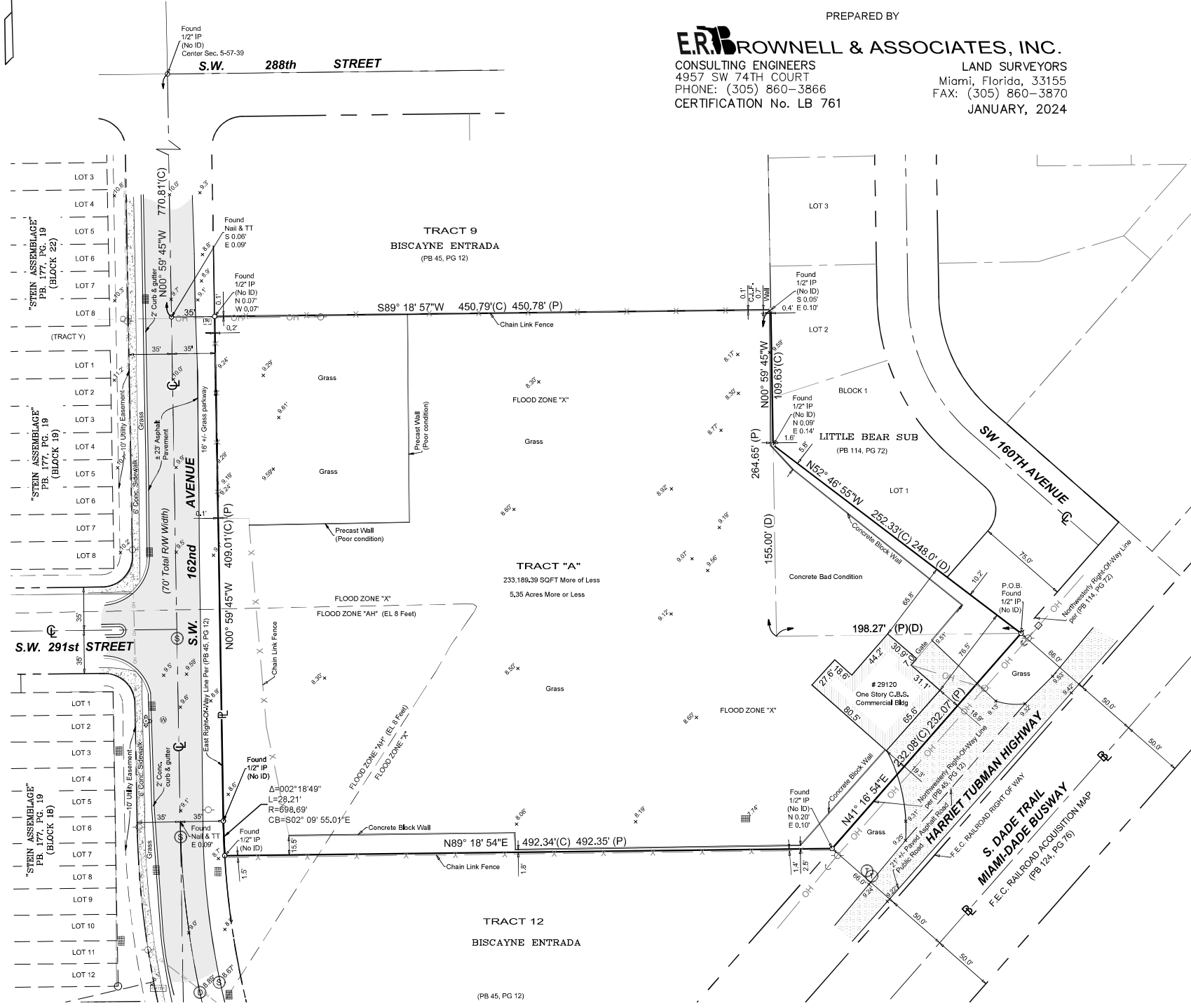
# CARPAU

A REPLAT OF TRACT 11 AND A PORTION OF TRACT 10 OF SECOND REVISED PLAT PORTION OF SECTION NO. 1 BISCAYNE ENTRADA PLAT BOOK 45, PAGE 12, ALL IN THE SE 1/4, OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

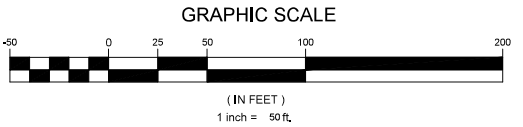
PREPARED BY

**E.R. BROWNELL & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 4957 SW 74TH COURT  
 PHONE: (305) 860-3866  
 CERTIFICATION No. LB 761

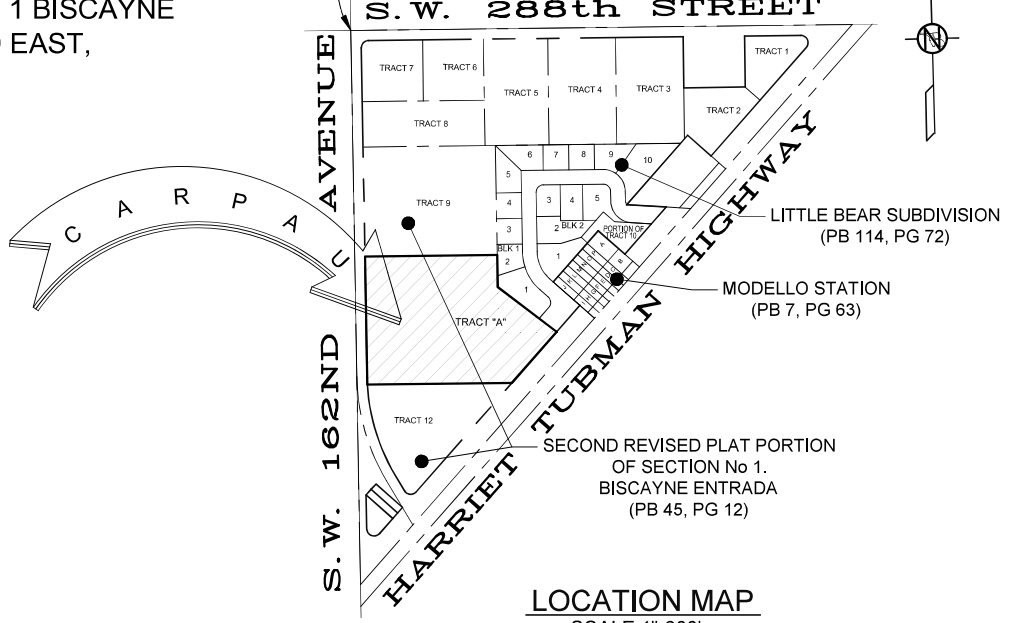
LAND SURVEYORS  
 Miami, Florida, 33155  
 FAX: (305) 860-3870  
 JANUARY, 2024



- SYMBOL LEGEND**
- Wood Power Pole
  - Water Valve
  - Telephone Manhole
  - Light Pole
  - Catch Basin
  - Single Support Sign
  - Box Telephone
  - Water Meter
  - Sanitary Sewer Manhole
  - Drainage Manhole
  - Spot Elevation
  - Ground Spot Elevation
- ABBREVIATIONS:**
- R/W Right of Way
  - CBS Concrete Block Structure
  - PB Flat Book
  - PG Page
  - Sec. Section
  - (C) Calculated Dimension
  - (M) Measured Dimension
  - (P) Building
  - (D) Deed
  - BLDG Building
  - Conc. Concrete



CENTER OF SEC. 5-57-39



**LEGAL DESCRIPTION:**

Tract 11 of SECOND REVISED PLAT PORTION OF SECTION NO. 1 BISCAYNE ENTRADA, and a portion of Tract 10, described as follows:  
 Beginning at a point on Dixie Highway where South line of Tract intersects and running West along the South line of Tract 10 for 198.27 feet, thence at right angles along West line of Tract 10 for 155 feet, thence in a Southeast direction 248 feet to the Point of Beginning, being a part of Tract 10 of SECOND REVISED PLAT PORTION OF SECTION NO. 1 BISCAYNE ENTRADA, a subdivision of portion of Southeast 1/4 of Section 5, Township 57 South, Range 39 East, according to the Plat thereof recorded in Plat Book 45, Page 12 of the Public Records of Miami-Dade County, Florida.

FOLIO# 30-7905-003-0130

**NOTES:**

Number of Acres: 5.35 +/- Acres  
 Number of Tract: 1 Tract  
 Method of Sewer: Miami-Dade County Water and Sewer Department  
 Method of Water: Leisure City Community Urban Center District (LCCUC) ASRP No. A2022000045  
 Dade County Flood Criteria: 9.5 FEET NGVD 29, 8.00 FEET NAVD 88  
 FEMA Base Flood Elevation: Zone AH EI 8.0 and Zone 'X' 30-213-001-0310  
 Number of PRM: 7 PRMs  
 Number of PCP: 5 PCPs

**NOTE:** All Improvement within Proposed Tract "A" are to be Removed

**DEVELOPMENT INFORMATION:**  
 340 Apartments, 1,716 SQFT of Retail and 1757 SQFT gym, as per ALDREY ARCHITECTURE Site Plan  
 Dated 02/06/2024, Revised 08/16/2024

**PREPARED FOR:**  
 CFF DEVELOPMENT GROUP LLC.  
 P.O. BOX 161469  
 MIAMI, FLORIDA 33176  
 PHONE 305-904-4200  
 305-602-8187

**CONTACT PERSON INFORMATION:**  
 Name: Angel Lopez  
 Telephone Number: (305) 860-3866  
 Fax Number: (305) 860-3870  
 e-mail address: alopez@erbrownell.com

**SURVEYOR'S NOTES:**  
 Bearings are based on an assumed meridian, where the Northwesterly right of way line of line of the Miami-Dade Busway (the southeasterly right of way line of Old Dixie Highway) bears North 41°16'54" East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on Miami-Dade County Benchmark J-538, the same being a bar in a concrete wheel guard located just North of SW 296th Street and Old Dixie Highway at the Southeast Corner of the Bridge over Canal C-103 at elevation 10.31 feet.

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard 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 a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

This TENTATIVE PLAT is based on: (i) recovered monumentation; (ii) the recorded description; (iii) the underlying plat of SECOND REVISED PLAT PORTION OF SECTION NO. 1 BISCAYNE ENTRADA, recorded in Plat Book 45 at Page 12; (iv) the adjacent plat of LITTLE BEAR SUBDIVISION, recorded in Plat Book 114 at Page 72; and (v) the Florida Department of Transportation RIGHT OF WAY MAP for the F.E.C. Railroad Acquisition, recorded in Plat Book 124 at Page 76.

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 as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

A comparison between measured (M), plat (P) and calculated (C) dimensions are delineated hereon. Measured dimensions (M) are based direct and indirect measurements of the recovered monumentation. Calculated dimensions (C) are a protraction based on the Legal Description; and underlying and adjacent plats.

A portion of the Subject Property lies within a Special Flood Hazard Area (SFHA), an area subject to inundation by the 1% annual chance flood, as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12096C0476L, Community No. 120650, bearing a revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone AH with average flood depths of 1 to 3 feet (usually areas of ponding) where the Base Flood Elevation, the same being the water surface elevation of the 1% annual chance flood, was determined to be, elevation 8 feet (NGVD29). The balance of the herein described lands lies within Zone X, an area determined to be outside of the 0.2% annual chance floodplain and portions of the described lands lying within an area of minimal flood hazard and an area outside of the 0.2% annual chance floodplain. The delineation of the Special Flood Hazard Areas is plotted hereon.

Dade County Flood Criteria is 9.5 feet NGVD 1929 or 8 feet NAVD 88 as shown on the MIAMI-DADE COUNTY FLOOD CRITERIA MAP updated November 2, 2022. (Map Previously Recorded in Plat Book 120, Page 13-1 of 5 of the Public Records of MIAMI-DADE COUNTY, FLORIDA.

The Subject Property as described contains 233,186.24 square feet more or less (5.35 acres more or less)

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 appearances 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 as stated in the legal description, as it appears on this drawing.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida.

This "Tentative Plat", a map of survey, is intended to be displayed at a scale of 1 inch equals 50' feet or smaller. Caution, the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale factor applies.

**SURVEYOR'S CERTIFICATION:**

This is to certify that there are 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 Topographic 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.

REVISED 11/07/24 (AS NOTED)  
 E.R. BROWNELL & ASSOCIATES, INC.  
 Digitally signed by  
 Thomas Brownell  
 Date: 2024.11.08  
 16:12:03 -0500

The survey map and notes and/or report has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor # 2891, State of Florida using a Digital Signature and Date pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.052. The "Digital Date" may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the Digital Signature and Seal must be verified on any electronic copies.

**E.R. Brownell & Associates, Inc.**  
 SURVEYORS & MAPPERS  
 LAND PLANNERS  
 CONSULTING ENGINEERS  
 4957 SW 74TH COURT  
 Phone 305-860-3866  
 Drawn by: AA  
 Chk. by: TB  
 Ref: Scale: 1"=50'  
 Date: 12/23/19  
 PLS/PSM No. 2891  
 Certification No. LB761

TENTATIVE PLAT  
 MIAMI, FLORIDA 33033

No.	Date	App'd. Job No.	Description
1	11/07/24		REVISED PER MDC COMMENTS
2	10/22/24		REVISED PER MDC COMMENTS
3	10/22/24		REVISED TO UP DATE SURVEY

Sheet: 1 of 1  
 J.N. 58295  
 Sk. No.  
 T-985