

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 : ()

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 4 Twp.: 57 S. Rge.: 39 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: HABITAT ACRES SUBDIVISION

2. Owner's Name: Habitat for Humanity of Greater Miami Inc Phone: 786-412-3948

Address: 3800 N.W. 22nd Avenue City: Miami State: FL Zip Code: 33142

Owner's Email Address: ejvalle@urbanism.com

3. Surveyor's Name: Bello & Bello Land Surveying Phone: 305-251-9606

Address: 12230 S.W. 131 Avenue, Suite 201 City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: info@belloland.com

4. Folio No(s): 30-7904-000-0013 / _____ / _____ / _____

5. Legal Description of Parent Tract: See attached.

6. Street boundaries: North: SW 280th Street, East: S.W. 149th Ave, South: S.W. 282nd Street, West: S.W. 150th Avenue

7. Present Zoning: LCCUC Zoning Hearing No.: ASPR NO. A21-046

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(⁵⁰ _____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (Rowhouses No. of Units 100)

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.

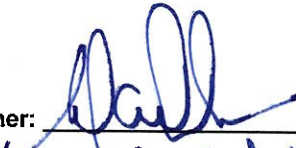
THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

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): MARIO J. ARTECONA

BEFORE ME, personally appeared MARIO ARTECONA this 22 day of JUNE, 2022 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 22 day of JUNE, 2022 A.D.



Daryl Bustamante
Comm #GG959020
Expires: Feb. 17, 2024
Bonded Thru Aaron Notary
(NOTARY SEAL)

Signature of Notary Public: 

(Print, Type name here: DARYL BUSTAMANTE)

2/17/24
(Commission Expires)

GG959020
(Commission Number)

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

"HABITAT ACRES SUBDIVISION" MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY - TENTATIVE PLAT

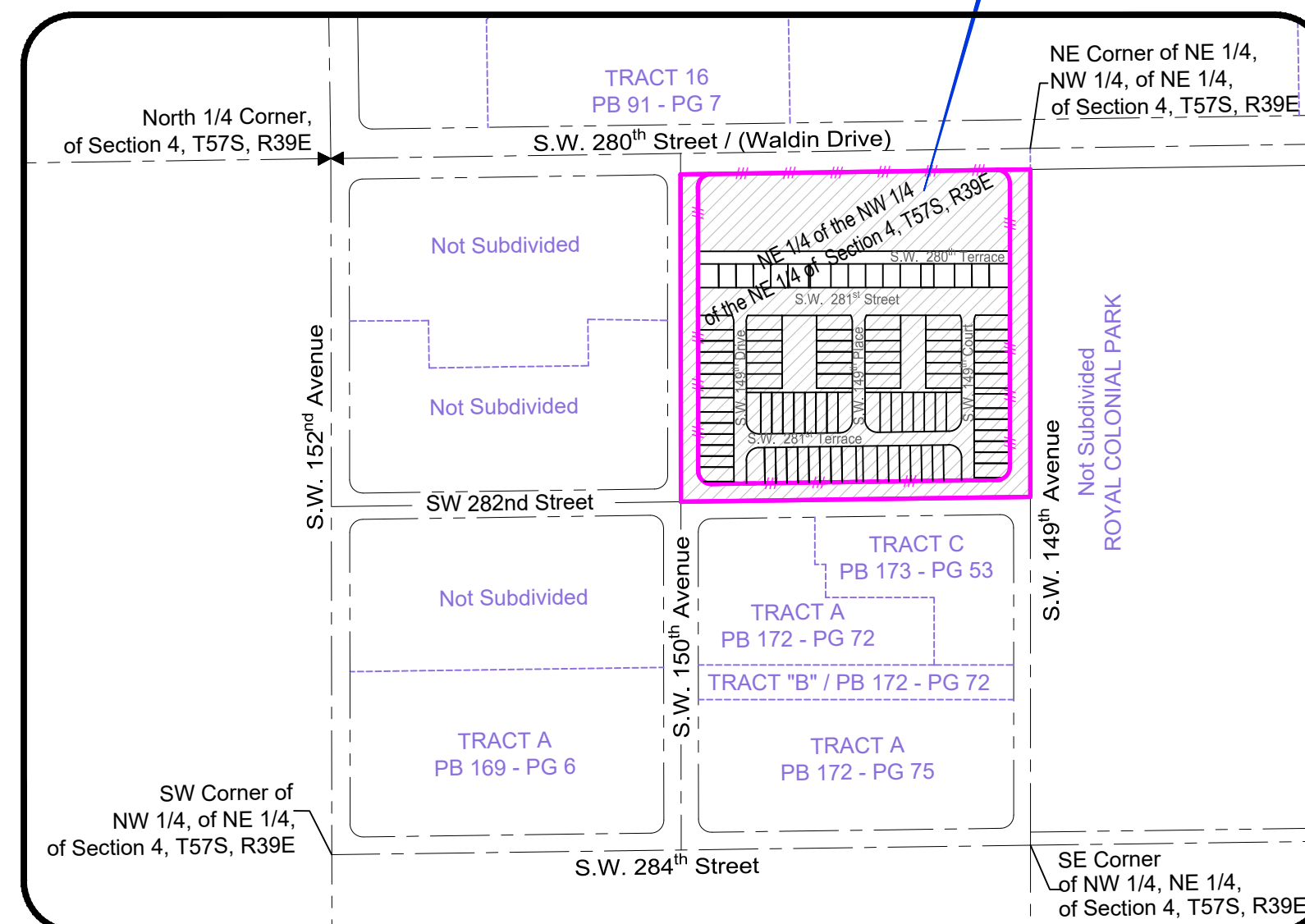
A subdivision of a parcel of land in the NE 1/4, of the NW 1/4, of the NE 1/4, Section 4, Township 57 South, Range 39 East, Miami-Dade County, Florida.

LOCATION MAP

SCALE: 1" = 300'



HABITAT ACRES SUBDIVISION



Portion of NE 1/4, NW 1/4, NE 1/4 of Section 4, Township 57 South, Range 39 East, Miami-Dade County, Florida

Property Address: 148XX S.W. 280th Street, Miami, Florida 33032
Parcel Folio: 30-7904-000-0013

DEVELOPMENT INFORMATION

This development is subject to the following processes:
Zoning Hearing Z2021P00057 and Site Plan Approval per Process No: A21-046

Gross area of Parent Tract: +/- 414,834.97 Sq.Ft. (+/- 9.52 Acres)
Net Area after R/W dedications proposed by this plat: +/- 349,838.27 Sq. Ft (+/-8.03 Acres)

Current Zoning District: LCCUC (Leisure City Community Urban Center), as per Miami Dade Land Management Zoning Map: Link: <https://gisweb.miamidade.gov/landmanagement/>

Current Use: Vacant Land

Current Number of Parcels: One (1) - Existing Improvements, if any, will be removed.

Proposed Use: Residential (Residential Modified) and Multifamily Building (Mixed Use).

Residential Modified Development (+/- 159,305.98 Sq.Ft. (+/- 3.66 Acres)

Proposed Number of Blocks: Fifteen (15) Blocks.

Proposed Number of Lots within Blocks: One Hundred (100).

Proposed number of residences: One Hundred (100) Townhomes (Habitable area: +/-136,944.60 sq.ft.)
Two Hundred (200) Parking Spaces.

Mixed Use Development - Multifamily Buildings: +/- 89,385.47 Sq.Ft. (+/-2.05 Acres)

Proposed Tract "A": Twelve (12) Multifamily Buildings - Fifty (50) Apartment Units (Habitable area: +/-61,735.55 Sq.Ft.)
One Hundred and Five (105) Parking Spaces.

Proposed Tract "B": Ingress-Egress Access and Utility Easement. (Private Road) +/- 14,248.30 Sq.Ft. (+/- 0.33 Acres)

Proposed Tract "C": Ingress-Egress Access and Utility Easement. (Private Road) +/- 64,000.08 Sq.Ft. (+/- 1.47acres)

Proposed Tract "D": US Postal Service Easement +/-1,110.62 Sq.Ft. (0.03 Acres)

Proposed Tracts "E", "F", "G", "H", "I", and "J": Non Vehicular Ingress- Egress Easement: +/-21,788.27 Sq.Ft. (0.50 Acres)

FLOODPLAIN INFORMATION:

As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120635 (Miami-Dade County Unincorporated Areas), Panel 0593, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "X".
Miami-Dade County Flood Criteria: +/- 6.4 Feet (NGVD 1929) per Plat Book 120, Page 13 (Sheet 4), Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION:

A portion of the Northeast 1/4 of Section 4, Township 57 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:
Commence at the Northeast corner of the Northeast 1/4 of Section 4, Township 57 South, Range 39 East; thence S 89°10'05" W, along the North line of said Northeast 1/4 of Section 4, for a distance of 1331.73 feet; thence S00°01'04"W, for a distance of 40.00 feet to the intersection with the southerly Right-of-Way of Southwest 280th Street being the Point of Beginning of the herein described Tract of land; thence continue S00°01'04"W, for a distance of 623.41 feet; thence S89°11'46"W, for a distance of 665.50 feet; thence N00°02'56"W, for a distance of 623.08 feet to the intersection with said Southerly Right-of-Way of Southwest 280h Street (which is 40 feet from and parallel to the South of the Northerly line of said Section 4); thence N89°10'05"E, for a distance of 665.84 feet to the Point of Beginning. Containing 9.52 Acres more or less.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description has been provided by the client.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed.
- North arrow direction is based on an assumed Meridian.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark U-778, Elevation = ±11.30 feet (NGVD'29)
39' North of centerline of SW 280 ST and 60' East of centerline of SW 152 AVE.
Description: PK Nail and Brass washer on top of concrete catch basin.
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark H-079, Elevation = 8.47 feet (NGVD'29)
3.5' North of centerline of SW 280 ST and 34' East of centerline SW 147 AVE.
Description: Brass Disk in concrete monument in asphalt of roadway.

I HEREBY CERTIFY:

That this Map of Survey of the hereon described property is a true and correct representation of a Survey made under my direction and said Survey meets and exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
That this TENTATIVE PLAT complies with the requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Original Field Work Date: 02/03/2021
T-Plat Updated & Completed: 05/26/2022
T-Plat Updated & Completed: 10/13/2022 (Per Plat Committee Comments)
T-Plat Updated & Completed: 11/04/2022 (Per Plat Committee Comments)
T-Plat Updated: 07/25/2023
T-Plat Updated: 10/26/2023
T-Plat Updated: 03/07/2024 (FP&L Easement added)
T-Plat Updated: 04/23/2024
T-Plat Updated: 11/05/2024

CONTACT INFORMATION

Owner of Record: HABITAT FOR HUMANITY OF GREATER MIAMI INC.
3800 NW 22nd Avenue, Miami, FL 33142
Tel: 305.634.3628

Owner Representative: Valle Valle and Partners
770 Ponce de Leon Blvd., Suite 308, Coral Gables, FL 33134
Tel: 305.476.9212

Contact: Erick Valle
Tel: 786-412-3948
email: ejvalle@urbanism.com

Surveyor: Odalys C. Bello, PSM
Bello & Bello Land Surveying Corp.
Tel: 305.251.9606
email: odalys@belloland.com

LEGEND & ABBREVIATIONS

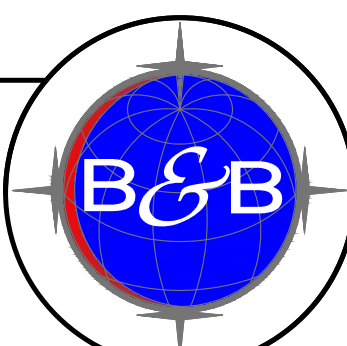
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Project No. 21300

Page 1 of 3

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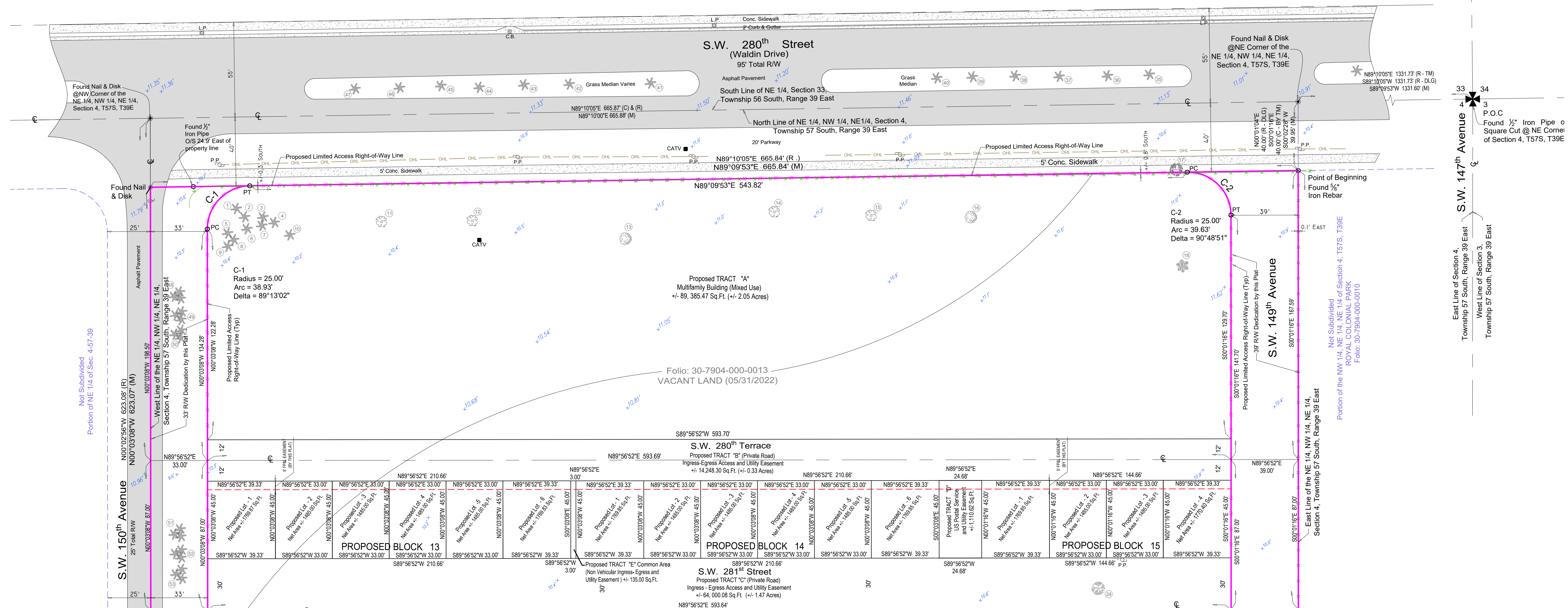


"HABITAT ACRES SUBDIVISION"

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY - TENTATIVE PLAT

A subdivision of a parcel of land in the NE 1/4, of the NW 1/4, of the NE 1/4, Section 4, Township 57 South, Range 39 East, Miami-Dade County, Florida.

NARANJA LAKES SECTION ONE
(PB 91- PG 7)



Tree #	B & B Data Collector's Pt #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	1024	Palm	Arecaceae	20	40	20
2	1019	Palm	Arecaceae	10	20	15
3	1022	Palm	Arecaceae	20	40	20
4	1020	Palm	Arecaceae	10	20	15
5	1017	Palm	Arecaceae	10	20	15
6	1023	Palm	Arecaceae	20	40	20
7	1018	Palm	Arecaceae	10	20	15
8	1025	Palm	Arecaceae	20	40	20
9	1016	Palm	Arecaceae	10	20	15
10	1021	Palm	Arecaceae	20	40	20
11	1026	Live Oak	Quercus virginiana	20	50	45
12	1027	Live Oak	Quercus virginiana	20	50	45
13	1028	Unknown	Unknown	30	35	30
14	1029	Live Oak	Quercus virginiana	14	30	30
15	1030	Live Oak	Quercus virginiana	14	30	30
16	1031	Unknown	Unknown	22	30	30
17	1033	Gumbo Limbo Tree	Bursera simaruba	10	30	20
18	1032	Pine Tree	Pinus	14	60	15
19	1015	Live Oak	Quercus virginiana	30	40	40
20	1013	unknown	Unknown	24	45	35
21	1014	Pine Tree	Pinus	14	70	18
22	1012	Unknown	Unknown	24	30	25
23	1011	Unknown	Unknown	10	20	20
24	1000	Black Olive Tree	Bucida buceras	36	45	40
25	1001	Pine Tree	Pinus	14	60	18
26	1010	Black Olive Tree	Bucida buceras	24	50	45
27	1009	Unknown	Unknown	24	30	20
28	1003	Pine Tree	Pinus	12	60	16
29	1002	Black Olive Tree	Bucida buceras	16	35	35
30	1004	Pine Tree	Pinus	12	40	10
31	1007	Unknown	Unknown	20	30	25
32	1008	Gumbo Limbo Tree	Bursera simaruba	10	20	15

Tree #	B & B Data Collector's Pt #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
33	1006	Unknown	Unknown	30	35	30
34	1005	Pine Tree	Pinus	18	60	18
35		Palm	Arecaceae	20	35	12
36		Palm	Arecaceae	20	35	12
37		Palm	Arecaceae	20	35	12
38		Palm	Arecaceae	20	35	12
39		Palm	Arecaceae	20	35	12
40		Palm	Arecaceae	20	35	12
41		Palm	Arecaceae	20	35	12
42		Palm	Arecaceae	20	35	12
43		Palm	Arecaceae	20	35	12
44		Palm	Arecaceae	20	35	12
45		Palm	Arecaceae	20	35	12
46		Palm	Arecaceae	20	27	15
47		Palm	Arecaceae	20	27	15
48		Cluster of Palms	Arecaceae	20	35	12
49		Cluster of Palms	Arecaceae	20	35	12
50		Cluster of Palms	Arecaceae	20	35	12
51		Cluster of Palms	Arecaceae	20	35	12
52		Cluster of Palms	Arecaceae	20	35	12
53		Cluster of Palms	Arecaceae	20	35	12
54		Cluster of Palms	Arecaceae	20	35	12
55		Cluster of Palms	Arecaceae	20	35	12
56		Cluster of Palms	Arecaceae	20	35	12
57		Cluster of Palms	Arecaceae	20	35	12
58		Cluster of Palms	Arecaceae	20	35	12
59		Cluster of Palms	Arecaceae	20	35	12
60		Cluster of Palms	Arecaceae	20	35	12
61		Cluster of Palms	Arecaceae	20	35	12
62		Cluster of Palms	Arecaceae	20	35	12

LEGEND & ABBREVIATIONS

<ul style="list-style-type: none"> CONC. = CONCRETE (CONC.) CONC. BLOCK WALL WOOD SICK COVERED AREA PAVERS SLAB / DRIVEWAY TILE SLAB / DRIVEWAY 	<ul style="list-style-type: none"> ASPHALT CHAIN LINK FENCE (CLF) WOOD FENCE (WF) IRON METAL BARS FENCE (IF) PLASTIC FENCE (PF) OVERHEAD UTILITY LINES 	<ul style="list-style-type: none"> WATER VALVE POWER POLE GROUND ANCHOR WATER METER CONC. LIGHT POLE WELL 	<ul style="list-style-type: none"> SANITARY SIGN SANITARY MANHOLE DRAINAGE MANHOLE MANHOLE FIRE HYDRANT CABLE BOX (CATV) 	<ul style="list-style-type: none"> FPL TRANSFORMER CATCH BASIN OR INLET EXISTING ELEVATION PERMANENT REFERENCE MONUMENT PROPERTY CORNER PERMANENT CONTROL POINT 	<ul style="list-style-type: none"> P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE P.C.C. = POINT OF COMPOUND CURVE P.R.C. = POINT OF REVERSE CURVE B.M. = BENCH MARK B.R. = BEARING REFERENCE SECTION 4, T57S, R39E = SECTION 4, TOWNSHIP 57 SOUTH, RANGE 39 EAST 	<ul style="list-style-type: none"> T.B.M. = TEMPORARY BENCH MARK (R/R RECORD / PER PLAT) CENTER LINE PROPERTY LINE MONUMENT LINE FIN. ELEV. = FINISHED FLOOR ELEVATION PLAT BOOK TOWNSHIP DELTA = SINKS CENTRAL ANGLE OF HORIZONTAL CURVE 	<ul style="list-style-type: none"> PG = PAGE OR = OFFICIAL RECORD BOOK CRS = CONCRETE BLOCK STRUCTURE R/W = RIGHT OF WAY ELEV. = ELEVATION SEC. = SECTION R. = RANGE EB = ELECTRIC BOX R. = RECORD
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Match Line AA (See Page 3 of 3)

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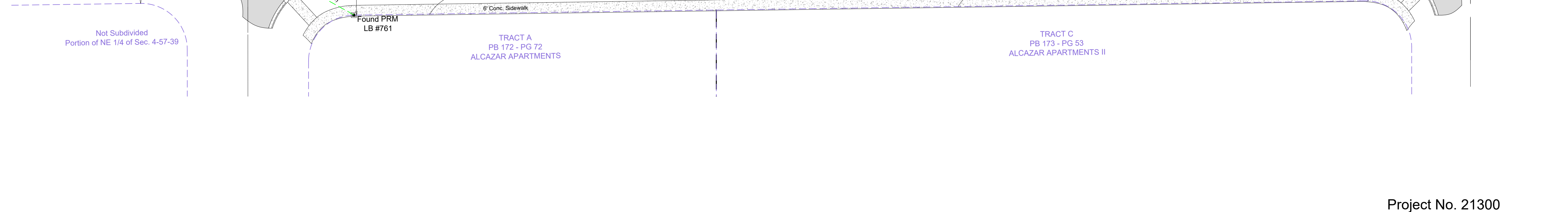
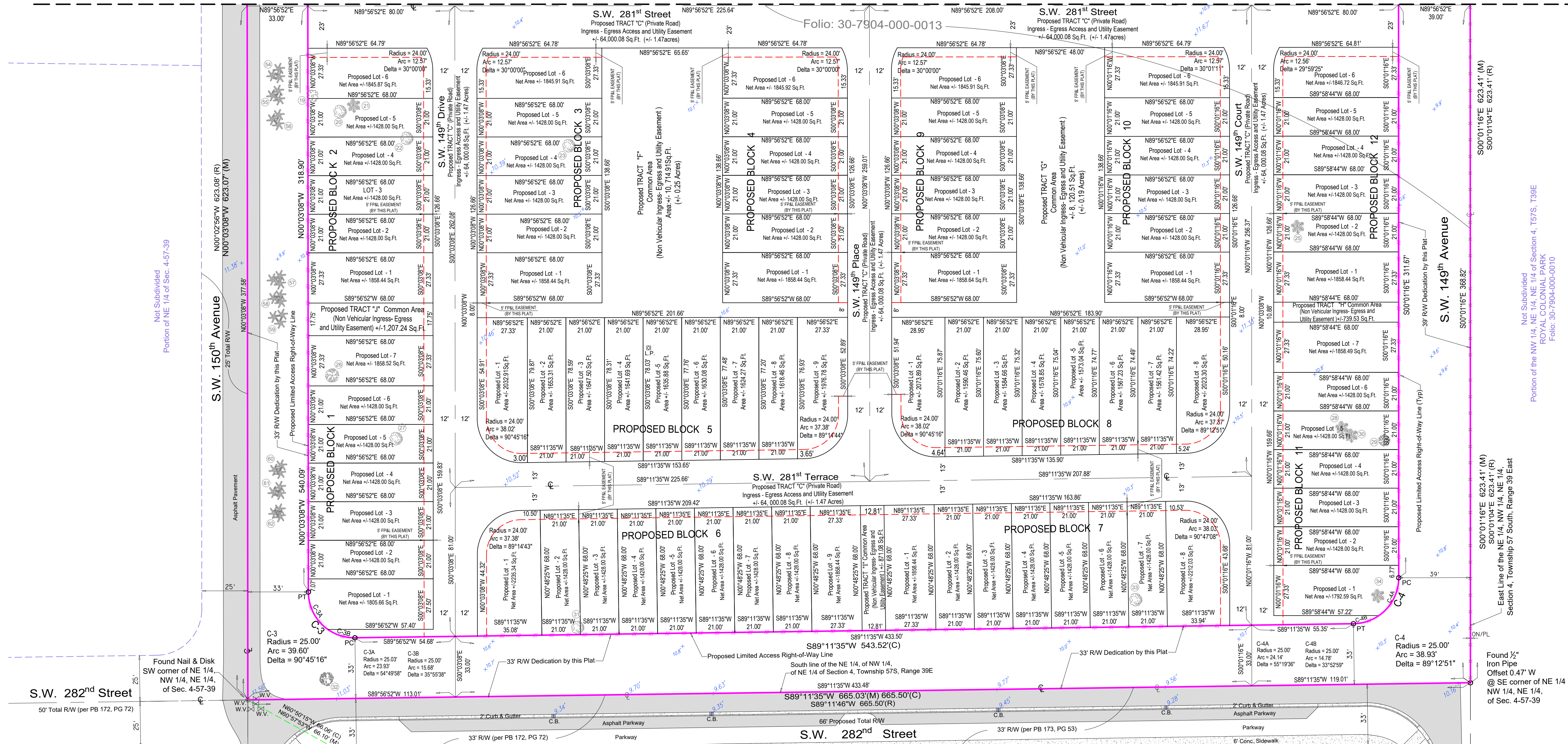


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Match Line AA (See Page 2 of 3)



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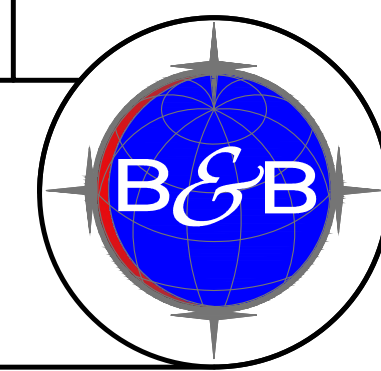
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	CONC. BLOCK WALL		CHAIN LINK FENCE (CLF)		SANITARY MANHOLE		CATCH BASIN OR INLET		C.L. = CENTER LINE		PSM = PROFESSIONAL SURVEYOR AND MAPPER		ORB = OFFICIAL RECORD BOOK
	WOOD DECK		WOOD FENCE (WF)		EXISTING ELEVATION		PROPERTY LINE		R.O.W. = RIGHT OF WAY		ENC. = ENCROACHMENT		ELEV. = ELEVATION
	COVERED AREA		IRON METAL BARS FENCE (IF)		MONUMENT LINE		FIN. F.L. = FINISHED FLOOR ELEVATION		R. = RANGE		F.B. = FLAT BOOK		SEC. = SECTION
	PAVERS SLAB / DRIVEWAY		PLASTIC FENCE (PF)		FIRE HYDRANT		B.M. = BENCH MARK		(C) = CALCULATED		T. = TOWNSHIP		E.B. = ELECTRIC BOX
	TILE SLAB / DRIVEWAY		OVERHEAD UTILITY LINES		CABLE BOX (CATV)		PERMANENT REFERENCE MONUMENT		B.R. = BEARING REFERENCE		(M) = FIELD MEASURED		(R) = RECORD

SECTION 4, T57S, T9E, SECTION 4, TOWNSHIP 57 SOUTH, RANGE 39 EAST

Not Subdivided
Portion of NE 1/4 of Sec. 4-57-39
Folio: 30-7904-000-0010

Not Subdivided
Portion of NE 1/4 of Sec. 4-57-39

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