

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: FLORIDA CITY ☒ Sec.: 19 Twp.: 57 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: CORDOVA ESTATES

2. Owner's Name: CORDOVA ESTATES LLC, A FLORIDA LIMITED LIABILITY CO. Phone: 786-399-4210

Address: 7735 NW 146 ST SUITE 306 City: MIAMI LAKES State: FL Zip Code: 33016

Owner's Email Address: PBilton@centennialmgt.com

3. Surveyor's Name: Manuel G Vera & Assoc., Inc. Phone: 305 221 6210

Address: 13960 SW 47 St City: Miami State: FL Zip Code: 33175

Surveyor's Email Address: snuin@mgvera.com

4. Folio No(s): 16-7919-001-0310,0311, / 16-7919-001-0313,0314 / 16-7919-001-0312 / 16-7919-002-0280

5. Legal Description of Parent Tract: TRACT 2 BLOCK 3 PLAT OF LANDS BELONGING TO THE
MIAMI-LAND-AND-DEVELOPMENT COMPANY AS RECORDED IN PLAT BOOK 5, PG 10

6. Street boundaries: SW 336 ST SOUTHEASTERLY OF THE FLORIDA TURNPIKE

7. Present Zoning: RM-15 Zoning Hearing No.: Ordinance No.19-01

8. Proposed use of Property:
Single Family Res.(190 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 ____)

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)

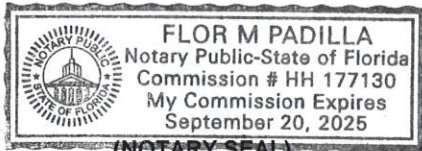
SS:

Signature of Owner: _____

(Print name & Title here): Lewis Swezy, Mgr of Mgr

BEFORE ME, personally appeared Lewis V Swezy this 15 day of December, 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 15 day of December, 2022 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here): Flor Padilla

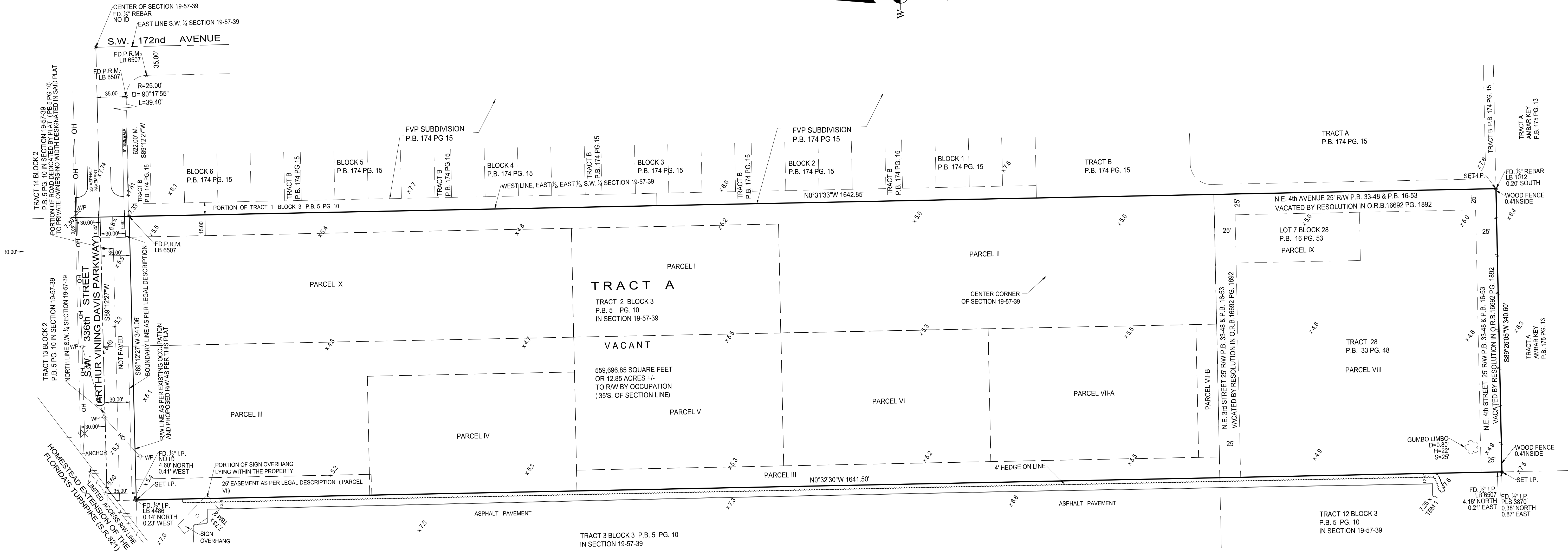
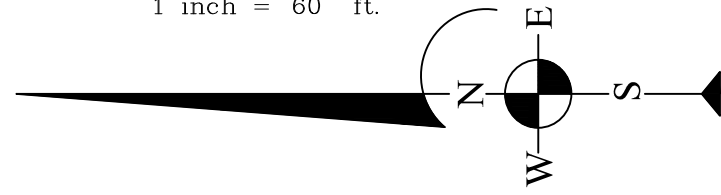
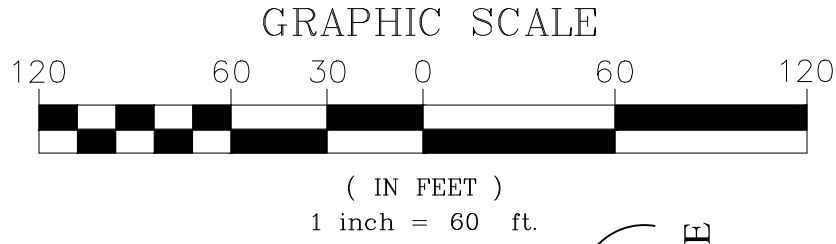
09/20/2025
(Commission Expires)

44 177130
(Commission Number)

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

TENTATIVE PLAT AND BOUNDARY SURVEY FOR:
CORDOVA ESTATES

A REPLAT OF TRACT 2 BLOCK 3 PLAT OF LANDS BELONGING TO THE MIAMI-LAND-AND-DEVELOPMENT COMPANY AS
RECORDED IN PLAT BOOK 5, AT PAGE 10
TRACT 28, REVISED PLAT OF FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 33, AT PAGE 48,
LOT 7, IN BLOCK 28 OF PLAT OF FLORIDA CITY PARK, AS RECORDED IN PLAT BOOK 16, AT PAGE 53,
AND PORTIONS OF CLOSED AND VACATED RIGHT-OF-WAYS FOR NE 3RD STREET, NE 4TH STREET AND NE 4TH AVENUE
ALL OF THE ABOVE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND LYING AND BEING IN THE S.W 1/4 OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF FLORIDA CITY, MIAMI-DADE COUNTY, FLORIDA.



LEGEND:

- STORM MANHOLE
- WOOD POLE
- WATER METER
- CATCH BASIN
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- EXISTING ELEVATION
- CONCRETE POLE

LINES TYPE:

- OVERHEAD ELECTRIC LINE
- CHAIN LINK FENCE
- LOT LINE
- CENTER LINE
- WOOD FENCE
- EXISTING ELEVATION

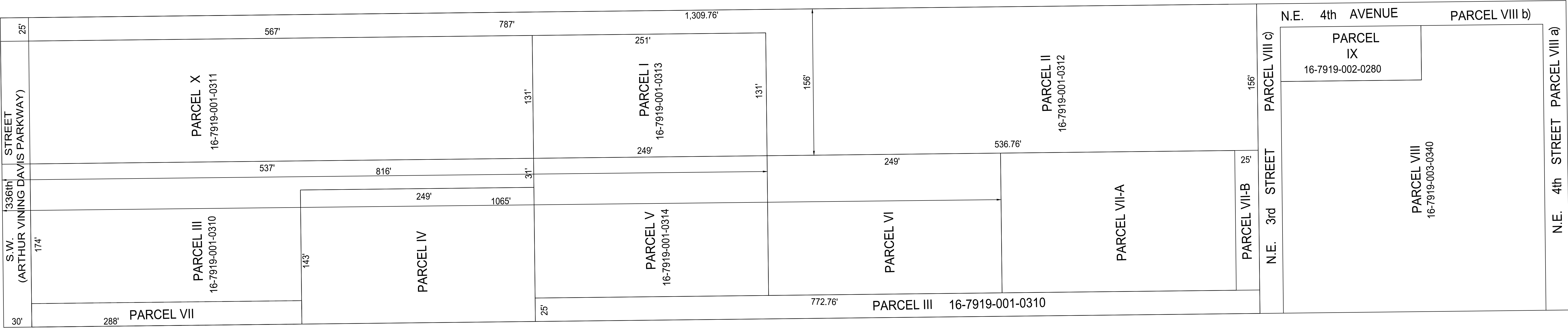
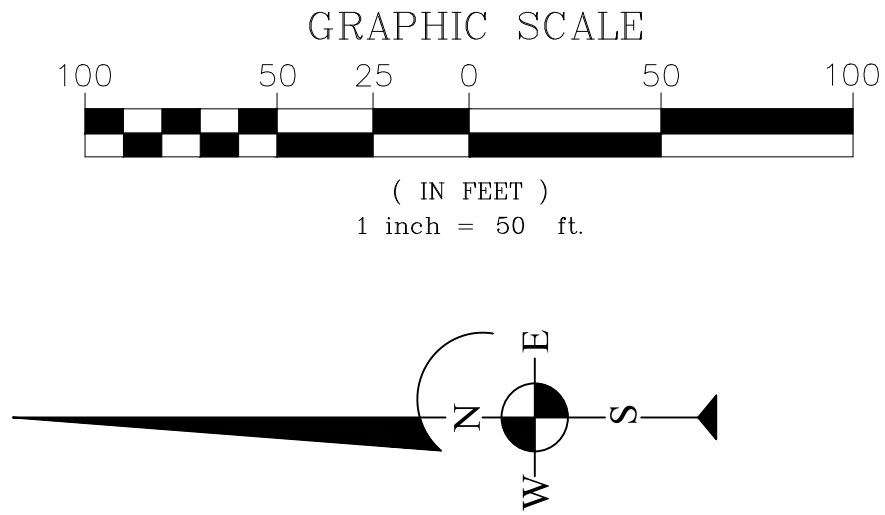
MANUEL G. VERA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • MAPPERS
13960 SW 47th Street • Miami, FL 33175 • Phone (305)221-6210
P.O. BOX 650578 • Miami, FL 33265 • Fax (305)221-1295
www.mgvera.com • e-mail: snuini@mgvera.com

TENTATIVE PLAT AND BOUNDARY SURVEY
CORDOVA ESTATES


DATE:		REVISIONS:			
10-20-2022		ADDITIONAL TOPO ALONG SW 336 ST AS REQUESTED BY THE CLIENT			
11-04-2022		REVISE DEVELOPMENT INFORMATION AND INCLUDE SHEET 3 FOR REFERENCES AS REQUESTED BY CITY OF FLORIDA CITY			
12-16-2022		REVISE DEVELOPMENT INFORMATION TO SPECIFY APTS. AND CURRENT OWNER			
01-06-2023		REVISE FLOOD CRITERIA ELEVATION AS FURNISHED BY MIAMI DADE COUNTY			
DATE	DRAWN BY	SCALE	F.B. - PG.	JOB No.	
04-12-2022	S.N.	1"=60'	948-26	17-05-30	17-669 22-535

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